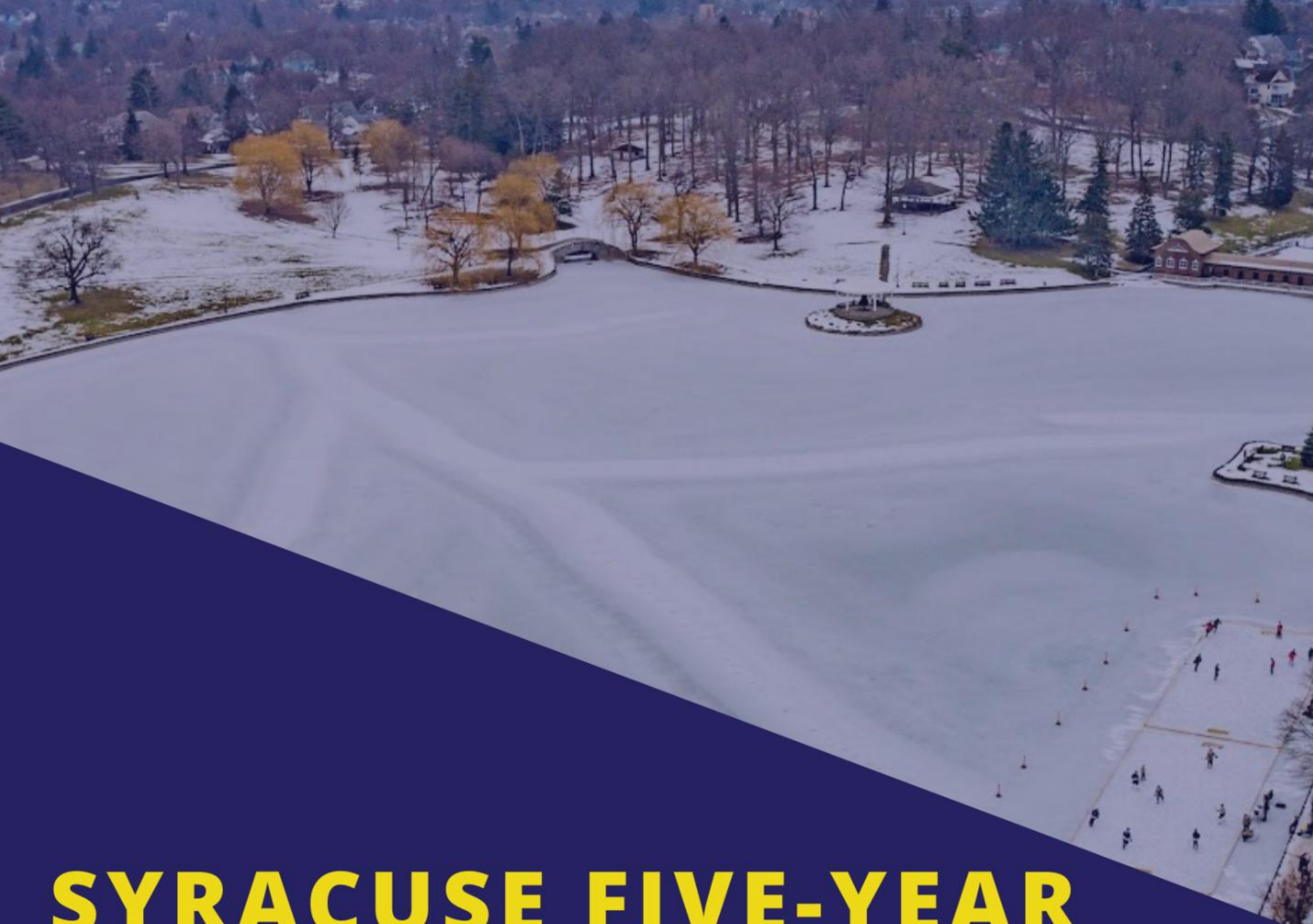
CITY OF SYRACUSE, MAYOR BEN WALSH
DEPARTMENT OF NEIGHBORHOOD AND BUSINESS DEVELOPMENT

EQUAL HOUSING OPPORTUNITY

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



SYRACUSE FIVE-YEAR CONSOLIDATED PLAN 2025 - 2029

This planning document outlines how the City of Syracuse will address Syracuse's housing and community development needs, goals, and objectives as determined by the City and its residents.

February 2025

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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 Department of Neighborhood and Business Development (NBD) submits the City of Syracuse Five Year Consolidated Plan (2025-2029) to the United States Department of Housing and Urban Development (HUD). This five-year plan serves as a planning document outlining how the City will address Syracuse's housing and community development needs, goals, and objectives as determined by the City and its residents, and helps to guide federal funding resources that enable programs addressing those priorities over the next five years. This 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 cycle of assessing the housing and community development needs of the City 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, the City of Syracuse Department of Neighborhood and Business Development (NBD) combined insight gathered through community outreach efforts, with data available through HUD, the U.S. Census Bureau, and local property data. NBD's understanding of community development needs enabled the identification of the following Strategic Funding Priorities and Goals:

1. Preserve Quality & Safety of Existing Housing
2. Promote Affordable Homeownership
3. Create New Affordable Housing
4. Prevent & Address Homelessness
5. Provide Quality Housing Resources & Public Services
6. Improve Neighborhood Health
7. Build Family Wealth & Promote Economic Inclusion
8. Improve Neighborhood Vibrancy

Evaluation of past performance
Each year, the City of Syracuse releases the Consolidated Annual Performance Evaluation Report (CAPER) which specifies yearly expenditures and the accomplishments achieved through each activity funded through the City's entitlement grants. The Program Year 50 (May 1, 2023 – April 30, 2024) CAPER is available on the City of Syracuse Department of Neighborhood and Business Development website. The CAPER reports from the past five years help inform which programs the City and its partners could

improve their effectiveness and reach on. One insight gained from the CAPER that has helped identify areas for improvement is that the number of anticipated affordable housing units produced is consistently a higher value than the actual number of affordable housing units produced. Insights like these help indicate potential operational improvements such as more efficiently deploying funds as a City so that affordable housing developers may produce units at a faster rate to meet the needs of the population.

Insights like those from the CAPER and other measures of performance help the City of Syracuse dig deeper into the effectiveness of policy and strategy and identify areas in need of additional attention, resources, and in some cases, further analysis. For example, between 2023-2024, the City of Syracuse completed the Syracuse Housing Study, followed by the recently adopted Syracuse Housing Strategy. The Housing Study identified areas of the Syracuse housing market that struggles despite continued investment, as well as suggested areas for strategic reinvestment. The Housing Study emphasizes a need to more effectively concentrate housing and infrastructure investments, as well as make additional investments in neighborhoods that are not the most distressed but are vulnerable to decline.

Summary of citizen participation process and consultation process

Responsible allocation of CDBG funds is guided by ongoing citizen participation, conducted both in focused environments and as a function of City of Syracuse Department of Neighborhood and Business Development (NBD) operations. NBD leverages existing community meetings, themed public meetings, public surveys administered in-house and by non-profit agencies, and feedback and reporting from service providers, to understand quality of life priorities and challenges for Syracuse residents. Qualitative and quantitative data collected allow NBD to identify needs, set priorities and determine allocations that will have the greatest impact on residents. Engagement in the past 5 years has been focused on housing and neighborhood conditions and how these impact and determine quality of life for Syracuse residents.

Based upon these engagement efforts, a draft of the Five-Year consolidated Plan was released and members of the public were invited to share comments with the Department of Neighborhood and Business Development. 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 and Business Development independently and in a public meeting setting. These comments are considered as the final plan is developed and released. The city also holds a public hearing in which the public is invited to directly address members of the Common council and share feedback regarding the draft plan.

Summary of public comments

Public engagement revealed quality of life concerns impacting the most vulnerable residents, highlighted gaps in services and programming for individuals not receiving services, and identified neighborhood conditions that residents were proud of. Quality of life concerns included neighborhood conditions (poor public infrastructure, concentrations of vacant and abandoned properties, safety, trash/debris, lack of access to commercial and social service organizations, etc.) and housing concerns (presence of lead, unaffordable rents, open code violations, mortgage and tax foreclosures, access to affordable estate planning, etc.).

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.

Summary

The City of Syracuse Five-Year Consolidated Plan will inform funding priorities for all federal entitlement funds over the next five year cycle. Components of this plan, including a needs assessment, market analysis, strategic plan, and first year action plan. The contents of the plan, including funding priorities, were determined through the use of quantitative data on population and neighborhood conditions, as well as quantitative data gathered from the experiences, perceptions, and priorities of residents, in addition to collaboration and feedback from local service providers and local and regional planning efforts. 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 and Business Development independently and in a public meeting setting. These comments are considered as the final plan is developed and released. The City will also hold a public hearing in which the public is invited to directly address members of the Common council and share feedback regarding the draft plan.

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Syracuse	Department of Neighborhood and Business Development
CDBG Administrator	City of Syracuse	Department of Neighborhood and Business Development
HOME Administrator	City of Syracuse	Department of Neighborhood and Business Development
ESG Administrator	City of Syracuse	Department of Neighborhood and Business Development

Table 1 – Responsible Agencies

Narrative

The City of Syracuse 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 under the umbrella of the Department of Neighborhood and Business Development. Syracuse did not receive funding for HOPWA during its most recent year and does not expect to during the period of this Consolidated Plan.

Consolidated Plan Public Contact Information

City of Syracuse Department of Neighborhood and Business Development

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Table 2 – Public Contact Information

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

Introduction

In developing this Plan, the City of Syracuse leveraged perspectives from residents and partners in the housing and community development sectors to determine needs and priorities. The City of Syracuse consulted with local housing providers and developers including the Syracuse Housing Authority, in addition to multiple affordable housing developers working to preserve and expand affordable housing in the City and beyond. The City also consulted with its Continuum of Care partners in identifying needs relating to homelessness and related services and developing a coordinated plan for addressing these needs over the coming years. Community development agencies providing housing services, youth services, community center programming, employment training, New American services, and other community supports were consulted regarding their own needs as well as the needs of their clientele. The Department of Neighborhood and Business Development collaborated closely with the Office of the Mayor and other city departments to identify needs, priorities, and supplementary funding streams to complement anticipated entitlement funding. All above perspectives were utilized to create a plan that reflects the needs, priorities, and resources of our residents and the agencies that serve them.

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(l)).

Collaboration between NBD, ESG and the Housing and Homeless Coalition of Central New York (HHC) sets the priorities for funding, developing Continuum of Care (CoC) strategies and the Ten-Year Plan to End Homelessness. The Ten-Year plan is based on best and evidence-based practices, data from the Homeless Management Information System (HMIS), gaps and needs assessments, CoC input, and input from strategic partners. The City of Syracuse also prioritizes collaborations between local non-profits, the HHC, and the CoC. These collaborations allow the City to leverage ESG funds and other federal resources to efficiently increase the number of critical support services offered to the homeless population and those at-risk of homelessness. Partnerships are continuously being developed between government organizations, legal services, 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. NBD consults with the HHC and CoC to identify gaps in services to those in need which can be addressed with available ESG funds. The ESG Program Administrators in Syracuse and Onondaga County serve on the Housing and Homeless Coalition of Central New York's Performance Selection Committee and have representation on the HHC Advisory Board. Both the CoC Director and the ESG Program Administrator are in constant communication, especially around matters of funding, performance standards and evaluation outcomes. There is also ongoing collaboration and conversation with the Onondaga County Department of Social Services-Economic Security (DSS-ES). A significant network of service providers exists to support our vulnerable populations and partner closely with the Continuum of Care (CoC). Many of these agencies in this network provide services in the areas of criminal justice, mental health, substance use treatment, domestic violence, crisis services, transition age youth, DSS, family services, job and vocational training, street outreach, and housing. These partners are actively involved in several state and local systems change initiatives aimed at increasing access to housing for the highest need, high risk individuals, specifically those transitioning from medical care, mental health services, foster care and youth facilities, and the correctional system. Across all systems, the Coordinated Entry process serves as an important means to facilitate community collaboration and coordination and improve services for homeless individuals and families. NYS Empire

State Supportive Housing Initiative (ESSHI) funds serve as an important means to prevent homelessness for eligible vulnerable populations, defined as families with a qualifying individual, or young adults who are both homeless, have an unmet housing need as determined by the CoC, and have one or more disabling conditions or other life challenges. Specific target populations locally include individuals with severe mental illness who are being discharged from facilities and residential programs and who need permanent supportive housing. Locally, The NYS Medicaid Redesign Team (MRT), Delivery System Reform Incentive Payment Program (DSRIPP) and ESSHI have resulted in the creation of new supportive housing units and options for transitional supports for our highest need, most vulnerable population. These services make it possible to support and house people directly from facilities to avoid discharging to homelessness. The CoC maintains a Health & Housing sub-committee of its Program, Planning, and Advocacy Committee. This sub-committee is comprised of CoC program staff, the ESG Program Administrator and representatives from healthcare organizations, including substance use and mental health treatment providers. This sub-committee works to identify gaps in program participants receiving healthcare services and creates pathways for better service delivery. The sub-committee has created a list of strategic goals to improve healthcare services.

Describe coordination with the Continuum of Care 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.

The City of Syracuse and the CoC assess HMIS data and other data to determine community needs annually. The CoC provides current trends in homelessness and county specific analysis of federal reports, including the Point in Time count, Longitudinal System Analysis, and System Performance Measures for the City to use in planning. The CoC has also built custom data elements in the HMIS to collect risk factors for homelessness for participants entering street outreach, emergency shelter and homelessness prevention programs. A representative from NBD sits on the CoC's strategic planning committee to develop communitywide strategies to address the needs of the above-mentioned populations. NBD also requires all applicable ESG recipients to participate in the Coordinated Entry System and attend workgroup meetings.

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

The City of Syracuse's partnership with the Housing and Homeless Coalition is a key component in determining specifically how ESG funds are allocated and disbursed. This partnership addresses The Department of Housing and Urban Development's (HUD) emphasis on creating a unified entity to assess community needs, identifying gaps in service, and developing a strategy to address homelessness and a response to ending homelessness in the community. 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.

The system performance measures identified by the CoC to assess program efficacy include:

- For Rapid Rehousing: Time to move in from homelessness.

- Permanent housing placements for all projects; permanent housing place including emergency shelter for street outreach programs.
- The extent to which persons who exit homelessness to permanent housing destinations return to homelessness.
- Employment and income growth for homeless persons in funded projects.

The HHC has extensive Policies and Procedures for HMIS that all ESG funded programs comply with. The HHC HMIS Program Administrator meets monthly with all HMIS users and monitors yearly for program compliance.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
CNY Fair Housing	Not-for-Profit Organization	- Housing Need Assessment - Analysis of Impediments	Fair Housing education and enforcement activities within the City of Syracuse are carried out by NBD in conjunction with the Fair Housing Council of Central New York, Inc. (FHCCNY), a private non-profit qualified fair housing organization. FHCCNY conducts education and outreach to protected class members and housing providers, investigates complaints of illegal housing discrimination and predatory lending, conducts research, counsels prospective homebuyers, conducts housing counseling and provides legal representation to victims of illegal housing discrimination. NBD contracts with CNY Fair Housing to update the Analysis of Impediments to Fair Housing Choice.
Continuum of Care (CoC)	CoC	- Housing Homeless Coalition	The primary focus is to create a unified community response to homelessness for all of Greater Syracuse and Onondaga County, with focus on developing a model that ensures a systematic approach to the coordination, delivery, monitoring, and evaluation of housing and homeless services.
Syracuse Housing Authority	PHA	- Housing Need Assessment - Public Housing Needs - Homelessness Strategy	With approximately 2,300 units, the Syracuse Housing Authority (SHA) is a critical provider of housing for low and very low-income Syracuse residents by providing a safe affordable housing option for the elderly. In addition, SHA is the largest of two organizations which administer Section 8 vouchers to the Syracuse community, a vital tool to ensure affordable housing accessibility. The City of Syracuse coordinates services with the SHA relative to human service, safety and security programs.

Table 3 – Agencies, Groups, Organizations Who Participated

Identify any Agency Types not consulted and provide rationale for not consulting.

No agency types and/or persons were intentionally excluded from the input process. The 2025-2029 Agency survey (see Appendix B) was offered to agencies that have been funded by the City of Syracuse entitlement funding as well as agencies that have never received funding.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Syracuse Comprehensive Plan	City of Syracuse	The City's Comprehensive Plan describes the vision and goals for the community's future and provides the foundation for all land use regulations in the City. Priorities regarding housing described in the City's 2040 Plan that are also reflected in this Plan include: 1. Continuing the process of periodically revising the Neighborhood & Business Development Plan as new policies are implemented. 2. Encouraging Homeownership. 3. Prioritizing rehabilitation over demolition, and deconstruction over demolition, whenever feasible. 4. Focusing new housing development within and around existing anchors such as community centers, neighborhood business districts, and schools. 5. Encouraging the development of a variety of housing types throughout the City. 6. Facilitating the development of mixed-income housing and neighborhoods in order to create real "Neighborhoods of Choice." 7. Supporting grassroots neighborhood beautification efforts. 8. Encouraging the maintenance and improvement of existing housing stock
Syracuse Housing Strategy	City of Syracuse	The Syracuse Housing Strategy was referenced heavily in the development of this plan. The Syracuse Housing Strategy aims to address two co-occurring issues: an affordability gap (the ability to afford housing/afford investing in housing rehabilitation) and a market gap (the willingness to pay for housing/to invest in housing rehabilitation). The plan underscores a need for additional funding dedicated specifically for housing, a priority which is expressed in this Consolidated Plan's Strategic Plan and First Year Action Plan.
2050 Long-Range Transportation Plan/Metropolitan Plan	Syracuse Metropolitan Transportation Council (SMTC)	The 2050 Long-Range Transportation Plan/Metropolitan Plan helped identify planned transportation infrastructure investment so that housing investments can be planned in tandem and strategically positioned along public transit and micromobility corridors.
City of Syracuse Capital Improvement Plan	City of Syracuse	The Capital Improvement Plan helped identify infrastructure needs in City neighborhoods as well as funding availability and gaps for delivering on those needs.
Plan Onondaga	Onondaga County	Like the City's Strategic Plan included here, Plan Onondaga emphasizes a need for additional rental housing production, ensuring homes fit the needs of families and the population, allowing for appropriate bed/bath configurations and the ability for residents to age in place. Plan Onondaga also identifies a need for missing middle housing outside of urban and village centers.
Analysis of Impediments to Fair Housing	CNY Fair Housing	The Analysis of Impediments to Fair Housing analyzes local geographic, demographic, economic, transportation, education, and housing data across the City of Syracuse and Onondaga County, to identify impediments or barriers to fair housing choice, as well as recommendations for the City of Syracuse and Onondaga County to address those barriers.
Housing Onondaga	Onondaga County	Released in June 2024, Housing Onondaga is a housing needs assessment for Onondaga County. The plan identifies housing, economic, and population trends across Onondaga County, identifies assets and challenges across these categories, and recommends strategies at the County, town, and village levels.

Table 4 – Other Local/Regional/Federal Planning Efforts

Highlighted Planning Effort: Syracuse Housing Study & Syracuse Housing Strategy
The 2022 Syracuse Housing Study and 2024 Syracuse Housing Strategy are the most recent and comprehensive housing planning efforts in the City of Syracuse. With several major changes in Syracuse in recent years including the COVID-19 pandemic, the planned removal of the I-81 viaduct, Micron's new large semiconductor manufacturing plant, a new housing-specific planning framework was necessary.

The Syracuse Housing Strategy focuses on addressing two co-occurring issues: a market gap and an affordability gap. The market gap represents the gap between the cost of building and/or maintaining housing and what households with adequate incomes are willing to pay. The affordability gap represents the gap between what it costs to build and maintain housing and what households are able to pay. Together, these gaps impact housing conditions and investment behavior, as well as the City's long-term fiscal health.

The Study suggests that to achieve long-term, sustainable housing health, Syracuse must fundamentally shift its approach to housing production and preservation. This includes prioritizing outcomes related to closing market and affordability gaps:

- Market Gap Outcomes:
  - Taxable assessed value is rising at a rate that exceeds inflation by at least 1%.
  - The difference between Syracuse's share of moderate and higher-income households in the county, and its fair share of those households, is getting smaller.
  - The share of residential properties that show evidence of active ownership and investment is rising.
- Affordability Gap Outcomes:
  - The share of households with housing cost burdens is declining.
  - A declining share of residents are living in areas with extreme poverty (see Appendix D for maps of population below poverty level and percent change in population under poverty level from 2017-2022).

Key changes that the Syracuse Housing Strategy recommends in order to achieve these outcomes are:

- **Using clusters of blocks rather than individual properties as the primary unit for strategy implementation.** This approach enables comprehensive strategies that address multiple properties and community factors simultaneously, fostering cohesive area development.
- **Concentrating limited resources geographically** to achieve maximum impact rather than spreading resources thinly across numerous geographies. See Appendix C for a map of Housing Strategy Areas.
- **Focusing on the unique strengths and assets of each neighborhood**—such as community organizations, infrastructure, resident engagement, and existing healthy housing conditions.

By focusing on strengths, concentrating resources, and targeting each house on every block within specific geographies, resources can be allocated more strategically, ensuring interventions not only meet immediate housing needs but also promote long-term stability and growth in the housing market.

While some neighborhoods targeted in the Citywide housing strategy are outside of the Neighborhood Revitalization Strategy Area (NRSA) which guides implementation of this plan, the department will seek to apply these same concepts and principles within the NRSA through its implementation of CDBG and

HOME programs.

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(l)).
The City of Syracuse coordinates regularly with a number of other public entities, including the Syracuse Urban Renewal Agency (SURA), Syracuse Housing Strategies Corporation (SHSC), Syracuse Economic Development Corporation (SEDCO), Syracuse Industrial Development Agency (SIDA), Onondaga County Departments of Community Development and Health, Syracuse – Onondaga County Planning Agency, New York State Housing and Community Renewal (HCR), the Empire State Development (ESD), and the New York State Affordable Housing Corporation.

Narrative
The City of Syracuse relies on partnerships with local, regional, and state agencies to assess needs, coordinate planning efforts, and effectively deploy funding. In particular, the new Syracuse Housing Strategy represents significant collaboration among local agencies and a major shift in the City's approach to evaluating housing market conditions and maximizing investment of federal, state, and local resources. The City will continue to leverage these partnerships as the City works to implement this Strategic Plan and the Syracuse Housing Strategy throughout the 2025-2029 cycle.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Existing Engagement

- **Resurgent Neighborhoods Initiative** – Under the City of Syracuse Mayor's Resurgent Neighborhoods Initiative, the City of Syracuse Department of Neighborhood and Business Development created four staff positions assigned to city planning work. Each of the four planners is assigned a geographic region of the City as their main focus area where they are tasked with building relationships with community organizations and resident leaders. Planners attend monthly community meetings and conduct field data and mapping requests for their region of the city. Through this continuous engagement, each planner has a pulse on neighborhood conditions and resident concerns which are communicated to other staff and leadership in the Department of Neighborhood and Business Development, Code Enforcement, Department of Public Works, and Parks and Recreation for solution design and implementation.
- **Center for Court Innovation Kitchen Table Talks** – 60 in-home resident meetings were facilitated, convening over 700 residents regarding their views and experiences with code enforcement, neighborhood quality of life, and housing conditions. As a result, the City of Syracuse Department of Neighborhood and Business Development, in partnership with the Center for Justice Innovation, established the Community Ambassador Program. Through this program, one Ambassador is assigned to each region of the neighborhood to serve as the liaison between tenants, code enforcement, and landlords. Since the program has been in operation, the City has collected robust data that demonstrates where programming is most effective and where the City must continue to expand services and resources.
- **Housing Study Focus Groups and Steering Committee Meetings** – The City of Syracuse commissioned czb, LLC in 2022 to identify and analyze challenges faced by the City's housing market. As a part of the study, City staff conducted on-the-ground property surveys of all residential structures within the city. This data was analyzed along with data around code enforcement citations, residential and commercial permits, housing market real estate data, municipal grant administration, and infill housing development. To support numerical data, czb, LLC conducted focus group meetings with experts regarding affordable housing, market rate housing, employer and workforce programming, and social service provision. Each group convened six times over the course of the year and the City held four open house/presentation style events were held with the public, hosting over 200 people.
- **Housing Strategy Neighborhood Steering Committee Meetings** – As the City of Syracuse approaches Part III of Housing Strategy planning, the Department of Neighborhood and Business Development is in the process of engaging residents from the Elmwood, Salt Springs, Tipp Hill, and Eastwood neighborhoods as the first neighborhoods for housing strategy implementation. By Spring 2024, each group will have met four to five times to advance conversation around current neighborhood conditions, resident leadership, and municipal support for improving housing quality.
- **The Analysis of Impediments to Fair Housing –** CNY Fair Housing published the last Analysis of Impediments to Fair Housing report in 2020 that collected and analyzed social and economic barriers preventing residents in the City of Syracuse and Onondaga County from accessing safe, code-compliant, and affordable housing. CNY Fair Housing has shared the high-level takeaways for the refreshed document to be published in 2025. This document clearly identifies barriers

and provides policy and programmatic recommendations for municipalities to expand fair housing access for residents.

- **FOCUS Greater Syracuse Life Needs Assessment** – FOCUS Greater Syracuse partnered with the CNY Community Foundation to conduct a Life Needs Assessment, posing questions to residents regarding personal needs including but not limited to housing security, access to food, dependable transportation, clothing, health insurance, mental and emotional care, childcare, legal services, education, addition, financial stability, access to technology, and government efficacy.

New Engagement

- **Housing Resident Survey** – In Fall 2024, the City of Syracuse Department of Neighborhood and Business Development released a city-wide resident survey in which constituents responded to questions related to housing conditions, neighborhood trends, and barriers to accessing and maintaining affordable and quality housing. The survey was published to the City website, distributed to local service providers to share with clients, and distributed to local community centers and libraries. In addition, City staff tabled at city events to gather responses. A total of 540 residents responded.
- **Housing Agency Survey** – The City of Syracuse Department of Neighborhood and Business Development (NBD) distributed a service provider survey to CDBG grant awardees and a city-wide service provider list developed by NBD city planners. Questions asked respondents to reflect on the types of services they provide, trends in the needs of the clients they serve, and agency goals and organizational needs.
- **Proud Places Project** – The City of Syracuse Department of Neighborhood and Business Development (NBD) launched a new initiative under the Mayor's Resurgent Neighborhoods Initiative with the goal of pairing City department intervention with community pride and civic engagement. A healthy neighborhood must include strong property conditions and resident capacity to invest time, money, and care into the neighborhood. Through a series of 10+ meetings, NBD invited residents to define challenges and coordinate five events aimed at increasing civic engagement and managing shared resources.

Housing Strategy Engagement Findings

- Housing Study and Strategy engagement identified two major issues that facing the City of Syracuse housing market: a 'market gap' and an 'affordability gap.' The market gap reflects the impact on homeowners' willingness to pay for deferred maintenance because of the decades of disinvestment that has depreciated property values to a point where there are little to no return on investment. As a result, Syracuse has a high concentration of properties with years of deferred maintenance. Community engagement revealed that existing grants are often extremely competitive for those that qualify, and for individuals that live outside of the NRSA areas or earn above the income threshold limits, there is little to no funding or supportive programming to aide homeowners. For renters, the market gap has left households vulnerable to rents that must rise to meet the costs of deferred maintenance. This leads to the affordability gap, where many households within Syracuse are income cost burdened and struggle to afford the cost of stable, maintained housing. For homeowners, this causes an inability to invest in properties which should be assets and provide opportunities for generational wealth. Renters are in effect more vulnerable to rising rents which are needed to address deferred maintenance. Community engagement revealed that these vulnerable, income burdened renters often fall prey to slumlords and are subject to living in properties with health and safety violations (lead, HVAC violations, plumbing issues, etc.).

Public Surveying and Community Meetings

- The City of Syracuse Department of Neighborhood and Business Development Housing & Neighborhood Resident Survey provided insight into how the affordability gap, market gap, and other social challenges affect residents. The survey revealed that residents attribute housing vulnerability to several factors including job loss, unaffordable rents, foreclosure, domestic issues, and substandard housing conditions. Lack of economic stability leads to low property retention for homeowners and forces residents to operate in a market where housing expenses are disproportionate to incomes. With fewer choices due to constrained spending power, renters are forced to inhabit homes with open code violations that put family health and safety at risk. Residents reported being satisfied when their neighborhood has greenspace, walkability, a sense of community and good neighbors.

Proud Places Findings

- The Proud Places Project was initially launched along the Butternut Street Corridor. In hosting a series of planning meetings, the City of Syracuse Department of Neighborhood and Business Development found residents collectively prioritized community building and safety in their neighborhood, as for the past decade, many reported increases in crime (drug use, violent incident, litter, dumping, etc.) and fewer connections between residents despite the area being highly trafficked. City staff learned the neighborhood "problem areas" to introduce code enforcement intervention, and residents were educated on how to report problems and plan events to build community.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Number of Resonses/ Attendees
City of Syracuse Housing & Neighborhood Resident Survey	City residents	540 responses
City of Syracuse Housing & Neighborhood Agency Survey	Nonprofit agencies and organization providing supportive service and client management	33 respondes
Housing Study & Strategy Engagement Meetings	Housing experts in service provision and construction Syracuse Residents	250 attendees across all meetings
Kitchen-Table Talks	Renters	600 attendees
Proud Places Project	Northside Residents	Approximately 60 residents and nonprofit staff

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

This section provides an overview of the housing and community development needs in the City of Syracuse, including common housing problems, populations particularly impacted by these problems and populations with greater supportive housing need.

Housing cost burden (spending more than 30% of income on housing costs) remains the most significant housing problem among households in the City of Syracuse (especially for single-income households), impacting more than 10,000 renters and 3,600 homeowners. Additional common housing problems are substandard housing conditions (including lacking complete kitchen or plumbing facilities), and overcrowding.

Residents in Syracuse who are disproportionately impacted by housing problems are single-income households, households making 30% or less of the area median income, elderly residents, and large families. Among those earning 0-30% of the Area Median Income (AMI), Black and Hispanic renters are heavily affected by housing problems, far more than White renters. Black and Hispanic households show higher rates of severe housing cost burdens, particularly those spending more than 50% of their income on housing. As income increases to 30-50% and 50-80% of AMI, disparities remain, with Black and Hispanic households continuing to experience housing problems at higher rates than White households. Among households earning 0%-30% of the Area Median Income (AMI), over 10,500 individuals experience severe housing issues.

While housing costs in the City of Syracuse are, on average, less than the rest of Onondaga County, affordability of housing remains a struggle for residents as over a third of the population earns too little to afford their housing. For thousands of households, the gap between the cost of housing and what they can pay is too great. In 2021, nearly half of the city's households had incomes below $35,000, with renters particularly burdened by housing costs. Among those earning under $20,000, 88% were cost-burdened, while 70% of renters earning between $20,000 and $35,000 faced similar issues.

Affordability issues significantly impact not only household financial stability, but the quality of the housing stock as well. In the City of Syracuse, the cost to build or maintain housing is higher than what many households can afford. Housing cost burden not only places financial strain on residents and families, but makes it difficult to maintain a safe, high quality housing stock as residents are not able to pay what is needed to maintain the quality of units.

Particularly for households earning under $35,000, housing provided through public housing, vouchers, or income-restricted units are in short supply. In 2021, only about 7,600 households received subsidies, leaving over 18,000 still cost-burdened without access to affordable housing, including 15,000 renters. To fully address this gap, current assistance levels would need to triple. If the affordability gap remains unaddressed, poverty will continue to concentrate or even intensify, leaving low-income families in deteriorating, poorly maintained housing. Those living in such conditions, especially children, will be trapped in neighborhoods with limited opportunities, restricting their access to quality education and jobs that could help them thrive.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In the City of Syracuse, roughly 21,547 households (or 45% of households) are housing cost burdened, meaning they spend 30% or more of their income on housing costs. Housing cost burden remains the most significant housing problem in the City of Syracuse. The share of renters and owners making less than $20,000 annually are 88% and 79%, respectively. For the $20,000-$34,999 income bracket, 70% of renters and 49% of owners are cost-burdened. Even at incomes between $35,000-$49,999 – within the City's median income range -- 37% of renters and 20% of owners are cost-burdened.

Other significant housing needs in the City of Syracuse include 1. Lacking complete kitchen facilities, 2. Lacking complete plumbing facilities, and 3. Having more than one person per room. These issues disproportionately impact low-income households, especially those at or below 30% HAMFI. Large families, elderly residents, and Black residents also experience these housing problems at a significantly higher rate than White residents.

These housing problems contribute not to both unsafe living condition, as well as housing instability, as these housing issues greatly increase the risk of homelessness. Due to low supply of specialized and family-appropriate housing, if residents experience homelessness due to housing instability or other issues, they may struggle to find temporary or permanent housing tailored to the needs of families or inclusive of special services such as those who have escaped domestic violence or those with mental health disabilities.

Demographics Table

Demographics	Base Year: 2017	Most Recent Year: 2022	% Change
Population	144,405	146,134	1%
Households	55,633	58,424	5%
Median Income	$34,716.00	$43,584.00	26%

Table 6 – Housing Needs Assessment Demographics

Data Source: *Census ACS 5-Year Estimates, 2013-2017 and 2018-2022*

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total
Total Households	15,725	9,325	10,800	4,940	15,590	56,380
Small Family Households (2-4 people, excluding homes where there are solely 2 occupants that are 62 years or over)	4,405	2,790	3,435	1,660	6,835	19,125
Large Family Households (5 or more people)	1,315	755	515	190	695	3,470
Household contains at least one person age 65 or older	2,750	2,085	2,485	1,025	3,705	12,050
Household contains at least one person age 75 or older	1,235	1,380	1,250	385	865	5,115
Households with one or more children 6 years old or younger	3,060	1,615	1,095	620	1,415	7,805

Table 7 - Total Households Table

Data Source*: 2016-2022 CHAS* **Housing Needs Summary Tables**

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	Total	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	Total
	Number of Households									
Substandard Housing - Lacking complete plumbing or kitchen facilities	290	330	95	15	15	745	10	15	30	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	180	40	110	65	120	515	10	0	15	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	560	120	110	10	25	825	10	10	60	4
Housing cost burden greater than 50% of income (and none of the above problems)	7,875	1,235	200	10	4	9,324	1,020	360	185	25
Housing cost burden greater than 30% of income (and none of the above problems)	1,760	3,125	1,020	140	30	6,075	385	740	555	125
Zero/negative Income (and none of the above problems)	1,265	0	0	0	0	1,265	250	0	0	0

Table 8 – Housing Problems Table
***Data Source**: 2016-2022 CHAS*

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Housing Problems 2

	Renter						Owner					
	0-30% HAMFI	31-50% HAMFI	51-80% HAMFI	81-100% HAMFI	>100% HAMFI	Total	0-30% HAMFI	31-50% HAMFI	51-80% HAMFI	81-100% HAMFI	>100% HAMFI	Total
	Number of Households											
Having one or more of four housing problems	10,660	4,850	1,535	240	195	17,480	1,430	1,125	845	155	225	3,780
Having none of four housing problems	1,710	1,965	5,320	2,240	4,325	15,560	410	1,385	3,100	2,305	10,845	18,045
Household has negative income, but none of the four housing problems	1,265	0	0	0	0	1,265	250	0	0	0	0	250

Table 9 – Housing Problems 2
***Data Source:** 2016-2022 CHAS*

3. Cost Burden > 30%

	Renter						Owner					
	0-30% HAMFI	31-50% HAMFI	51-80% HAMFI	81-100% HAMFI	>100% HAMFI	Total	0-30% HAMFI	31-50% HAMFI	51-80% HAMFI	81-100% HAMFI	>100% HAMFI	Total
	Number of Households											
Small Family (2 persons, neither person 62 years or over, or 3 or 4 persons)	3,215	1,380	345	50	4	4,994	385	355	135	20	85	980
Large Family (5 or more persons)	1,095	295	50	15	0	1,455	105	14	30	0	10	159
Elderly Family and Non-Family (2 persons, with either or both age 62 or over)	1,850	1,080	149	15	0	3,094	655	475	309	79	69	1,587
Other (non-elderly non-family)	4,265	1,865	705	85	29	6,949	285	250	290	45	0	870
All	10,425	4,620	1,249	165	33	16,492	1,430	1,094	764	144	164	3,596

Table 10 – Cost Burden > 30%
***Data Source:** 2016-2022 CHAS*

4. Cost Burden > 50%

	Renter						Owner					
	0-30% HAMFI	31-50% HAMFI	51-80% HAMFI	81-100% HAMFI	>100% HAMFI	Total	0-30% HAMFI	31-50% HAMFI	51-80% HAMFI	81-100% HAMFI	>100% HAMFI	Total
	Number of Households											
Small Family (2 persons, neither person 62 years or over, or 3 or 4 persons)	2,535	255	80	0	0	2,870	305	115	60	0	0	480
Large Family (5 or more persons)	930	20	0	0	0	950	50	10	15	0	0	75
Elderly Family and Non-Family (2 persons, with either or both age 62 or over)	1,345	345	4	0	0	1,694	450	160	44	24	15	693
Other (non-elderly non-family)	3,790	775	115	10	4	4,694	240	75	90	0	0	405
All	8,600	1,395	199	10	4	10,208	1,045	360	209	24	15	1,653

Table 11 – Cost Burden > 50%
Data Source: 2016-2022 CHAS

5. Crowding (More than one person per room)

	Renter						Owner					
	0-30% HAMFI	31-50% HAMFI	51-80% HAMFI	81-100% HAMFI	>100% HAMFI	Total	0-30% HAMFI	31-50% HAMFI	51-80% HAMFI	81-100% HAMFI	>100% HAMFI	Total
	Number of Households											
Single Family Households	610	155	200	40	90	1,095	20	0	40	0	25	85
Multiple, Unrelated Family Households	49	15	4	15	30	113	0	10	30	4	15	59
Other, Non-Family Households	85	0	85	20	20	210	0	0	0	0	0	0
Total Need by Income	744	170	289	75	140	1,418	20	10	70	4	40	144

Table 12 – Crowding Information – 1/2
Data Source: 2016-2022 CHAS

6. Number of Households That Include Children Under the Age of 18 by Tenancy & Household Income

	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	6,147	1,422	1,985	12,678

Table 13 – Crowding Information – 2/2

Data Source: *2017-2021 ACS 5-Year Estimates, Table B19131*

Note: AMI percentages were calculated using HUD's 2024 FY Median Family Income

Tenure by Household Type, Presence and Age of Own Children under 18 Years, and Median Family Income

Household Type	Owner Occupied			Renter Occupied			Median Family Income in the Past 12 Months (in 2022 Inflation-Adjusted Dollars)
	Estimate	Percent of Household Type	% Owner Occupied Total	Estimate	Percent of Household Type	% Owner Occupied Total	Estimate
Family Households	13,600	57%	57%	14,198	41%	41%	
Married-couple family	9,266	68%	39%	4,256	30%	12%	$89,532
With own children of the householder under 18 years	2,722	29%	11%	1,875	44%	5%	$85,339
No own children of the householder under 18 years	6,544	71%	27%	2,381	56%	7%	$92,961
Other family	4,334	32%	18%	9,942	70%	29%	$32,391
Male householder, no spouse present	1,318	30%	6%	1,920	19%	6%	$47,591
With own children of the householder under 18 years	502	38%	2%	1,022	53%	3%	$32,711
No own children of the householder under 18 years	816	62%	3%	898	47%	3%	$56,606
Female householder, no spouse present	3,016	70%	13%	8,022	81%	23%	$30,281
With own children of the householder under 18 years	844	28%	4%	5,713	71%	17%	$21,066
No own children of the householder under 18 years	2,172	72%	9%	2,309	29%	7%	$45,486
Nonfamily households	10,249	43%	43%	20,377	59%	59%	
Total	23,849			34,575			
Total Households						58,424	$54,860

Table 14 – Tenure by Household Type

Data Source: *Census ACS 5-Year Estimates, 2018-2022, Table B25115; Census ACS 5-Year Estimates, 2018-2022, Table B19126*

Describe the number and type of single person households in need of housing assistance.
The data indicate that single-person, non-family households, particularly renters, are a significant group in need of housing assistance due to their high housing cost burdens. Among renters, 4,265 single-person households face a moderate cost burden, meaning they spend more than 30% of their income on housing costs, which limits their ability to cover other essential expenses like food, healthcare, and transportation. Even more critically, 3,790 single-person renter households are severely cost-burdened, spending over 50% of their income on housing, which places them at greater risk of financial instability and potentially losing their housing. While housing cost burden is less severe for homeowners, they are not exempt from these challenges. 285 single-person, non-family homeowners experience moderate cost burdens, while 240 face severe cost burdens, indicating that even for those who own homes, housing affordability is a significant issue.

In general, single-person households, especially low-income renters, are in urgent need of housing assistance. Their reliance on a single income makes it more difficult to absorb rising housing costs, and they are disproportionately affected by housing affordability challenges compared to multi-person households that may benefit from shared incomes. This highlights the importance of targeted support for this group to ensure housing stability and reduce the financial pressures they face.

Estimate 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.
In Onondaga County/City of Syracuse, there is a 24 beds shelter for women and families fleeing domestic violence. In 2020 the Office of Criminal Justice for Onondaga County reported a total of 4640 calls for emergency service for domestic violence.

Description of Sheltered Homeless – Families and Individuals

Description of Sheltered Homeless	Count of Households (for Families) or Individuals
Families in Emergency Shelters	354
Families in Transitional Living	15
Families in Permanent Supportive Housing	81
Individuals in Emergency Shelters	1,852
Individuals in Transitional Housing	166
Individuals in Permanent Supportive Housing	1,100

Table 15 – Sheltered Homeless Families and Individuals
***Data Source:** HMIS, October 2024*

Domestic Violence Victims Reported in 2023, Onondaga County

		Intimate Partner			Other	
		Female Victim	Male Victim	Total	Other Family Victim	Total
SUNY Police - Upstate Medical	Aggravated Assault	1	0	1	0	1
	Simple Assault	4	2	6	1	7
	Sex Offense	0	0	0	0	0
	Violate Protection Order	3	0	3	0	3
	Total	8	2	10	1	11
Syracuse City Police Department	Aggravated Assault	147	53	200	71	271
	Simple Assault	1,056	213	1,269	388	1,657
	Sex Offense	5	0	5	0	5
	Violate Protection Order	136	11	147	24	171
	Total	1,344	277	1,621	483	2,104

Table 16 – Domestic Violence Victims

***Data Source**: NYS Division of Criminal Justice Services (DCJS), Uniform Crime Reporting System (as of 7/22/2024)*

What are the most common housing problems?

The most common housing problems in Syracuse are primarily driven by affordability issues, substandard living conditions, and overcrowding, especially among low-income households. The most prevalent issue is housing cost burden, where many households spend more than 30% or even 50% of their income on housing. Over 10,000 renter households and nearly 3,600 owner households are burdened by housing costs greater than 30% of their income, with renters being the most affected. For those earning under $20,000, 88% experience severe cost burdens, while 70% of those earning between $20,000 and $35,000 are also struggling to afford housing. This leaves little room for other essential expenses like healthcare, food, and transportation.

In addition to affordability, substandard housing is a major concern. Over 90% city's housing stock is built well before 1978, contributing to the broader problem of poor housing conditions and increasing the likelihood of exposure to environmental hazards such as lead paint or asbestos. More than 17,000 renter households and over 3,700 owner households face one or more severe housing issues, which include these deficiencies as well as overcrowding. Overcrowding is another common housing problem, particularly among low-income renters. Many households live with more than one person per room, and severe overcrowding—defined as more than 1.5 people per room—affects a significant number of homes. This issue further contributes to the strain on living conditions, particularly in families with larger household sizes or shared living arrangements.

Together, these issues—housing cost burden, substandard housing, and overcrowding—are all very common and severe problems affecting Syracuse's residents, particularly those with low incomes. These problems reflect the city's wider affordability gap, where even though housing is relatively inexpensive compared to national standards, it remains out of reach for many due to low wages and economic conditions.

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

Based on the data above, the populations most affected by housing problems are predominantly low-income households, especially those at or below 30% HAMFI. Among renters in this income group, 10,660 households face one or more severe housing problems such as a lack of kitchen or plumbing, severe overcrowding, or being severely cost-burdened. Additionally, 8,600 of these renter households are severely cost-burdened, spending more than 50% of their income on housing. Owners in this same income group are also impacted, though to a lesser extent, with 1,430 experiencing severe housing problems and 1,045 facing severe cost burdens. Single-person, non-family renter households also show significant struggles, with 4,265 facing a moderate cost burden (>30% of income on housing) and 3,790 facing severe cost burdens. Large families (households with five or more persons) are also notably affected, with 1,095 renter households experiencing moderate cost burdens and 930 experiencing severe cost burdens.

Lastly, elderly households, both renters and owners, face challenges, with 1,850 elderly renters experiencing moderate cost burdens and 1,345 experiencing severe cost burdens. These findings suggest that low-income renters, especially non-family households and large families, are the most vulnerable to housing challenges.

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

Individuals and families at risk of homelessness may need a variety of housing services such as case management, eviction prevention, diversion assistance, direct financial assistance including rent and utilities, mental health services, substance use services, medical care, and other support services. Households who need assistance with maintaining housing or attaining housing to prevent homelessness will benefit from case management or diversion services which target high risk populations in high-risk areas to ensure that those most at risk are served first. Those families who have been previously homeless would also benefit from these services along with direct financial assistance to include short term assistance as well as the use of housing vouchers, if available. Families nearing the end of assistance are placed in contact with a case manager, who conducts a six-month follow-up assessment on the housing and well-being status of the individual or family, and to identify remaining needs.

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

The City of Syracuse adopts HUD's definition of "Imminent Risk of Homelessness" as its operational definition of "at-risk" groups. By this definition, "At Risk of Homelessness" describes:

An individual or family who will imminently lose their primary nighttime residence, provided that:

1. Residence will be lost within 14 days of the date of application for homeless assistance;
2. No subsequent residence has been identified; and
3. The individual or family lacks the resources or support networks needed to obtain other permanent housing.

This definition includes individuals and families who are within 14 days of losing their housing, including housing they own, rent, are sharing with others, or are living in without paying rent.

In Onondaga County and the City of Syracuse, the greatest cause of homelessness is rental evictions. The City of Syracuse has leveraged a combination of ESG and CDBG funds to offer homeless prevention services to 1,499 households between May 2023 and December 2024.

According to the HUD Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 data, there are approximately 27,140 households with at least 1 of 4 severe housing problems that are at risk of homelessness in Onondaga County (including families with incomes at or below 30% AMI). The data also shows that there are 27,845 households in Onondaga County that have incomes at or below 30% AMI, and 50,275 households have at least 1 of 4 identified housing problems. The four most severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and a cost burden greater than 50%. Having a housing cost burden of greater than 50% is the most significant housing problem causing risk of homelessness among renters.

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

Risk Factors Linked with Instability and Increased Risk of Homelessness.

Risk Factor	#	%
Doubled Up	1866	27.13%
Large Medical Expense	353	5.13%
Lived in an unfit location	1172	17.04%
Eviction	1503	21.85%
Received Assistance and Lost it	401	5.83%
Utilities Shut off	327	4.75%
Mental Health Hospitalization	735	10.69%
Released from Prison or long-term CJ Institution	627	9.12%
Other CJS Involvement	719	10.45%

Table 17 – Risk Factors Linked with Instability and Increased Risk of Homelessness

Data Source: *HMIS, December 2024*

Discussion

CNY Fair Housing's Analysis of Impediments contextualizes this data by providing details regarding factors contributing to homelessness and gaps in programming that increase risk of homelessness. According to the Analysis of Impediments:

> *The Onondaga County Department of Social Services currently administers the HUD Rental Assistance Program (RAP), which provides vouchers to 91 households with mental health disabilities. RAP is critical to preventing homelessness among persons with disabilities but has a long waitlist… Qualitative interviews revealed that pathways into homelessness for people of color are often driven by poverty and trauma. Four mechanisms that play a role are: social network impoverishment; behavioral health issues; violence, especially intimate partner violence; and family destabilization, which the other three pathways also contribute to. Interviews also found that people of color face systemic barriers to exiting homelessness as well, such as prior criminal justice system involvement, lack of economic mobility, insufficient quality affordable housing, inadequate transportation, and difficulty navigating the social service system.*

Not only is lack of available, quality, low-barrier to entry affordable housing necessary to both prevent and provide a path out of homelessness, but comprehensive mental health, social, economic, transportation, and wraparound social services must be expanded as complements to housing in order for each service to be effective.

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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction
The 2016-2020 CHAS data highlight the prevalence of housing problems among different racial and ethnic groups at various income levels. This data categorizes housing problems by four key issues: lacking complete kitchen facilities, lacking complete plumbing facilities, overcrowding, and housing cost burdens. The analysis focuses on households earning from 0-100% of the Area Median Income (AMI), assessing both renters and homeowners. By examining the extent to which these problems affect different racial and ethnic groups, we can identify which populations may face greater housing challenges, informing efforts to address these needs within the broader housing landscape.

0%-30% of Area Median Income

Housing Problems by Tenure, Income, and Race: Those Earning 0-30% HAMFI				
	Renter		Owner	
	Has One or More of the Four Housing Problems*	Has None of the Four Housing Problems*	Has One or More of the Four Housing Problems*	Has None of the Four Housing Problems*
All	10,660	2,980	1,430	660
White alone, non-Hispanic	4,365	1,055	900	460
Black or African-American alone, non-Hispanic	3,640	1,330	380	175
Asian alone, non-Hispanic	480	155	35	4
American Indian or Alaska Native alone, non-Hispanic	195	35	0	0
Pacific Islander alone, non-Hispanic	15	0	0	0
Hispanic, any race	1,490	325	65	0

***Data Source**: 2016-2020 CHAS*
Table 18 - Disproportionally Greater Need: 0-30% AMI

***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%.

30%-50% of Area Median Income

Housing Problems by Tenure, Income, and Race: Those Earning 30-50% HAMFI				
	Renter		Owner	
	Has One or More of the 4 Housing Problems*	Has None of the Four Housing Problems* or Cost Burden Not Computed (None of the Other Three Housing Problems*)	Has One or More of the 4 Housing Problems*	Has None of the Four Housing Problems* or Cost Burden Not Computed (None of the Other Three Housing Problems*)
White alone, non-Hispanic	2510	795	625	865
Black or African-American alone, non-Hispanic	1475	805	255	380
Asian alone, non-Hispanic	265	200	180	75
American Indian or Alaska Native alone, non-Hispanic	50	10	20	15
Pacific Islander alone, non-Hispanic	0	0	0	0
Hispanic, any race	245	125	35	20

Table 19 - Disproportionally Greater Need: 30-50% AMI

***Data Source**: 2016-2020 CHAS*

***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%.

50%-80% of Area Median Income

Housing Problems by Tenure, Income, and Race: Those Earning 50-80% HAMFI				
	Renter		Owner	
	Has One or More of the 4 Housing Problems*	Has None of the Four Housing Problems* or Cost Burden Not Computed (None of the Other Three Housing Problems*)	Has One or More of the 4 Housing Problems*	Has None of the Four Housing Problems* or Cost Burden Not Computed (None of the Other Three Housing Problems*)
White alone, non-Hispanic	925	2545	545	1980
Black or African-American alone, non-Hispanic	295	1765	105	820
Asian alone, non-Hispanic	85	155	75	80
American Indian or Alaska Native alone, non-Hispanic	0	30	0	10
Pacific Islander alone, non-Hispanic	0	0	0	0
Hispanic, any race	130	460	25	130

Table 20 - Disproportionally Greater Need: 50-80% AMI

Data Source: 2016-2020 CHAS

***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%.

80%-100% of Area Median Income

Housing Problems by Tenure, Income, and Race: Those Earning 80-100% HAMFI				
	Renter		Owner	
	Has One or More of the 4 Housing Problems*	Has None of the Four Housing Problems* or Cost Burden Not Computed (None of the Other Three Housing Problems*)	Has One or More of the 4 Housing Problems*	Has None of the Four Housing Problems* or Cost Burden Not Computed (None of the Other Three Housing Problems*)
White alone, non-Hispanic	95	1,230	65	1,665
Black or African-American alone, non-Hispanic	40	435	40	365
Asian alone, non-Hispanic	25	80	4	70
American Indian or Alaska Native alone, non-Hispanic	0	25	0	0
Pacific Islander alone, non-Hispanic	0	0	0	0
Hispanic, any race	35	285	15	180

Table 21 - Disproportionally Greater Need: 80-100% AMI

***Data Source**: 2016-2020 CHAS*

***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%.

Greater than 100% of Area Median Income

Housing Problems by Tenure, Income, and Race: Greater than 100% of HAMFI				
	Renter		Owner	
	Has One or More of the 4 Housing Problems*	Has None of the Four Housing Problems* or Cost Burden Not Computed (None of the Other Three Housing Problems*)	Has One or More of the 4 Housing Problems*	Has None of the Four Housing Problems* or Cost Burden Not Computed (None of the Other Three Housing Problems*)
White alone, non-Hispanic	35	3,000	95	8,215
Black or African-American alone, non-Hispanic	80	575	70	1,565
Asian alone, non-Hispanic	45	160	25	275
American Indian or Alaska Native alone, non-Hispanic	0	55	0	95
Pacific Islander alone, non-Hispanic	0	0	0	0
Hispanic, any race	25	465	20	430

Table 22 - Disproportionally Greater Need: Greater than 100% AMI
Data Source*: 2016-2020 CHAS*

***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%.

Discussion
CHAS data underscores clear disparities in housing stability particularly among racial and ethnic minority groups, revealing a need for targeted interventions. Black and Hispanic households, across various income levels, consistently experience disproportionately greater housing problems compared to the broader population. These issues include inadequate living conditions, overcrowding, and housing cost burdens, suggesting systemic barriers that persist even as incomes rise.

Among those earning 0-30% of the Area Median Income (AMI), Black and Hispanic renters are heavily affected by housing problems, far more than White renters. Black households, despite being a smaller share of the overall population, report housing issues at rates that indicate a disproportionate need for support. Hispanic renters face similar challenges, highlighting the vulnerability of minority populations at the lowest income levels. Even among homeowners in this income bracket, Black and Hispanic households show higher rates of housing instability, indicating that homeownership does not shield minority groups from housing problems.

As income increases to 30-50% and 50-80% of AMI, disparities remain, with Black and Hispanic households continuing to experience housing problems at higher rates than White households. This suggests that while income increases may alleviate some housing challenges, minority populations remain disproportionately affected due to structural issues such as limited access to affordable housing and historical discrimination. The data further demonstrates that Black homeowners face persistent housing difficulties, even at moderate income levels, pointing to the need for continued focus on homeownership support. Even in higher income brackets, such as 80-100% of AMI, minority households—particularly Black and Hispanic—continue to report higher rates of housing problems. While these issues are less prevalent at this income level, the fact that disparities persist suggests that systemic barriers go beyond income, affecting access to quality housing and stable living conditions for minority groups.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction
In assessing housing needs among various racial and ethnic groups, particularly those earning 0-30% of the Area Median Income (AMI), it becomes clear that certain demographics face disproportionately greater challenges. This analysis focuses on severe housing problems, defined as lacking complete kitchen or plumbing facilities, overcrowding, or experiencing a cost burden exceeding 50% of income. Understanding these disparities is crucial for targeting resources effectively and developing tailored interventions that address the unique needs of these communities. By highlighting the experiences of specific racial and ethnic groups, we can advocate for policies and programs that not only alleviate immediate housing issues but also promote long-term stability and equity in housing access.

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	10,525	3,480	1,680
White	4,435	1,610	540
Black / African American	3,640	1,205	575
Asian	645	80	380
American Indian, Alaska Native	60	100	0
Pacific Islander	0	0	4
Hispanic	1,270	380	129

Table 23 – Severe Housing Problems: 0-30% AMI
***Data Source**: 2016-2020 CHAS*

***The four severe 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%.

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	2,085	6,335	0
White	1,020	3,435	0
Black / African American	625	1,995	0
Asian	119	395	0
American Indian, Alaska Native	60	10	0
Pacific Islander	0	0	0
Hispanic	159	380	0

Table 24 – Severe Housing Problems: 30-50% AMI
***Data Source**: 2016-2020 CHAS*

***The four severe 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%.

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	740	9,605	0
White	395	5,420	0
Black / African American	225	2,935	0
Asian	75	325	0
American Indian, Alaska Native	0	80	0
Pacific Islander	0	10	0
Hispanic	40	555	0

Table 25 – Severe Housing Problems: 50-80% AMI
***Data Source**: 2016-2020 CHAS*

***The four severe 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%.

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	240	4,365	0
White	115	2,650	0
Black / African American	45	1,125	0
Asian	25	95	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	50	305	0

Table 26 – Severe Housing Problems: 80-100% AMI
***Data Source**: 2016-2020 CHAS*

***The four severe 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%.

Discussion

The data highlights the extent of severe housing problems across various income brackets and demographic groups in our jurisdiction, underscoring significant disparities. Among households earning 0%-30% of the Area Median Income (AMI), over 10,500 individuals experience severe housing issues, making this income group the most vulnerable of residents. Severe problems include lacking complete kitchen or plumbing facilities, overcrowding (more than 1.5 persons per room), and severe cost burdens, where housing costs exceed 50% of income. Notably, Black or African American households represent a substantial portion of those facing these challenges, with approximately 3,640 households reporting severe problems, while White households number 4,435.

As households move into the 30%-50% AMI bracket, the number experiencing severe housing problems decreases to 2,085, yet this still reflects considerable need for assistance. Fewer households experience severe housing problems as incomes rise, with 740 households at 50%-80% AMI experiencing severe housing problems. Even in the 80%-100% AMI category, where 240 households report severe problems, it is evident that middle-income families may also struggle to maintain safe and adequate housing.

Racial and ethnic disparities in housing challenges call for a focused approach to address these inequities. The data shows that Hispanic households, while fewer in number compared to Black or White households, still face significant challenges, particularly in the lowest income bracket. Moreover, targeted outreach and programs can be designed to support disproportionately affected communities, particularly Black or African American and Hispanic households, ensuring equitable access to housing resources.

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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing cost burdens represent a significant barrier to economic stability and quality of life for many residents in Syracuse, particularly among racial and ethnic minorities. This section evaluates the needs of various groups that face disproportionately greater housing cost burdens compared to the overall population. Defined as the percentage of income spent on housing, these burdens are particularly harsh for households that allocate more than 30% of their income to housing costs. Analyzing the prevalence of housing cost burdens reveals critical insights into how different demographics are impacted by affordability challenges. The following data outlines the distribution of housing cost burdens across racial and ethnic lines, highlighting the urgent need for targeted interventions to assist those most affected. By understanding these disparities, we can better address the specific needs of vulnerable populations and work towards equitable housing solutions.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	32,575	8,805	12,475	1,775
White	21,375	4,520	5,540	560
Black / African American	7,055	2,980	4,140	605
Asian	1,130	360	710	385
American Indian, Alaska Native	265	50	120	0
Pacific Islander	10	10	0	4
Hispanic	2,005	580	1,410	149

Table 27 – Greater Need: Housing Cost Burdens by AMI
***Data Source**: 2016-2020 CHAS*

Discussion:

The data on housing cost burdens reveal disparities across racial and ethnic groups in Syracuse, with Black and Hispanic households facing disproportionately greater housing affordability challenges compared to the general population. Housing cost burdens, defined as the percentage of income spent on housing, are a critical barrier to economic mobility and stability, especially when a household spends more than 30% of its income on housing costs.

Among all racial and ethnic groups, Black and Hispanic households show higher rates of severe housing cost burdens, particularly those spending more than 50% of their income on housing. For instance, 4,140 Black or African American households and 1,410 Hispanic households face a cost burden greater than 50%. In contrast, only 5,540 White households experience similar challenges, despite being the largest racial group. This overrepresentation of Black and Hispanic households in the most severe cost burden category indicates a significant disparity in housing affordability, pointing to the need for targeted interventions to address the specific challenges faced by these groups. Even when considering the 30-50% income range, Black and Hispanic households continue to exhibit higher rates of housing cost burdens compared to White households. While 2,980 Black households and 580 Hispanic households spend 30-50% of their income on housing, only 4,520 White households are similarly burdened, highlighting a continued trend of affordability challenges among minority populations.

Asian households also experience housing cost burdens, though to a lesser extent. While the number of Asian households in the >50% category is lower than Black and Hispanic households, the percentage of Asians affected by cost burdens remains significant. In contrast, American Indian and Pacific Islander households make up a smaller share of those with severe cost burdens, but still face housing affordability challenges, albeit to a lesser degree.

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?

The data reveals that certain racial and ethnic groups face disproportionately greater needs compared to the overall population within specific income categories. For households earning 0%-30% of Area Median Income (AMI), both Black/African American and Hispanic households experience a higher number of severe housing problems than the jurisdiction as a whole. This suggests that these groups face more acute challenges related to housing quality, overcrowding, or cost burden at the lowest income levels. In the 30%-50% AMI category, Black/African American households continue to experience a greater share of severe housing problems, indicating persistent housing difficulties as incomes increase slightly. These patterns point to a disproportionate housing burden on certain minority groups, particularly Black and Hispanic households, when compared to the overall population in these income brackets.

In terms of housing cost burden, the data shows a similar trend. Black/African American households are more likely to spend more than 50% of their income on housing compared to the jurisdiction as a whole, highlighting a significant affordability issue. This is especially apparent in the higher cost burden categories, where Black households struggle to keep up with housing costs at a greater rate than others. Hispanic households also face a greater share of severe cost burdens, further underscoring the disproportionate housing challenges these groups endure. This trend is a clear indicator of the ongoing need for targeted housing support and affordability interventions for these communities.

In addition, refugees often arrive in the United States with limited English proficiency. Basic skills, such as calling 911 during an emergency or paying utility bills, need to be taught. Many refugees live in low-income households, and providing access to housing, especially affordable housing, can be challenging due to various barriers. Employers may be reluctant to hire refugees due to language differences and the lack of prior work experience in the U.S. Similarly, racial or cultural discrimination may result in landlords being unwilling to rent to foreign-born or non-native tenants. When refugees arrive, they are assigned caseworkers who assist them with essential tasks such as finding safe housing, registering for federal benefits, setting up utility accounts, and enrolling children in school. Caseworkers help refugees adjust to a new culture and become more independent. However, after this period, many refugee families still require ongoing support, but local service agencies in Central New York have limited resources to provide further assistance beyond the initial ninety day resettlement period.

Despite these challenges, partnerships between agencies, employers, and landlords in Syracuse have made progress. These collaborations help refugees secure jobs and affordable, quality housing by building networks of employers willing to hire refugees and landlords open to renting to them. Among the most vulnerable members of the refugee community are senior individuals, who often face limited employment opportunities and lower English proficiency. New solutions and resources must be developed to support these individuals, who are at a high risk of falling into cyclical poverty and homelessness.

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

Many members of the refugee and Hispanic communities in Syracuse face challenges due to language barriers, which hinder communication with people outside their ethnic and cultural groups. This can create difficulties, such as being unable to communicate with emergency responders during a fire or accident or interacting with their children's teachers.

Additionally, limited access to technology and differing standards of technology use further impedes these communities' ability to navigate daily life in the U.S., such as applying for jobs, accessing employment centers, or obtaining healthcare. Although the regional bus transit system serves neighborhoods with high refugee and Hispanic populations, many residents struggle to read and understand bus schedules and transfer shuttle information. This lack of understanding puts these vulnerable populations at a significant economic and social disadvantage. Moreover, the city's transportation system offers only a limited number of routes that connect to suburban areas, where additional commercial and employment opportunities are located.

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

In Syracuse, the refugee population is primarily concentrated on the North and West sides of the city. The Northside, home to a diverse range of ethnic communities, also hosts many of the resettlement agencies that provide housing and support services. Over time, established refugee households have begun to open businesses along the Northside's commercial corridors. This area now features a variety of African, Asian, and Middle Eastern markets, alongside longstanding local businesses that have been part of the community for years. The Westside, traditionally a hub for the Hispanic and Latino communities, remains one of the most economically disadvantaged areas in the city. The Near Westside, in particular, suffers from persistent poverty and high crime rates, which have deterred higher-income residents from moving into the neighborhood.

Both the Northside and Westside have experienced economic decline over the years due to the loss of major employers and population out-migration. The Westside, once a thriving manufacturing center, now has numerous abandoned warehouses. Similarly, the Northside was once a bustling commercial district with breweries and small businesses, but many of these have disappeared. Both neighborhoods are home to some of the oldest housing stock in the city, much of which has suffered from decades of disinvestment. Many homes are nearing or exceeding one hundred years old, and as a result, these neighborhoods face unsafe housing conditions, including the presence of harmful substances like lead and asbestos. Although these homes are often the most affordable in the city, they pose serious risks to residents who may not be aware of the hazards, or their rights as tenants. Refugees may also lack full understanding of how to report issues though local code enforcement systems, or if they are aware, be reluctant to do so due to mistrust of government or fear of landlord retaliation.

NA-35 Public Housing – 91.205(b)

Introduction
As documented in Syracuse's 2023 Housing Study, and subsequent 2024 Housing Strategy, Syracuse is disproportionately home to households with low incomes that struggle to cover housing costs. These income disparities are never more evident than when you consider the Syracuse Housing Authority (SHA) demographics, where residents have an average of just over $21,000 per year in annual income. This is $23,000 per year less than the Syracuse city average, which is already 44% lower than Onondaga County. While affordability remains one of the greatest needs of public housing residents, SHA continues to manage many units of housing with structural and environmental deficiencies. Several SHA buildings are in constant need of repair, resulting in water damage, mold in units, and building systems beyond or nearing the end of their useful life. While SHA is working to redevelop or rehabilitate several properties, the management and upkeep presents many quality-of-life concerns and needs of residents living in public housing.

Totals in Use

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	41	2,343	3,794	444	3,122	121	2	105
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 28 - Public Housing by Program Type
***Data Source**: PIC (PIH Information Center), Syracuse Housing Authority, October 2024*

Characteristics of Residents

	Program Type								
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Average Annual Income	0	8,772	21,238	18,028	13,165	18,096	14,907	0	0
Average length of stay	0	0	7	0	0	0	0	0	0
Average Household size	0	1	2	2	1	3	1	0	0
# Homeless at admission	0	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	18	714	640	134	640	67	0	0
# of Disabled Families	0	14	729	822	201	822	106	0	0
# of Families requesting accessibility features	0	0	2,158	0	0	0	0	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 29 – Characteristics of Public Housing Residents by Program Type

Data Source: *PIC (PIH Information Center), Syracuse Housing Authority, October 2024*

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
				Vouchers			Special Purpose Voucher		
White	0	27	930	2,066	186	1,792	88	0	0
Black/African American	0	11	1,192	1,963	244	1,687	32	0	0
Asian	0	0	7	10	1	8	1	0	0
American Indian/Alaska Native	0	0	8	27	3	24	0	0	0
Pacific Islander	0	0	13	21	7	14	0	0	0
Other**	0	3	8	10	3	7	0	0	0

Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
**includes declined to report

Table 30 – Race of Public Housing Residents by Program Type

***Data Source**: PIC (PIH Information Center), Syracuse Housing Authority, October 2024*

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
				Vouchers			Special Purpose Voucher		
Hispanic	0	1	653	679	66	609	4	0	0
Not Hispanic	0	38	1,505	3,416	377	2,922	117	0	0
Declined to Report	0	2	0	2	1	1	0	0	0

Program Type

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

Table 31 – Ethnicity of Public Housing Residents by Program Type

***Data Source**: PIC (PIH Information Center), Syracuse Housing Authority, October 2024*

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

While the number of disabled families and families seeking accessibility features in Syracuse Housing Authority units has increased since the 2020-2024 Consolidated Plan, there is a still a greater need than supply of accessible units. One way SHA is working to accommodate this demand is through redevelopment of existing properties, such as the McKinney Manor and Pioneer Homes “East Adams Transformation” effort. That project will create 70 units (5% of the total development) accessible to people with disabilities; 15% of them will be ground-floor “visitable” apartments; a brand-new senior building will be elevator-served and will be 100% universally designed and adaptable; 2% will be wired for accessibility for visually and/or hearing-impaired persons; all sidewalks and paths of travel will be designed to ADA and UFSA standards. While this project will not meet the entire demand for accessible units, Rental Assistance Demonstration (RAD) and other development initiatives that the SHA can lead deliver the construction of more accessible units. An assessment of SHA residents identifies the following of their top needs:

- Grab Bars
- One level family units
- Roll-in showers
- Step-free entry ways
- Units with wheelchair ramps
- Widened doorways to accommodate wheelchairs
- Lowered counters and cabinets
- Elevators in family units

Most immediate needs of residents of Public Housing and Housing Choice voucher holders
SHA conducted a resident needs assessment in 2024, and it yielded the following list of the most immediate needs of residents of Public Housing and Housing Choice voucher holders:

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, etc.)
6. Mental Health Counseling

How do these needs compare to the housing needs of the population at large?
There are more than 6,000 subsidized units in Syracuse, including those subsidized though the Department of Housing and Urban Development (HUD) funding and Low-Income Housing Tax Credit (LIHTC) equity. In all, units by these sources comprise approximately 10% of City of Syracuse's total housing units. However, there is still much more to be done to address housing production and affordability, particularly because low incomes, in addition to high housing cost, drive housing cost burden. As reported in the 2023 Syracuse Housing Study, 25,000 households had annual incomes lower than $35,000. Among these households, 71% (18,118) spend more than 30% of their incomes on housing, or are cost-burdened; and 85% of these households are renters (15,258). Individuals who cannot find affordable housing options through the above opportunities must find them within the private market, such as through using vouchers. However, according to the Analysis of Impediments to Fair Housing, "A majority of Section 8 vouchers are currently used within the City in low opportunity neighborhoods often because they are the only areas where landlords accept them." Opportunities for affordable housing production outside of the City of Syracuse are limited, as are options for housing choice voucher use. CNY Fair Housing recommends an increase in the number of landlords that accept housing choice vouchers throughout all parts of the County, however there has been no expansion of these numbers according to the Analysis of Impediments to Fair Housing (p.10).

Compared to the population at large, affordability is only one part of the housing market problems faced by households in the City of Syracuse. Market challenges describing the cost to maintain or improve a home is more than most homeowners willingness to pay for it – primarily because of a lack of return on investment and high housing costs. These market challenges require significantly different solutions that affordability challenges described above, however they do work in tandem to create the relatively soft but inaccessible and unaffordable housing market in Syracuse.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:
Homelessness remains a critical issue faced by thousands of residents in the City of Syracuse each year. Populations experiencing homelessness include individual adults and children, families with adults only, families with children, chronically homeless individuals and families, veterans, and persons with HIV. Because the characteristics and affordability of the City's housing stock does not match the needs of residents and their families, as well as low incomes of many families, housing vulnerability and homelessness continues to be a significant issue, and for some, a chronic issue. The most significant risk factors linked with housing instability and homelessness are overcrowding in the home (27.13%), followed by eviction (21.85%). Among respondents in the City's 2024 Housing & Neighborhood Resident Survey, 14% of respondents (75 respondents) indicated that they had experienced homelessness or housing vulnerability. Key reasons cited surrounding the circumstances of their homelessness or housing vulnerability were job loss/loss of income and inability to afford rent. This section describes the characteristics of those experiencing homelessness and the extent to which these populations are affected in the Syracuse community.

Homeless Needs Assessment Table

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 # days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adults and Children	0	357	1,253	1,253	962	72 days
Persons in households with only children	0	9	68	60	61	37 days
Persons in households with only adults	35	358	2,267	1,765	1,639	87 days
Chronically homeless individuals	8	47	128	5	32	87 days
Chronically homeless families	0	3	6	1	1	45 days
Veterans	1	43	77	37	70	48 days
Unaccompanied Child	0	8	68	60	82	23 days
Persons with HIV	0	7	34	31	30	

Table 32 – Homeless Needs Assessment
Data Source: *HMIS, October 2024*

Note: Average length of time people experience homelessness derived from the 2023 Longitudinal System Analysis report (10/1/2022 to 9/20/2023). There is no way to separate out the families and individuals length of time homeless.

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):
Not applicable – see "Homeless Needs Assessment Table."

Nature and Extent of Homelessness:

		Sheltered	Unsheltered (optional)
Race	White	1,013	233
	Black, African American or African	1,448	129
	Asian or Asian American	15	3
	American Indian, Alaska Native or Indigenous	48	7
	Native Hawaiian & Pacific Islander	8	1
	Multiple Races	715	46
Ethnicity	Hispanic	27	6

Table 33 – Nature and Extent of Homelessness
Data Source: *HMIS, October 2024*

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

Number of Families with Children Referred to Coordinated Entry	342 Families (1164 People)
Number of Veterans Referred to Coordinated Entry	4 Veterans with Families (12 people)*

Table 34 – Number and Type of Families in Need of Housing Assistance (Families w/ Children & Families of Veterans)
Data Source: *HMIS, 10/1/2023 – 9/30/2024*
**All other veterans referred were adult-only households.*

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.
White, Black, African American or African, Asian or Asian American, American Indian, Alaska Native or Indigenous, Native Hawaiian & Pacific Islander, individuals of multiple races, and Hispanic individuals are all represented among individuals experiencing homelessness in the City of Syracuse. The majority of individuals experiencing homelessness in the City of Syracuse are Black, African American, or African, with 1,448 Black, African American, or African individuals being sheltered and 129 being unsheltered. The second most represented race among individuals experiencing homelessness is White, who are also most represented among unsheltered individuals experiencing homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.
According to HMIS data from October 2024, of those experiencing homelessness on a given night, most are sheltered (832 individuals), compared to unsheltered individuals (44). The primary demographic among individuals experiencing homelessness on any given night are adult-only households (393), followed by households with both adults and children (357). The number of chronically homeless individuals (55) and veterans (44) experiencing homelessness on any given night are roughly similar.

These trends are mirrored in the estimated number of people experiencing homelessness each year, with the largest populations being adult-only households (2,267), followed by households with adults and children (1,253), and chronically homeless individuals. This trend differs in the number becoming homeless each year, with unaccompanied children being the third highest population becoming homeless each year (60), behind adult-only households (1,765), and households with adults and children

(1,253). According to McKinney-Vento eligibility, which counts the number of school-aged children fitting the definition of homeless:

> "The term "homeless children and youth"—
> A. means individuals who lack a fixed, regular, and adequate nighttime residence…; and
> B. includes —
>   i. children and youths who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason; are living in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations; are living in emergency or transitional shelters; or are abandoned in hospitals;
>   ii. children and youths who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings…;
>   iii. iii. children and youths who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings; and
>   iv. iv. migratory children who qualify as homeless for the purposes of this subtitle because the children are living in circumstances described in clauses (i) through (iii)."

According to the Syracuse City School District's McKinney-Vento Coordinator, 1,737 students currently enrolled in the Syracuse City School District since July 1st, 2024 are or have been designated as McKinney-Vento eligible, including students who are city residents but attend charters or out-of-district placements. Including students who are school-age but may not be enrolled in the Syracuse City School District anymore, this count increases to 1,891. The number of individuals exiting homelessness each year mirrors the trends of the number of individuals becoming homeless each year.

The estimated number of days persons experience homelessness per year is highest among adult-only households (87 days) and chronically homeless individuals (87 days). Unaccompanied children spend the fewest number of days homeless (23 days) of all populations counted.

Rural Homeless Needs Assessment

Rural Homeless Needs Assessment	
Homeless Population (Households)	
Adult Only	Some
Adult and Children	Some
Child only	Some
Veterans	Some
Categories of Homeless Population (Individuals)	
Chronically Homeless	Some
Veterans	Some
Total Homeless Population	Some

Table 35 – Rural Homeless Needs Assessment Table
***Data Source:** HMIS, October 2024*

Description of Sheltered Homeless

Description of Sheltered Homeless	Count of Households (for Families) or Individuals
Families in emergency shelter	460 households (1564 people)
Families in transitional housing	19 households (46 people)
Families in permanent supportive housing	98 households (304 people)
Individuals in emergency shelter	1912 people
Individuals in transitional housing	159 people
Individuals in permanent supportive housing	919 people
Unsheltered receiving street outreach services	541 people

Table 36 – Sheltered Homeless Table
***Data Source:** HMIS, October 2024*

Discussion:
According to the Housing and Homeless Coalition of Central New York, rates of homelessness were decreasing annually until the COVID-19 pandemic. HHC reports a 63% increase in homelessness in Central New York since 2019 and a 150% increase since 2021, citing these patterns as “a result of rising rental costs, loss of available housing to disinvestment, and various economic factors” (HHC Point-In-Time and Housing Inventory Debrief). Another notable trend by the HHC is that “for the first time in recent history, the number of people in families in shelter is higher than single individuals, with family homelessness increasing by 192% since 2019” (HHC Point-In-Time and Housing Inventory Debrief).

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:
Populations with "special needs" are those characterized by HUD as those needing additional services or support in the housing or community services context, including housing, accessibility, social, economic, and mental or physical health needs. It is important to identify these populations so that services can be adequately designed and funded for residents who need them.

Describe the characteristics of special needs populations in your community:
Special needs populations include persons with physical disabilities, the frail seniors, persons with HIV/AIDS and their families, developmentally disabled persons, persons with dual diagnoses, persons with mental health-related disabilities, homeless unaccompanied youth, persons with substance use disorders, persons returning from incarceration, refugees, and non-English speaking populations.

What are 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 and having to be placed into shelters or inappropriate placements at skilled care facilities like hospitals, nursing homes or rehabilitations centers. Data in HMIS tells us that the top 5 characteristics of homeless individuals are being doubled up, not having their own housing, evictions, living in unfit locations, mental health disabilities and involvement with the criminal justice system.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:
This is not applicable as the City of Syracuse no longer receives HOPWA funding.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))
This is not applicable as the City of Syracuse does not administer TBRA funding through the HOME program.

Discussion:
While there are several special needs populations in the City of Syracuse whom housing and community services must support, specific housing needs must target individuals who may be at risk of housing instability or homelessness such as those who are doubled up, do not have their own housing, may be facing evictions, living in unfit locations, have mental health disabilities and involvement with the criminal justice system.

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

Describe the jurisdiction's need for Public Facilities:
The 2025-2030 City of Syracuse Capital Improvement Plan documents needed public facility maintenance and upgrades across multiple City services, including the Fire Department, Department of Parks, Recreation & Youth Programs, Police Department, Public Works Department, Department of Engineering, Information Technology, and Neighborhood & Business Development, totaling roughly $1.1 billion across five years. This funding is largely locally funded and separate from, but informed by, CDBG funding priorities and the Consolidated Plan.

Several schools need facility improvements, including roughly $21.2 million in facility upgrades such as new stadiums and turf fields and maintenance. Additionally, approximately $2.8 million is needed over the next five years to aid the Fire Department in facility upgrades, and $11.6 million to construct a new fire station and purchase a new fire engine on the Near Eastside of the City to respond to east-west construction-related blockages surrounding the I-81 infrastructure project. Parks and Recreation estimates a need for $13 million of parks and recreation facility related improvements, including public pool upgrades, playgrounds, courts, and parks facility upgrades and maintenance. City-owned buildings will require $2.5 million in public facility upgrades, and the Water Department will require $180,000 in facility maintenance. These needs are outside of the scope of what is funded with CDBG, but will complement CDBG investments.

How were these needs determined?
Needs were determined by the City Departments involved in the annual development of the City's Capital Improvement Plan. The City of Syracuse Capital Improvement Plan provides ongoing five-year plans for capital improvement spending for various City Departments who analyze infrastructure need and estimate costs to maintain and repair.

Describe the jurisdiction's need for Public Improvements:
The need for public improvements in the City of Syracuse span within and between neighborhoods, the City of Syracuse and Onondaga County. Key public improvement needs include an expanded and maintained sidewalk network, a quality, expanded, and maintained bike infrastructure network, as well as better maintained roads. Although the need for these improvements is shared across neighborhoods in the City, specific areas of the City such as the East Adams Redevelopment Project and small areas identified in the Syracuse Housing Strategy are particularly requiring focused public improvements for different reasons. The East Adams Redevelopment Project, for example, involves the redevelopment of 1,037 units of public housing into a mixed income neighborhood, and requires an estimated $68,581,338 in public infrastructure improvements including water/sewer upgrades, street work, site work, lighting, pedestrian safety, and infrastructure planning and design capacity. Likewise, the City's "middle neighborhoods" such as Tipperary Hill and Salt Springs, which are stronger neighborhoods compared to the city's more distressed submarkets, will also need focused public improvements in order to increase the marketability of housing and create a submarket wherein housing prices outpace inflation. Approximately $736M of public improvement dollars over the next five years will come from the City of Syracuse Capital Improvement Plan. This includes approximately 50% (or roughly $30M) of the necessary public infrastructure funding for the East Adams Redevelopment project. Other projects included in this Capital Improvement Plan include the Syracuse Developmental Center (SDC) Infrastructure and Roadwork; the West Onondaga Street Downtown Revitalization Initiative Road Reconstruction; the South Avenue Downtown Revitalization Road Reconstruction, the Southwest

Community Center, and the Downtown Revitalization Initiative Railroad Bridge Activation. CNY Fair Housing emphasizes that for major infrastructure projects such as the I-81 viaduct redevelopment, "the removal of the viaduct should improve housing conditions for those currently living adjacent to it, particularly public housing residents in the East Adams Street neighborhood and Southside neighborhood residents whose immediate proximity to the Interstate highway exposes them to vehicle exhaust, road dust, and other environmental hazards" (p.75).

Need for other infrastructure such as tree canopy, follows similar trends. Large projects such as East Adams Redevelopment require significant investment in maintaining and repopulating tree canopy, while other submarkets of the City with weaker housing markets and lower incomes are in disproportionately greater need of tree canopy, facing greater exposure to heat islands. Stronger but not necessarily the strongest submarkets of the City will need to preserve and expand their tree canopy in order to strengthen their marketability and stability of the housing stock.

How were these needs determined?
These needs were primarily determined by CNY Fair Housing's Analysis of Impediments to Fair Housing, as well as the Syracuse Housing Study. Both studies, although primarily focusing on housing, identify barriers to accessing housing which include the quality and accessibility of public infrastructure and transportation.

To produce their Analysis of Impediments to Fair Housing, 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. CNY Fair Housing also reviewed recent local legislation and planning documents such an 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. The Analysis of Impediments cited "Insufficient Transportation Options" as one of the impediments to Fair housing in Central New York (CNY Impediments to Fair Housing p. 2).

Additionally, the Syracuse Housing Strategy calls for a concentration of investments inclusive of housing and public infrastructure such that these improvements complement and enhance each other rather than being siloed across geographies. East Adams Redevelopment budgets were calculated based on total public infrastructure budgets across the twelve-phase project. Tree canopy equity information is sourced from treeequityscore.org. The City of Syracuse Capital Improvement Plan provides ongoing five-year plans for capital improvement spending for various City Departments who analyze infrastructure need and estimate costs to maintain and repair.

Describe the jurisdiction's need for Public Services:
Respondents to a survey conducted by the City's Department of Neighborhood and Business Development in fall 2024 ranked "new housing/home repairs," "decreasing crime," and "decreasing homelessness" as the top three categories they believe the City should spend the greatest amount of funding on. Respondents also ranked "childcare/youth programs" moderately on the same scale. These responses indicate a desire for additional public services aiding housing, crime prevention, and programs addressing homelessness, housing instability, and related issues such as mental health services/substance abuse centers.

The City's student population experiencing homelessness spiked over the past two years, with one in ten (1800 total) Syracuse City School District students being homeless. For children and their families, housing and homelessness services, but also mental health counseling as an ancillary service, is necessary.

In addition to housing needs, CNY Fair Housing's 2024 Analysis of Impediments to Fair Housing underscores the need for expanded transportation services such as the Centro bus network and Micromobility options such as Veo bikes and scooters. Each Veo scooter is used on average three times per day, with 433,351 total rides recorded in 2023, making Veo a popular transportation option.

How were these needs determined?
Funding priorities were informed by a variety of sources, the 2025 Analysis of Impediments to Fair Housing, U.S. Census Bureau Data, the Syracuse Housing Market Study, the Syracuse Housing Strategy, the Housing and Homeless Coalition and Central New York Regional Transportation Authority, reviews of comprehensive City and County strategic plans, and feedback from local service providers.

Market Analysis

MA-05 Overview

While the Needs Assessment portion of this plan identified housing affordability and housing stability needs, this section highlights the state of the housing market in the City of Syracuse. The housing market impacts the supply, price, and value of housing in a geographic area. The City of Syracuse experiences a persistent "market gap," wherein the cost to build and maintain housing is more than what households with sufficient incomes are willing to pay.

Private, unsubsidized investment is limited in much of Syracuse due to lower housing demand compared to the surrounding suburbs, with the gap between city and suburban demand continuing to grow. Even within the city, demand is inconsistent, as reflected in the varying housing conditions and housing demand. A 2022 housing field survey, along with other indicators of housing demand and investment, categorized different housing sub-markets across the City. Areas with stronger demand are more likely to attract private investment, as homeowners and investors can expect higher returns. Conversely, in weaker markets, private investment is less likely, making public subsidies and incentives necessary to drive housing development. Even the strongest sub-markets in Syracuse are still slightly weaker than the regional average, as evidenced by lower single-family home sales prices.

To measure the state of the market gap in the City, the study outlines three outcomes which are imperative to making meaningful progress in terms of housing:

- Taxable assessed value is rising at a rate that exceeds inflation by at least 1%.
- The difference between Syracuse's share of moderate and higher-income households in the county, and its fair share of those households is getting smaller.
- The share of residential properties that show evidence of active ownership and investment is rising.

To guide Syracuse through these challenging decisions, nearly all traditional methods of community development will need to be set aside. The work outlined in this strategy must be sharply focused on shifting markets, meaning efforts must be geared toward creating lasting improvements in the quality of residential life. Almost all of Syracuse's current arrangements—both formal and informal—that have become standard practice will need to be disrupted to sustain this focus. For example, slum landlords and their substandard properties, which currently serve as the city's unofficial anti-homelessness solution, will need to be eliminated. Vacant lots must be strategically created in ways that incentivize private sector infill development, leading to new buildings with higher rents and a shift in community norms on those blocks.

Such changes will likely face resistance. However, without them, Syracuse's housing markets will neither recover nor become resilient enough to face the challenges that lie ahead. By adhering to the guiding principles of this strategy and expertly managing its implementation, slow but steady, meaningful, and lasting improvements can be achieved in the city's housing landscape.

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

Introduction
Data regarding the number and types of housing units in the City pf Syracuse shows that:

- The majority of structures in the City of Syracuse (40.7%) are single unit detached structures.
- More units in the City of Syracuse are renter-occupied (59.2%) than are owner-occupied (40.8%).
- Most common bedroom configurations for owner-occupied structures are three- to four-bedrooms, whereas the most common configuration for renter-occupied structures are one- and two-bedrooms.

The data in these tables indicate patterns about what type of housing is available most commonly, which, when compared to the number and type of individuals and families in the population, can help identify whether the available housing in the City of Syracuse appropriately matches the needs and demand of the population.

The City of Syracuse sits within Onondaga County, which is generally characterized by sprawling development pattern. For decades, the City of Syracuse operated under a Zoning Code allowing predominantly single-family residential structures in neighborhoods outside of downtown. However, under the newly adopted Zoning Ordinance which took effect in July 2023, greater density will be allowed in these neighborhoods, including greater diversity of housing stock. In areas of the City where housing conditions are better and demand for housing is higher (stronger submarkets), there is less available land to build than in neighborhoods with more deteriorating housing conditions and lower demand (weaker submarkets). Thus, because of availability and site control of buildable land and population/geographic eligibility for use of federal dollars for affordable housing preservation and production, most new residential construction in the City of Syracuse that is affordable to the Area Median Income and below, is constructed in weaker submarkets. Infill development subsidized and sold to eligible homeowners continues to be a key priority for the City of Syracuse, as is providing safe and affordable multifamily options. While the City of Syracuse and partners are engaged in expanding the affordable housing stock in the City of Syracuse, the ability of the City to encourage production of affordable housing that meets the needs of family sizes, ability status, age, and income, remains limited, indicating a need for additional resources and targeted strategy.

All residential properties by number of units

Units in Structure	Count	Percent of Total
1, detached	27,826	40.7%
1, attached	2,354	3.4%
2	12,320	18.0%
3 or 4	6,600	9.7%
5 to 9	3,916	5.7%
10 to 19	3,353	4.9%
20 to 49	3,846	5.6%
50 or more	7,863	11.5%
Mobile home	277	0.4%
Boat, RV, van, etc.	7	0.0%
Total	68,362	100.0%

Table 37 – Residential Properties by Unit Number

***Data Source:** 2022 ACS 5-Year Estimates, B25024: Units in Structure*

Housing Units by Unit Size and Tenure

	Owner Occupied			Renter Occupied		
	Unit Count	Percent of Tenure Type	Percent of Total	Count	Percent of Tenure Type	Percent of Total
No bedroom	120	0.5%	0.2%	2,482	7.2%	4.2%
1 bedroom	662	2.8%	1.1%	10,660	30.8%	18.2%
2 bedrooms	4,158	17.4%	7.1%	10,843	31.4%	18.6%
3 bedrooms	11,996	50.3%	20.5%	8,227	23.8%	14.1%
4 bedrooms	5,133	21.5%	8.8%	1,973	5.7%	3.4%
5 or more bedrooms	1,780	7.5%	3.0%	390	1.1%	0.7%
All	23,849	100.0%	40.8%	34,575	100.0%	59.2%

Table 38 – Housing Units by Unit Size and Tenure

***Data Source:** 2022 ACS 5-Year Estimates, B25042*

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

According to the National Housing Preservation Database, the City of Syracuse contains 8,868 known units that are actively subsidized with one or more federal programs. This includes HOME, HUD-Insured, LIHTC, Project-Based Vouchers, Public Housing, RHS 515, Section 202, Section 236, and Section 8.

The majority (62.5%) of units assisted with federal programs are reserved for individuals at 50% or less of the Area Median Income (AMI). Approximately 24.3% of units assisted with federal programs are reserved for those at 60% AMI or less (LIHTC), and 6.4% of units are reserved for those at 80% AMI or less (HOME).

Of all units that are actively subsidized by federal programs, 36 units (0.4%) are set aside specifically for disabled individuals, 1,513 (17%) are set aside for elderly individuals, 669 (8%) are set aside for either elderly or disabled individuals, and 1,453 (16%) are targeted toward families.

The bedroom configurations represented in the total active units assisted by federal programs, however, are not necessarily representative of family size. From the total, 2,800 (32%) of units are 0–1-bedroom units, 884 (10%) are two-bedroom units, and only 558 (6%) are three bedroom units and over.

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

According to the National Housing Preservation Database, between January 1, 2025, and December 31, 2029, 730 active affordable housing units are expected to expire, including 185 HOME units, 499 LIHTC units, and 46 Section 8 units. Property owners do have the option of extending these contracts, although it is not required. The City of Syracuse must monitor and respond to expiring units to keep pace with the needs of current and future City residents.

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

Based on the total unit count, population eligibility, geographic distribution, and typology of available housing units in the City of Syracuse, the available housing units do not meet the needs of the population, nor do they provide residents adequate agency over their housing choice.

Housing units that are subsidized (not naturally affordable) and therefore more affordable, are predominately concentrated in low-income census tracts. This means that for individuals and families seeking to rent or buy a home, options that are affordable are limited in geographic scope, away from neighborhoods in the City with better-resourced schools, parks, and housing options.

The U.S. Census Bureau reports that 13.3% of individuals 65 years and younger live with a disability, yet only .4% of units actively subsidized by federal, state, or local grants are set aside specifically for individuals with disabilities. Similarly, 13.3% of the City of Syracuse population is 65 years of age or older, yet only 8% of units actively subsidized by federal, state, or local grants are set aside specifically for elderly individuals.

The availability of units suited for families with children are quite limited as well. Only 6% of rental units actively subsidized by federal, state, or local grants are three bedrooms and over. While the City population contains roughly 27,798 families and an average family size of 3.1 people, there remains short supply and high demand for affordable, appropriately sized rental housing.

Describe the need for specific types of housing:

Because of the City of Syracuse's affordability gap (meaning the prices for housing outpace what individuals and families are able to afford), City residents are in need of an expanded stock of safe and affordable housing options as well as agency and choice over where they live. CNY Fair Housing's Analysis of Impediments to Fair Housing underscores the need for increased availability of four- and five-bedroom apartments for families, citing "The Syracuse Housing Authority (SHA) has found that families remain on the waitlist for an average of two years, while families in need of a four- or five-bedroom apartment wait six years or more" (p. 69).

The stock of affordable housing in the City must include unit configurations with higher unit counts to accommodate larger families, especially multi-generational households. Units must also be accessible to individuals with disabilities, both relating to physical accessibility, as well as easy access to supportive services. Families must also have a choice in where they live, which is rarely an option outside of the City's weaker housing submarkets. Achieving this may require inclusion of missing middle housing in both weaker and stronger housing submarkets in the City. Additionally, because of Syracuse's market gap (meaning the prices for housing outpace what individuals and families are willing to pay), housing options must remain attractive to prospective buyers with sufficient incomes, and investment in those properties must be rewarded by a stronger housing market with increased property values in order for middle neighborhoods to stabilize and revitalize. Housing in middle neighborhoods that are stronger in the context of the City's housing market but vulnerable to decline must have increased curb appeal, be move-in ready, be attractive to families because of preferred bed/bath configurations, and must be diverse enough in size, price range, and character to appeal to a diverse population (e.g. diverse home sizes; healthy mix of rentals and owner-occupied; etc.).

Discussion

The Syracuse housing market is characterized by an affordability gap and a market gap. Adding to and diversifying the housing stock, in addition to making the housing stock more appealing and affordable, may help address these gaps. Federal resources that are tailored to preserving and increasing the housing stock must be responsive to the needs of the population by producing units that are appropriately sized for families, available in expanded geographies, and are accessible to those who have disabilities or choose to age in their home.

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

Introduction
The City of Syracuse sits in the context of a soft regional housing market. The average sale price in the City of Syracuse is just 28% of the average sale price in the U.S. (with rents being 74% of the national average). Onondaga County average sale prices are 49% of the average sale price in the U.S. (and rents are 80% of the national average). Lower regional housing costs may mean that housing is more affordable than in other areas of the country, but because of decades of deferred maintenance and substandard living conditions in many homes in the City of Syracuse, the cost to repair these homes into suitable condition is much more than the value of the homes, essentially eliminating any financial sense for a homeowner to invest in their property. Although housing costs are lower than in the Onondaga County and the United States average, incomes are still too low to afford median rents and mortgages, leaving thousands of renters and homeowners cost burdened. These complex and co-occurring problems result in declining housing conditions, and rents that are unaffordable to many but still too low for rental owners to pay for repairs. Housing costs and the overall cost of living have also increased since the pandemic, while incomes remain stagnant.

Cost of Housing

	Base Year: 2017	Base Year: 2022	Percent Change
Median Contract Rent	$647	$788	22%
Median Home Value	$91,100	$117,900	29%

Table 39 – Cost of Housing
Data Source: *2017, 2022 ACS 5-Year Estimates, Tables: B25077, B25058*

Gross Rent Paid

Rent Paid with Cash Rent	Estimate	Percent of Total
Less than $500	4,276	13%
$500-999	15,559	46%
$1,000-1,499	9,954	30%
$1,500-1999	2,625	8%
$2,000 or more	1,296	4%
Total	**33,710**	**100%**

Table 40 - Rent Paid
Data Source*: 2022 ACS 5-Year Estimates, B25063*

Housing Affordability: Units Available to Household Earning

Renter	
Rent less than or equal to RHUD30	6,305
Rent greater than RHUD30 and less than or equal to RHUD50	16,520
Rent greater than RHUD50 and less than or equal to RHUD80	9,400
Rent greater than RHUD80	2,090
Total	**34,310**

Owner	
Home value less than or equal to VHUD50	16,725
Home value greater than VHUD50 and less than or equal to VHUD80	3,595
Home value greater than VHUD80 and less than or equal to VHUD100	609
Home value greater than VHUD100	1,145
Total	**22,080**

RHUD = whether a housing unit would be affordable to a generic household at HAMFI threshold of interest for housing units in the rental market
VHUD = whether a housing unit would be affordable to a generic household at HAMFI threshold of interest for housing units in the ownership market

Table 41 – Housing Affordability
***Data Source:** CHAS 2016-2020 Data*

Monthly Rent
2024 HUD Fair Market and HOME Program Rents for Syracuse MSA

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
Fair Market Rent	$828	$916	$1,126	$1,381	$1,600	$1,840	$2,080
Low HOME Rent Limit	$828	$889	$1,067	$1,232	$1,375	$1,517	$1,659
High HOME Rent Limit	$828	$916	$1,126	$1,381	$1,600	$1,840	$2,050

Table 42 – Monthly Rent
***Data Source:** US Department of Housing and Urban Development (HUD) Fair Market Rent (FMR) and HOME Rent Limit*

Is there sufficient housing for households at all income levels?
No, there are not sufficient housing options for households at all income levels. There are slightly less than half the needed rental units available for households at 30% AMI (very low income). There is a distinct lack of homeownership opportunities available for households earning between 80% and 100% of AMI. Rental options for individuals at 100% AMI are also lacking (there are 7,290 households at 100% AMI yet only 2,090 rental units available at this income range). The largest number of units available to individuals of any income band is the 50% AMI income band, with roughly 16,520 rental units and 16,720 ownership opportunities available for those at 50% AMI.

How is affordability of housing likely to change considering changes to home values and/or rents?
As noted in the 2017-2022 ACS 5-Year Estimates, the median contract rent experienced a 22% increase, and the median home value experienced a 29% increase. Meanwhile, incomes have not risen at the

same pace, leaving residents to dedicate a greater proportion of their incomes to housing costs. With rents and home values not likely to fall and incomes not likely to rise quickly enough to match, the affordability problems that characterize the housing market in Syracuse and beyond are likely to persist without intervention.

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

Fair Market Rent (FMR)/HOME rents are slightly lower than Area Median Rents. However, because FMR is the 40th percentile of rents in a given area and Area Median Rents (AMR) is the 50th percentile of rents, FMR/HOME rents and AMR are proportional. Since FMR/HOME rents place a control on the cost of rent that can be charged and rents have continued to increase while incomes stagnate, it becomes even more important for FMR/HOME units to be preserved and protected.

Discussion

Cost of housing in the City of Syracuse, although lower than other areas of Onondaga County, remains unaffordable to almost 27,000 households who are renters and 5,249 who are homeowners. Housing costs have increased since the Pandemic, yet incomes, which are already low in Syracuse, have not risen to offset the increased costs. This leaves many households cost burdened. Preservation of existing affordable units and development of additional units tailored to the family size, incomes, and needs of Syracuse residents is essential to reducing this significant gap.

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

Introduction
The City of Syracuse housing stock is characterized by a historical yet aging housing stock. In neighborhoods in the City where resident incomes are high enough to afford routine property maintenance and large upgrades, housing is retained and grows in value, often resulting in high-quality historical homes. In the majority of the City, however, maintenance has been deferred, sometimes for decades, leaving much of the housing stock in need of major upgrades such as energy efficiency upgrades, lead remediation, and health and safety related rehabilitation. Because typical household incomes in the City are in the mid- $40,000’s, average residents do not have the financial means to fund these major upgrades needed. Additionally, because of the soft housing market in Syracuse, the value gained by rehabilitating a property is oftentimes less than what the rehabilitation would cost. These affordability and market challenges persist and will require significant, concentrated investments in order to overcome.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":
The City of Syracuse defers to the Property Conservation Code of the City of Syracuse as a baseline of “standard condition” for properties and relies on the Division of Code Enforcement to enforce this code in City properties.

Since 2022, the City has been utilizing a 1-5 scale to evaluate property conditions, with 1 being the best condition score and 5 being the most distressed condition score. Properties scored 1 or 2 are considered “standard condition.” Properties scored 3 and 4 are considered “substandard but suitable for rehabilitation.” Properties scored 5 are considered demolition candidates.

When subgrantees submit requests for HOME or CDBG funds to support property rehabilitation, the City takes into account several factors when evaluating whether properties are suitable for rehabilitation, including their property score, alignment with the City of Syracuse Housing Strategy, the City’s Resurgent Neighborhoods Initiative (i.e. proximity to priority investment areas and commercial corridors), historical value of the property/significance to the neighborhood and/or residents, and project underwriting standards.

Condition of Units

	Owner-Occupied		Renter-Occupied		Total	Percent of Total
	Count	Percent	Count	Percent		
Total by tenure	23,849	100.0%	34,575	100.0%	58,424	100.0%
With one selected condition	4,222	17.7%	16,664	48.2%	20,886	35.7%
With two selected conditions	160	0.7%	1,210	3.5%	1,370	2.3%
With three selected conditions	9	0.0%	56	0.2%	65	0.1%
With four selected conditions	0	0.0%	0	0.0%	0	0.0%
No selected conditions	19,458	81.6%	16,645	48.1%	36,103	61.8%

Table 43 - Condition of Units
***Data Source:** Census ACS 5-Year Estimates, 2022, B25123*

Year Unit Built

	Owner-Occupied		Renter-Occupied		Total	Percent of Total
	Count	Percent	Count	Percent		
Total units by tenure	23,849	100.0%	34,575	100.0%	58,424	100.0%
Built 2000 or later	413	1.7%	2341	6.8%	2,754	4.7%
Built 1980 to 1999	971	4.1%	3530	10.2%	4,501	7.7%
Built 1950 to 1979	6,780	28.4%	14,427	41.7%	21,207	36.3%
Built before 1950	15,685	65.8%	14,277	41.3%	29,962	51.3%

Table 44 – Year Unit Built

Data Source: *ACS 5-Year Estimates, 2022, B25036*

Risk of Lead-Based Paint Hazard (Tenure by Year Structure Built by Presence of Children)

	Owner-Occupied		Renter-Occupied		Total	Percent of Total
	Count	Percent	Count	Percent		
Total structures by tenure	22,615	100.0%	34,540	100.0%	57,155	100.0%
Total structures built before 1980	21,270	94.1%	29,175	84.5%	50,445	88.3%
Structures built before 1980 with children present	2,070	9.7%	4,895	16.8%	6,965	13.8%

Table 45 – Risk of Lead-Based Paint

Data Source: *2017-2021 CHAS, Table 13*

Vacant Units

Category	Total Number of Units	Suitable for Rehab	Not Suitable for Rehab
Vacant Units	1,472	877	595
Abandoned Vacant Units	408	216	192
REO	102	81	21
Abandoned REO	93	73	20

Table 46 – Vacant Units

Data Source: *City of Syracuse Division of Code Enforcement Records (Dec 2024) and NY Department of Financial Services*

Need for Owner and Rental Rehabilitation:

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

Roughly 36% of housing in the City of Syracuse has at least one problem housing condition -- either lacking complete kitchen facilities, lacking complete plumbing facilities, housing more than one person per room, and/or the cost burden is greater than 30%. These problems predominantly apply to rental housing, with almost half (48.2%) of renter-occupied units having at least one selected condition. Owner-occupied structures that have at least one selected condition represent 17.7% of the total owner-occupied housing stock. Over 90% of the owner-occupied housing stock and over 80% of rental housing was built prior to 1980. These figures represent a significant need for both owner-occupied and rental rehabilitation. According to the Syracuse Housing Study, the estimated cost to cure deferred maintenance on the housing stock is three billion dollars.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards (91.205(e), 91.305(e), 91.405).

The City of Syracuse is distressingly positioned in terms of lead-based paint hazards facing its residents. With roughly 88% of the total housing stock being built before 1980, and 25,050 households being either low- or moderate income an estimated 25,000 households occupied by low to moderate income residents may be at risk of lead-based paint hazards. The Federal Government banned the use of lead-based paint in residential construction in 1978. Residential units constructed before this have a high chance of having lead-based paint because of the appeal of a durable painting product to multi- and single-home builders. Low- and moderate- income families are more likely to remain in the neighborhoods with these older homes because of the concentration of affordable housing in these neighborhoods, insufficient incomes to afford remediation, low financial return on investment for landlords to upgrade these homes in low- moderate-income neighborhoods, and the scarcity of affordable housing in neighborhoods where homes have been upgraded and lead has been remediated.

Discussion

The City of Syracuse housing stock faces decades of deferred maintenance on its housing stock. This leaves thousands of residents and children at risk of lead-based paint hazards as well as generalized unsafe housing conditions. The cost to improve properties in many neighborhoods in Syracuse – specifically ones within the Syracuse NRSA – is most often much more than the value the property would gain from those upgrades, making expensive but necessary rehabilitation projects financially unfeasible and/or unattractive to landlords and homeowners. Syracuse residents' low incomes make property upgrades or purchasing a home that is up to code and free of hazards also out of reach for many. As housing continues to age and necessary maintenance continues to be deferred, the City and its residents face even larger financial as well as public health and safety challenges.

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. As of July 1, 2024, there are 1,696 students attending the Syracuse City School District that are (or have been designated) as McKinney-Vento eligible. That figure climbs to 1,891 when students attending charter schools or other out-of-district placements are included. Accordingly, there is an incredible need for affordable, public housing units sufficient for larger family sizes. While on a per capita basis, Syracuse has a large supply of public housing, it is important to note that the high concentration of poverty demands more people seeking housing options. The Syracuse Housing Authority, specifically, has found their waiting lists growing to levels where families remain on a list between two-and-six years long.

Totals 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	41	2,343	3,794	444	3,122	121	2	105
# of accessible units	0	0	82	8	8	0	0	0	0

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

Table 47 – Total Number of Units by Program Type

Data Source: *PIC (PIH Information Center), Syracuse Housing Authority, October 2024*

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.

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:

As stated above, SHA has a number of densely populated family developments participated in an approved Public Housing Agency Plan. Specifically, the 75-unit McKinney Manor project (entirely 3-, 4-, and 5-bedroom units), the 599-unit Pioneer Homes project, and 191-unit Almus Olver Towers project are currently undergoing/have planned redevelopment through the "East Adams Neighborhood Transformation" project. As a result of this project, every unit will be modernized with new amenities (stainless steel appliances, in-unit laundry) and the overall number of affordable units will increase. Additionally, a patented "Hydronic Shell Technology," which won a 2024 Housing Affordability Breakthrough Challenge, will be piloted at the James Geddes units on the westside to effectively modernize the properties' HVAC systems without disruptive renovation/temporary displacement. Despite these critical efforts, 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)	85
Central Village/McKinney (NY001000071)	90
Toomey Abbott Tower (NY001000072)	94
James Geddes (NY001000073)	93
Vinette/Fahey (NY001000074)	90
Benderson/Scattered Sites (NY001000075)	85
Ross Towers (NY001000077)	90

Table 48 – Public Housing Condition
***Data Source**: Syracuse Housing Authority*

Describe the restoration and revitalization needs of public housing units in the jurisdiction:
Most of the public housing stock in Syracuse is over 50 years old and it is becoming necessary for some major renovations, both at the property and for the infrastructure located below ground. Throughout this report, the East Adams Transformation Plan has been noted, which is the single-largest redevelopment initiative planned for SHA properties. Not only will it revitalize the largest area of public housing in the City, but will completely redesign and replace public infrastructure, including water and sewer lines. For the new developments, sanitary sewer lines, water lines, storm water retention, and utility lines are being replaced. Additionally, each unit will be energy efficient and is using geothermal – underground- technology where possible. Not only will these improvements modernize the units but will be more resilient in the face of global climate change.

Currently a high level of density exists within several Syracuse Housing Authority properties, including the area known as "East Adams". Through redevelopment projects, SHA is working 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:
There are more than 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 10% of the total number of the City's housing units. While the City is appreciative for the support public housing provides, there is still much more to be done to address housing affordability, particularly because affordability is a major concern for the population at large. As reported in the 2023 Syracuse Housing Study, 25,000 households had annual incomes lower than $35,000. Among these households, 71% (18,118) spend more than 30% of their incomes on housing, or are cost-burdened; and 85% of these households are renters (15,258). Individuals who cannot find affordable housing options through the above opportunities must find it within the private market. While Syracuse is an objectively affordable city, the depth and breadth of its poverty means that many of its households are too poor to afford even the lowest-cost housing available in the region. The promotion of more affordable housing will drive this goal even further, though cost-burdened needs are heavily concentrated in the City of Syracuse and

current tools like public and LIHTC housing programs concentrate poverty. On-going efforts and advocacy for new housing policy tools have assisted in ameliorating cost-burdening conditions in the City; however more work is still required. By undertaking the East Adams Neighborhood Transformation project, for example, the Syracuse Housing Authority is redeveloping some of its public housing portfolio to increase the number of affordable units and deconcentrate poverty by building mixed-income housing communities.

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

Introduction
The City of Syracuse collaborates with a robust network of organizations providing facilities and services for those experiencing homelessness. Facilities offered include emergency shelter beds, transitional housing beds, and permanent supportive housing beds. Across roughly 24 agencies, services include counseling, case management, referrals, foreclosure and eviction prevention, emergency food and basic hygiene needs, financial assistance, and educational skills and training.

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
Persons in households with adults and children	354	0	29	194	0
Persons in households with only children	15	0	0	0	0
Persons in households with only adults	312	6	94	640	0
Chronically homeless individuals	0	0	0	205	0
Chronically homeless families	0	0	0	6	0
Veterans	0	0	44	159	0
Unaccompanied child	15	0	0	0	0
Persons with HIV	0	0	10	0	0

Table 49 - Facilities and Housing Targeted to Homeless Households
Data Source: *Onondaga County HIC Data 2024*

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 intake process, the homeless programs include assessments and evaluations of client health, mental health, and employment readiness. These assessments assist the provider in identifying behavioral health issues, substance use, 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 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, Onondaga Case Management Services, 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 level 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, childcare and assistance 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 supportive employment services to make their employment successful. Supported employment is paid and competitive employment with ongoing support for individuals with high need.

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: operates an emergency shelter with 80 beds for men over the age of 18. Catholic Charities also operates the **Hospitality Center** which offers a safe place for those living on the streets who wish to not go into shelters. One can get out of the cold or heat, get a light snack and be in a safe place. It is open from 4pm-8am. **Case Management Services** are offered to families staying in hotels due to the overcrowding of the family shelter. Hygiene products, laundry, food and case management services are offered to these families. **Permanent Supportive Housing programs** and **Rapid Re-housing** services for the chronically homeless and homeless individuals and families are also offered.

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

In My Fathers Kitchen: ***Under the Bridge Street Outreach*** - a street outreach program for 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 for tenants.

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

Helio Health: provides permanent supportive housing for chronically homeless or homeless individuals and families.

Hiscock Legal Aid Society: *Homeless Prevention Legal Services –* will provide legal assistance for low-income families and individuals living in privately-owned rental housing within the City of Syracuse who are facing eviction, illegal lockouts and other housing problems related to the prevention of homelessness. HLAS will also provide assistance to tenants facing eviction due to foreclosure, including tax foreclosure. The focus is on the prevention of homelessness through early intervention.

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 food and personal care items, along with referrals to stabilizing resources, to individuals and families in need.

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.

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) oversees Van Keuren Square, affordable housing to veterans (50 units)

The Rescue Mission: *Emergency Shelter* 192 bed facility serving men and women. The Rescue Mission also operates the Alejandro Garcia Runaway and Homeless Youth House which has 9 beds.

Vera House: *Emergency shelter services -* for women and men in domestic violence crisis and their children.

Volunteer Lawyers Project will provide legal representation to low- or medium-income tenants facing eviction in Syracuse. The primary goal of the Eviction prevention program is to prevent homelessness by helping tenants avoid or delay eviction, with a secondary goal of reducing or preventing money judgements against tenants so that they can relocate, and a tertiary goal to provide advice or counsel regarding tenant rights.

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)

Introduction

Supportive housing needs in Syracuse include a need for accessible and affordable housing, care coordination, access to medical care services, and opportunities for socialization and entertainment. These needs have increased as there has been an increase in the aging population and longer lifespan. As there are over two-dozen agencies in the City of Syracuse that provide services, several agencies have invested in robust case management staffing and services to ensure that individuals are able to navigate this agency landscape and efficiently connect them to services that are appropriate for their needs. In the next year, the City of Syracuse plans to address housing and supportive services needs for persons who are not homeless but have other special needs by investing in and supporting housing programs and projects that help fill these needs.

HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their Families
TBRA	105
PH in Facilities	0
STRMU	*Unknown (not in HMIS)*
ST or TH facilities	10
PH Placement	*Unknown (not in HMIS)*

Table 50 – HOPWA Assistance Baseline Table

Data Source: *HMIS, October 2024*

Including the elderly, frail elderly, 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.

There is a great need in Syracuse for more accessible, mobility-friendly, and affordable housing. Long waiting lists and age restrictions hinder access to finding accessible housing. Seniors and persons with disabilities face many challenges in their own homes due to lack of handicap 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 for 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.

The City of Syracuse has a limited supply of affordable and supportive housing options available to persons with disabilities in the community. Although there are several facilities with housing units designated for special needs populations, most of those facilities have extended waiting lists which are unable to meet the growing need and are further limited and/or segregated by age restrictions. Furthermore, New York State has been shifting funding priorities away from developing and paying for group homes for persons with disabilities. This further lengthens waiting lists for the same accessible and affordable units in the community.

The City of Syracuse has developed several accessible and affordable units with the New York State Low Income Housing Tax Credit (LIHTC) Program. However, most of those units require minimum incomes which prices out many individuals with disabilities who are below 30% of AMI and who rely on Social Security Income (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 likely contributed to an increase in individuals experiencing homelessness. Therefore, additional accessible, affordable housing without income limits is needed in the community.

Many homeless and/or housing vulnerable individuals also have complex co-occurring disorders and are faced with multiple barriers that prevent a successful transition into permanent housing. Many of these individuals experience substance use and mental illness. Essential support services must be in place to properly treat these co-occurring disorders when transitioning into permanent housing. It is common for individuals to end treatment and necessary medication therapy needed to treat their mental health issues and experience a relapse in symptoms. Supportive housing services provide supportive housing units and support services with different levels of care to individuals with substance use and mental health conditions. Currently the CoC funds 15 Permanent Supportive Housing Projects in Onondaga County with 834 beds and they serve approximately 1024 individuals with disabilities each year. These programs have long waitlists but are critical in combating homelessness among persons with co-occurring disorders in the community.

Individuals living with HIV/AIDS (PLWHA) may 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 may not have their many needs met and may continue to remain housing vulnerable.

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

The City of Syracuse has a limited supply of affordable and supportive housing options available to individuals with disabilities in the community. Although there are several facilities with housing units designated for special needs populations, most of those facilities have long waiting lists which are unable to meet growing need and are further limited and/or segregated by age restrictions. However, the local CoC actively collaborates with systems of care and new initiatives have been developed to assist in preventing homelessness due to limited housing supply and housing vulnerability wherever possible. Lead Health Homes have embedded Care Managers at all local hospitals and shelters who quickly connect clients to a Health Home care manager, assist with the discharge planning process and improve continuity of care. The Office of Mental Health (OMH) funds the Single Point of Access (SPOA) for individuals with serious psychiatric disabilities that are in need of specific psychiatric services and Assisted Outpatient Treatment Coordinators (AOT) collaborate with NYS OMH to assure that housing and needed services for persons with serious mental illness are received.

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))

The City of Syracuse is supporting several large development projects that involve the rehabilitation and construction of affordable rental units for senior residents. The Maria Regina campus will create 182 affordable apartments for low-income residents who are 62 years or older. Twelve of these units will be dedicated specifically for senior individuals with intellectual and developmental disabilities. The tenants in these units will be referred and supported by AccessCNY, a local organization that provides services and supports to individuals with intellectual and/or developmental disabilities, acquired brain injuries (ABI), or mental health diagnoses. HOME funds will be used for this project.

A joint venture between COR Development and Empire Housing and Development Corporation will produce the Aerie Apartments, a 62-unit affordable rental property for low-income seniors. Each unit will be designed to ensure that tenants can age in place and will have enhanced accessibility features.

Housing Visions, LLC is developing the Creekside Landing, Kirkwood Homes, and Ashley Arms projects, all of which will have set-aside units for homeless young adults. These set-aside units will include supportive services and subsidies provided by the Empire State Supportive Housing Initiative (ESSHI). The City of Syracuse is investing HOME and ARPA funds into Creekside Landing and Ashley Arms, and provided a letter of support to Housing Visions for the Kirkwood Homes project.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment
Public policies in the City of Syracuse have presented challenges for affordable housing and residential investment, affecting the city's housing market. Despite Syracuse's relatively low cost of living, a large portion of residents—particularly those earning less than $35,000 annually—remain cost-burdened. Nearly 88% of renters earning under $20,000 spend more than 30% of their income on housing, which may force residents into substandard or deteriorating housing options. The cost of constructing and maintaining housing units often exceed what low-income residents can afford, which can discourage new residential investment and contribute to a cycle of housing decline. Rising construction costs, combined with zoning and regulatory requirements, further complicate the ability to produce affordable housing. Policies related to land use, zoning ordinances, and building codes, while aimed at managing growth and maintaining quality standards, can sometimes prove troublesome for investors, potentially limiting or slowing investment.

ReZone Syracuse, a comprehensive initiative to update the city's zoning laws, represents a significant step toward improving land use policies and addressing some of these housing challenges. This initiative seeks to modernize Syracuse's zoning ordinance and map in line with the city's Land Use and Development Plan 2040, with goals that include promoting sustainable development, enhancing neighborhood character, and improving the efficiency of the development review process. ReZone's emphasis on high-quality design, environmentally sustainable land use patterns, and streamlined regulations is designed to make Syracuse more attractive to developers and residents alike. However, while ReZone Syracuse offers potential benefits for future development, it is essential that its implementation directly addresses the City's most pressing housing concerns, particularly for low-income residents. Ensuring that the updated zoning ordinance supports the construction of affordable housing is critical for the initiative to be effective. By incorporating policies that encourage both market-rate and affordable units, ReZone has the potential to create a more balanced and equitable housing market in Syracuse.

The initiative's focus on efficient development regulations, combined with sustainable practices like transit-oriented development and green infrastructure, can create opportunities for residential investment that benefit the entire community. To fully succeed, though, it will be necessary to continue balancing the need for neighborhood preservation with the need to provide affordable housing options across the City.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction
Major industries in the City of Syracuse are education and health services, making up 35% of all workers in the City of Syracuse and 50% of all jobs within the City. In the coming years, transportation, housing, and digital connectivity investments are needed in order to meet the natural evolution of the City's population and workforce. These investments are especially in critical need given Micron Technology, Inc. $100 billion investment in the Syracuse area. Local efforts are already underway to prepare the workforce for these significant regional changes. These efforts include specialized training programs, infrastructure improvements, and community development initiatives to maximize the impact of Micron's presence.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs Less Workers %
Agriculture, Forestry, Fishing, Hunting, Mining	91	0	0	0	0
Arts, Entertainment, Accommodations	6,173	7,058	10	7	-3
Construction	2,854	2,025	5	2	-3
Education and Health Services	21,327	48,177	35	50	15
Finance, Insurance, and Real Estate	2,956	4,198	5	4	0
Information	1,367	1,773	2	2	0
Manufacturing	4,005	3,065	6	3	-3
Other Services	2,922	2,508	5	3	-2
Professional, Scientific, Management Services	6,422	8,162	10	8	-2
Public Administration	1,984	3,780	3	4	1
Retail Trade	6,812	5,359	11	6	-5
Transportation and Warehousing	3,674	1,238	6	1	-5
Wholesale Trade	1,092	1,667	2	2	0
Total	**61,679**	**96,275**	**--**	**--**	**--**

Table 51 - Business Activity

***Data Source**: 2022 ACS 5-Year Estimates, Table C24050 (Number of Workers); 2022 LEHD Origin-Destination Employment Statistics (LODES) Workplace Area Characteristics*

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?
The primary employment sectors in the City of Syracuse are education and health services, making up 35% of the total share of workers and 50% of the total share of jobs. Syracuse has several hospitals, including Upstate University Hospital, St. Joseph's Hospital, and Crouse Hospital. Upstate Medical University is connected to Upstate University Hospital, which helps facilitate an educational to health services pipeline. Universities in the City include Syracuse University, SUNY College of Environmental Science and Forestry, Le Moyne College, and Upstate Medical University.

Labor Force

Total Population in Civilian Labor Force	67,578
Employed Population in Civilian Labor Force	61,650
Unemployment Rate	8.6%
Unemployment Rate 16-24	15.3%
Unemployment Rate 25-64	7.6%

Table 52 - Labor Force

Data Source: *US Census Bureau, ACS 5-Year Estimates, 2022, Table S2301*

Occupations by Sector

Employed Population by Sector	Count	Percent of Total Employed
Civilian employed population 16 years and over	61,679	100.0%
Agriculture, forestry, fishing and hunting, and mining	91	0.1%
Construction	2,854	4.6%
Manufacturing	4,005	6.5%
Wholesale trade	1,092	1.8%
Retail trade	6,812	11.0%
Transportation and warehousing, and utilities	3,674	6.0%
Information	1,367	2.2%
Finance and insurance, and real estate and rental and leasing	2,956	4.8%
Professional, scientific, and management, and administrative and waste management services	6,422	10.4%
Educational services, and health care and social assistance	21,327	34.6%
Arts, entertainment, and recreation, and accommodation and food services	6,173	10.0%
Other services, except public administration	2,922	4.7%
Public administration	1,984	3.2%

Table 53 – Occupations by Sector

Data Source: *US Census Bureau ACS 5-Year Estimates, 2022, Table S2405*

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	51,874	86%
30-59 Minutes	6,567	11%
60 or More Minutes	1,807	3%
Total	**60,249**	**100%**

Table 54 - Travel Time

Data Source: *2022 ACS 5-Year Estimates, Table: S0801*

Education:

Educational Attainment by Employment Status (Population 25-64 Years)

Educational Attainment	In Labor Force		Total in Labor Force	Not in Labor Force	Total
	Civilian Employed	Unemployed			
Less than high school graduate	4,538	890	5,428	5,059	**10,487**
High school graduate (includes equivalency)	11,002	1,389	12,391	6,313	**18,704**
Some college or Associate's degree	13,773	1,043	14,862	5,121	**19,983**
Bachelor's degree or higher	17,769	634	18,473	2,952	**21,425**
Total	**47,082**	**3,956**	**51,154**	**19,445**	**70,599**

Table 55 - Educational Attainment by Employment Status

Data Source: *US Census Bureau, ACS 5-Year Estimates, 2022, Table B23006*

Educational Attainment by Age for Population 18 Years and Over

	Age					
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs	Total
Less than 9th grade	208	924	979	1,781	1,362	**5,254**
9th to 12th grade, no diploma	1,395	2,009	1,581	3,213	2,130	**10,328**
High school graduate, GED, or alternative	6,806	5,334	4,176	9,194	5,739	**31,249**
Some college, no degree	12,970	4,051	2,947	6,174	2,898	**29,040**
Associate's degree	737	1,852	1,590	3,369	1,957	**9,505**
Bachelor's degree	2,757	5,367	2,195	3,939	2,892	**17,150**
Graduate or professional degree	617	4,059	2,484	3,381	2,442	**12,983**
Total	**25,490**	**23,596**	**15,952**	**31,051**	**19,420**	**115,509**

Table 56 - Educational Attainment by Age

Data Source: *US Census Bureau, ACS 5-Year Estimates, 2022, Table B15001*

Median Earnings in the Past 12 Months by Educational Attainment for Population 25 Years and Older

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$24,793
High school graduate (includes equivalency)	$31,564
Some college or Associate's degree	$36,155
Bachelor's degree	$48,454
Graduate or professional degree	$61,632
Population 25 years and over with earnings	**$38,162**

Table 57 – Median Earnings in the Past 12 Months

Data Source: *US Census Bureau, ACS 5-Year Survey, 2022, Table S1501*

Describe the workforce and infrastructure needs of the business community:

Central New York has experienced a continuous population decline, with the region's population decreasing by 1.3% from 2020 to 2022. This decline is largely due to high levels of domestic outmigration, which international migration has not offset. Labor force participation is also historically low at 60.5%. Additionally, over 25% of the workforce is over 55 years old, raising the potential for significant retirements and loss of labor force in the coming years.

Businesses in the region face a pressing need for workers across various industries, particularly in manufacturing. Addressing these challenges requires creating robust training programs and investing in workforce development initiatives to attract and retain talent. Simultaneously, infrastructure upgrades—such as transportation, housing, and digital connectivity—are essential to support business operations and workforce expansion.

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.

In 2022, Micron Technology, Inc. announced a historic $100 billion investment in four semiconductor manufacturing facilities. This initiative is expected to create 9,000 direct jobs at Micron and over 50,000 additional jobs in the broader supply chain and supporting industries. Construction and skilled trades will also benefit significantly as new facilities are built to accommodate this growth.

The City of Syracuse, in collaboration with Onondaga County, CenterState CEO, and other regional partners, is proactively preparing for the economic impact of this transformative investment. Local hiring and training programs will be crucial to equipping the workforce with the skills needed to meet Micron's goals. Moreover, the City's economic development strategy, Syracuse Surge, aligns with these efforts by fostering innovation, infrastructure development, and workforce readiness.

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

The success of transformative investments, such as Micron's $100 billion commitment is dependent on the region's ability to address key workforce challenges. Central New York faces a workforce deficit due to stagnant population growth, anticipated retirements, and historically low labor force participation rates. Without intervention, there is risk of these factors hindering the full realization of job growth opportunities.

While Central New York has a strong foundation in education and training resources, there is a need to align these efforts more closely with industry demands. Expanding technical training and reskilling initiatives will be essential to closing the skills gap and supporting sustained economic growth.

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.
Several workforce training initiatives are actively addressing the employment needs of Central New York, focusing on both current demands and future opportunities. Syracuse University's College of Professional Studies offers programs tailored to meet industry-specific needs, particularly in advanced manufacturing and technology. The Syracuse University Center for Advanced Semiconductor Manufacturing plays a crucial role in preparing a skilled workforce for the semiconductor industry, aligning directly with the requirements of Micron's investment. Similarly, the STEAM school emphasizes practical education in science, technology, engineering, arts, and mathematics for high school students, fostering a pipeline of talent for high-demand fields. These collaborative efforts, supported by Workforce Investment Boards and other organizations, are integral to the region's Consolidated Plan, advancing workforce readiness, reducing unemployment, and promoting economic mobility.

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

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.
The City of Syracuse is actively engaged in several economic development initiatives that align with its participation in the Comprehensive Economic Development Strategy (CEDS). Syracuse Surge serves as a cornerstone of these efforts, focusing on fostering innovation, embracing technology, and enhancing workforce readiness. This framework supports the region's transition to a technology-driven economy while creating pathways for career advancement. Concurrently, partnerships with local stakeholders are laying the groundwork for economic and workforce opportunities stemming from Micron's historic investment in semiconductor manufacturing. These efforts include specialized training programs, infrastructure improvements, and community development initiatives to maximize the impact of Micron's presence.

Housing and infrastructure projects are also underway to address the anticipated population growth and increased economic activity. Expanding affordable housing options and upgrading transportation and broadband networks are critical components of these initiatives. Together, these coordinated efforts aim to promote sustained economic growth, enhance workforce capabilities, and improve the overall quality of life for residents, aligning closely with the goals outlined in the Consolidated Plan.

Discussion
While the City of Syracuse anticipates significant changes in population and industry over the next several years, the City and its organizational and employment partners are investing resources in workforce development, infrastructure, housing, and transportation in order to ensure continuity, growth, and opportunity for city residents and local industries. The City of Syracuse will ensure investments made as part of the current five-year plan align with these investments.

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 or neighborhood 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.

Residential housing conditions and households with multiple housing problems are concentrated in several areas of the City. The neighborhoods where, according to the Syracuse Housing Study, "more than half of the residential properties are clearly in decline and only a small fraction of all properties give any hint of being well maintained," are the Southside, Skunk City, Brighton, Northside, Park Ave., Washington Square, and Near Westside neighborhoods. These geographic areas primarily comprise the City of Syracuse Neighborhood Revitalization Strategy Area (NRSA).

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

The City defines "concentration" as any census tract or neighborhood 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.

Racial or ethnic minorities are represented in higher concentrations in several neighborhoods across the City. Hispanic families are highly represented in the Park Ave. neighborhood, making up 42%-44% of the total population. There are significant concentrations of Black families in the Southside, Elmwood, Salt Springs, and Near Westside neighborhoods.

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

The City of Syracuse defines housing market as "the supply and demand for housing units in a particular geography or sub-geography, as well as the characteristics of the relationship between supply and demand" (Syracuse Housing Market Study, p. 8).

Maps representing housing market demand in the City of Syracuse today show direct overlap with Home Owner's Loan Corporation (HOLC) lending risk maps from 1937. These maps were developed based on both racial demographics and condition of housing. Many residential properties were demolished in the now Park Ave., Near Westside neighborhoods during "urban renewal" practices, displacing many residents to the Skunk City, Southside, and Brighton neighborhoods which, while not the worst rated on HOLC's lending scale, were rated second highest in terms of HOLC's assigned risk of loan default. This made it difficult for families living in these areas – particularly black families – to get loans to buy a home.

The variations in present-day housing market conditions in Syracuse reflect similar boundaries as HOLC maps, with areas of the City with weaker housing demand, distressed housing conditions, and populations of Black and Hispanic residents mirroring C and D ("riskier") areas on 1937 HOLC maps. According to the Syracuse Housing Market Study, areas of the City with lower demand tend to have a homeownership market characterized by higher absentee ownership of single-family properties, higher share of properties purchased with cash, higher probability of tax foreclosure, lower share of properties that are purchased with conventional financing or FHA mortgages, and lower price appreciation against inflation. The rental market in these same areas is characterized by a higher presence of slumlords, “attracted by low entry prices and captive renters, who focus on cash flow and starve properties of investment” (Syracuse Housing Market Study, p. 21), more amateur landlords lacking the necessary capital or experience to maintain properties, lower presence of new market-rate rental units, and higher numbers rental units with affordability-preserving income restrictions. Additionally, areas with lower demand have typically lower housing prices, higher vacancy rates, higher risk of lead contamination, lower levels of property investment, and greater numbers of multi-family properties.

Are there any community assets in these areas/neighborhoods?

Within the Syracuse NRSA, there are community assets in the form of concrete institutions such as 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. There are also strategic assets such as the Greater Syracuse Land Bank’s inventory, which presents opportunities for repurposing and stabilization of vacant and/or tax delinquent properties in these areas. Additionally, several non-profit housing development organizations have targeted their investment and programming toward populations and geographic areas within the NRSA.

Are there other strategic opportunities in any of these areas?

In the City’s most distressed neighborhoods, there are opportunities to increase code enforcement, land banking, and property stabilization of properties through the Greater Syracuse Land Bank, as well as “clean and green” practices. In less distressed but still vulnerable middle neighborhoods, there is opportunity to leverage existing market demand and to leverage private investment through financial tools such as matching forgivable loans and grants. The Syracuse Housing Strategy further details how and where the City plans to leverage these existing opportunities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband internet is essential for modern life, yet in Syracuse, over 25% of households, particularly in low- and moderate-income neighborhoods, lack reliable access. This digital divide disproportionately impacts communities of color and low-income families, with one-third of city schoolchildren unable to access high-speed internet at home. Without affordable broadband, these households face barriers to education, employment, healthcare, and civic participation, exacerbating socioeconomic disparities. Syracuse ranks as the 33rd worst connected city in the U.S., underscoring the urgent need for digital equity to provide all residents with equal opportunities.

To address this digital divide, Syracuse introduced *Surge Link™,* a key part of Syracuse's broader strategy for inclusive growth under the American Rescue Plan Act (ARPA). The program provides free broadband internet access to 2,500 households in underserved neighborhoods such as the Southwest, Near Westside, and Brighton. With $3.5 million in ARPA funds, *Surge Link™* aims to close the connectivity gap that has long hindered low-income families from accessing critical online resources for education, healthcare, and employment. By prioritizing households that meet income requirements or are enrolled in federal assistance programs like SNAP or Medicaid, the program ensures that those most affected by the lack of reliable internet can benefit.

The initiative leverages fixed-wireless access (FWA) technology, where internet signals are transmitted to in-home equipment, providing secure, high-speed connectivity. Community Broadband Networks (CBN), the internet service provider selected for the project, will oversee the installation and maintenance of the network, ensuring residents receive the hands-on technical support needed to make the most of their new access. This effort is part of a broader push by the city to bridge the digital divide, not just by providing internet but also by promoting digital literacy and inclusion through programs like the Digital Empowerment Program, which helps residents navigate online services and access affordable internet options. By connecting underserved households, *Surge Link™* represents a vital step toward creating a more equitable and connected Syracuse, enabling residents to fully participate in the 21st-century economy.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The need for increased competition among broadband internet service providers in Syracuse is critical to addressing the city's persistent connectivity gaps, especially in its most impoverished neighborhoods. Historically, Syracuse has had only one primary internet provider, resulting in high costs and limited infrastructure investment, particularly in low-income areas. The antiquated cable infrastructure, installed years ago, has not kept up with modern demands, leading to speed restrictions that hinder access to essential services. With upload speeds as low as 35 Mbps, many residents struggle to effectively participate in online education, remote work, and telehealth services. The city's previous investments in subsidized internet programs have helped reduce the connectivity gap, but disparities remain, especially in its most underserved areas. While a second provider has entered the market in recent years, its focus has been on more affluent neighborhoods, where the return on investment (ROI) is higher. Meanwhile, low-income areas continue to face digital exclusion, as these companies are less inclined to invest where profitability is uncertain.

To achieve true digital equity, it is essential to increase the number of competitors in Syracuse's broadband market. Doing so would drive innovation, improve infrastructure, and lower costs for residents, making reliable, high-speed internet more accessible to a larger portion of the population. Additionally, while programs like *Surge Link™* have made strides in bridging the digital divide, there is still a need for ongoing funding and investment to expand and enhance these initiatives, ensuring that all neighborhoods, not just the affluent ones, can benefit from quality internet access.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change. Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The City of Syracuse is vulnerable to an increase in temperatures during the summer months and changes in water levels which may produce flood risks in specific neighborhoods across the city. There are 18 census tracts that are home to a portion of the flood way and flood plain, of which 10 of those tracts are in the Southwest NRSA. The Near Westside, Southwest, and portions of the Southside neighborhoods all have several blocks that would be vulnerable to any catastrophic flooding events. For mitigation, the Syracuse Parks Department regularly maintains the Onondaga Creek through pruning and planting in the riparian buffer zones. This increases flood resilience as it allows water runoff to be collected and prevents erosion and moving sediment in the case of rising water levels.

The American Forests produces Tree Equity Scores which measure how well the benefits of trees are reaching communities living on low-incomes, communities of color, and others disproportionately impacted by extreme heat and other environmental hazards (e.g. children, seniors, health-burdened individuals, those with linguistic separation, those experiencing unemployment). The Composite Score for the City of Syracuse as a whole is 80, but lower for Census Tracts within the Southwest NRSA which translates to higher land surface temperature, higher energy costs, and increased vulnerabilities to heat waves and respiratory issues for residents. To mitigate future potential disparate effects from rising temperatures, the Syracuse Parks Department has set a Tree Canopy Goal to increase city-wide canopy coverage to 34% in the next 10 years. Trees provide shade, cleaner air and decreased energy costs, all benefits that should be distributed equitably throughout the city regardless of neighborhood demographics. The City's Urban Forest Master Plan includes goals of increasing tree canopy coverage through mass planting in city right-of way and local parks. Collaborative planning across department has included working with Neighborhood and Business Development to identify areas for permanent green space in the absence of future infill residential or commercial development. Planning has also included a new tree protection plan for existing coverage and Tree Ordinance as an addendum to the City's newly adopted zoning ordinance, ReZone Syracuse.

Strategic Plan

SP-05 Overview

The following Strategic Plan identifies funding priorities and program goals that the City of Syracuse will utilize to direct entitlement funding over the next five years, primarily within the City's Neighborhood Revitalization Strategy Area. This plan was based on housing and community development needs identified through data presented in the Needs Assessment and Market Analysis, as well as consultation from residents, local agencies, government entities and local/regional planning efforts.

This Strategic Plan is also responsive to changes in the Syracuse community and beyond over the past five years, including the COVID pandemic, increasing housing costs and stagnating household incomes, and continued deferred maintenance of the city's aging of the housing stock. The plan responds to these changes through continued investment of entitlement funding on housing and community development activities in order to create and preserve safe, quality, and affordable housing, as well as to increase affordability and housing stability for renters and homeowners and provide programming equitably to City residents.

This Plan will be implemented in tandem with other City investments. The Syracuse Housing Strategies Corporation will work parallel to these entitlement funds in order to preserve and rehabilitate housing in the City's middle neighborhoods outside the NRSA. Additional coordination with investments from other City departments and public authorities will be prioritized in order to leverage overall neighborhood impact.

While responding to changing local, regional, and national conditions, this Strategic Plan aims to complement other City investments to produce and maintain safe and high-quality affordable housing for its current and future residents.

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

Area Name:	City of Syracuse New York Neighborhood Revitalization Strategy Area
Area Type:	Strategy Area
Other Target Area Description:	N/A
HUD Approval Date:	2/10/2006
% of Low/ Mod:	70%
Revitalization Type:	Comprehensive
Other Revitalization Description:	N/A

Identify the neighborhood boundaries for this target area.

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).

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.

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. This HUD-approved NRSA offers the City enhanced flexibility in undertaking economic development, housing, and public service activities with its CDBG funds.

The City of Syracuse has not changed or amended the boundaries of this target area since 2013, and will continue to focus on this area moving forward.

Include specific housing and commercial characteristics of this target area.

Housing in both the Northeast NRSA and the Southwest NRSA have experienced severe disinvestment and deferred maintenance, with more than half of the residential properties in visible decline. They also both have higher vacancy rates, higher risk of lead contamination, lower levels of private investment, more multi-family properties, and lower sale prices compared to the rest of the City. The housing market in both NRSA areas is characterized by absentee landlord-owned properties, higher probabilities of tax foreclosure, lower price appreciation against inflation, fewer homes purchased with conventional mortgages, and a higher share of properties purchased with cash.

Both NRSAs have commercial corridors such as the Geddes, South Ave/West Onondaga, and South Salina corridors in the Southwest NRSA, and the North Salina, Butternut, Burnet, Erie Blvd., and Wolf St. corridors in the Northeast NRSA. Similar to the residential characteristics in both NRSAs, commercial spaces also suffer from disinvestment and deferred maintenance and result in fewer move-in ready spaces for businesses.

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

area?

The boundaries of the NRSA mirror 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.

Housing needs in this target area include major rehabilitation, including lead remediation, while preserving affordability. Housing that is in healthy condition must be preserved and new quality affordable housing must be created. Expanded efforts in property rehabilitation and emergency repairs are also needed to support owner occupants struggling with deferred maintenance, while also increasing code enforcement efforts in order to disincentivize absentee ownership. Housing and social assistance programs must also be preserved and expended in these areas, particularly housing that is connected to those social services.

Deferred maintenance in commercial spaces also needs to be prioritized, with new financial products for business owners to affordably transform commercial spaces into productive use.

Rapid transit and micromobility options also need to be preserved and expanded. Work and job readiness programs need to be available and tied into the larger workforce development network.

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 Department of Neighborhood and Business Development and participation from 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:

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

Ongoing Engagement + Plan Implementation:

Work closely with designated community ambassador and other key stakeholders as needed throughout plan development, property prioritization, and necessary follow-up throughout implementation process

Serve as direct point of contact for neighborhood-related matters, including attending TNT + other relevant neighborhood group meetings as needed.

Plan and 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).

Evaluation + Communication:

Establish and record action items alongside community ambassadors, manage all follow-up and outcome documentation

Use available data sources (i.e. ArcGIS/Building Blocks, IPS, eTax, AS400, existing studies and plans) to monitor conditions 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 J or 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 extent of deferred maintenance in both NRSAs pose significant barriers to improving the quality of the existing housing stock. The cost of maintaining housing in both areas far exceeds what most households are able to pay, and also exceeds the value that those households will gain by investing in them due to the low demand housing market and extent of deferred maintenance in close proximity. While the estimated cost to cure deferred maintenance in the City of Syracuse stands at $3 billion, Syracuse residents' estimated aggregate capacity to spend on housing is only $1 billion. The City of Syracuse nor homeowners have the collective capacity to raise the capital needed in order to cure the extent of deferred maintenance. Additionally, the presence of absentee landlords makes accountability and enforcement around the City's property conservation code more difficult.

Table 58 - Geographic Priority Areas

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 these areas to promote housing choice and healthy, mixed-income neighborhoods.

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

1	**Priority Need Name**	Direct Financial Assistance - Existing Homeowners	
	Priority Level	High	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Physical Disabilities Persons with Developmental Disabilities	Individuals Families with Children Persons with Mental Disabilities Veterans Victims of Domestic Violence Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Provide direct financial assistance to existing homeowners for rehabilitation, improvements, and repairs to address health, safety, energy efficiency, or lead remediation.	
	Basis for Relative Priority	High numbers of renters and owners facing one or more problems with housing.	

2	**Priority Need Name**	Direct Finanacial Assistance - New Homebuyers	
	Priority Level	High	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Families with Children Veterans Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Provide direct financial assistance to new homeowners for down payments or closing costs.	
	Basis for Relative Priority	Promotes economic inclusion and foundation of building family wealth.	

<table>
<tr><td>3</td><td>Priority Need Name</td><td colspan="2">Education and Counseling - First Time Homebuyers</td></tr>
<tr><td></td><td>Priority Level</td><td colspan="2">Medium</td></tr>
<tr><td></td><td>Population</td><td>Extremely Low Income
Low Income
Moderate Income
Middle Income
Large Families
Elderly
Persons with Mental Disabilities
Persons with Physical Disabilities</td><td>Individuals
Families with Children
Veterans
Persons with Developmental Disabilities
Persons with Alcohol or Other Addictions
Persons with HIV/AIDS and their Families
Victims of Domestic Violence</td></tr>
<tr><td></td><td>Geographic Areas Affected</td><td colspan="2">City of Syracuse New York Neighborhood Revitalization Strategy Area</td></tr>
<tr><td></td><td>Description</td><td colspan="2">Provide education and counseling for first-time homebuyers.</td></tr>
<tr><td></td><td>Basis for Relative Priority</td><td colspan="2">Access to education and counseling resources increases first time homebuyer knowledge, homebuying preparation, and promotes economic inclusion and foundation of building family wealth.</td></tr>
</table>

<table>
<tr><td>4</td><td>Priority Need Name</td><td colspan="2">First -time Homebuyer - Affordable Housing Development</td></tr>
<tr><td></td><td>Priority Level</td><td colspan="2">High</td></tr>
<tr><td></td><td>Population</td><td>Extremely Low Income
Low Income
Moderate Income
Middle Income
Large Families
Elderly
Persons with Mental Disabilities
Persons with Physical Disabilities</td><td>Individuals
Families with Children
Veterans
Victims of Domestic Violence
Unaccompanied Youth
Persons with Developmental Disabilities
Persons with Alcohol or Other Addictions
Persons with HIV/AIDS and their Families</td></tr>
<tr><td></td><td>Geographic Areas Affected</td><td colspan="2">City of Syracuse New York Neighborhood Revitalization Strategy Area</td></tr>
<tr><td></td><td>Description</td><td colspan="2">Construction and development of new affordable housing for first-time homebuyers.</td></tr>
<tr><td></td><td>Basis for Relative Priority</td><td colspan="2">Lack of housing inventory and affordable housing.</td></tr>
</table>

5	Priority Need Name	Multi-family Rental - Affordable Housing Development	
	Priority Level		
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Families with Children Veterans Victims of Domestic Violence Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Construction and development of new affordable multi-family rental housing.	
	Basis for Relative Priority	Lack of housing inventory and affordable housing.	

6	Priority Need Name	Homeless Prevention Activities	
	Priority Level	High	
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Chronic Homelessness Veterans Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Homeless prevention services and activities.	
	Basis for Relative Priority	High numbers of individuals and families facing challenges with safe, quality, affordable housing.	

7	Priority Need Name	Street Outreach	
	Priority Level	High	
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Chronic Homelessness Veterans Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Providing outreach, engagement, case management, emergency and/or mental health services, transportation or services to special populations are essential street outreach services for unsheltered individuals and families.	
	Basis for Relative Priority	High numbers of individuals and families facing challenges with safe, quality, affordable housing.	

8	Priority Need Name	Rapid Rehousing Activities	
	Priority Level	High	
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Chronic Homelessness Veterans Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Aiding individuals and families who are literally homeless, to transition as quickly as possible into permanent housing using the "Housing First" philosophy and principles.	
	Basis for Relative Priority	High numbers of individuals and families facing challenges with safe, quality, affordable housing.	

9	**Priority Need Name**	Homeless Management Information Systems (HMIS)	
	Priority Level	Medium	
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Chronic Homelessness Veterans Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Under HEARTH, HMIS participation is a statutory requirement for ESG recipients and sub-recipients.	
	Basis for Relative Priority	HMIS participation is a statutory requirement for ESG recipients and sub-recipients.	

10	**Priority Need Name**	Emergency/Transitional Shelter	
	Priority Level	High	
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Chronic Homelessness Veterans Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Services provided to individuals and families who are homeless and emergency shelter services are defined as: Case management, rehabilitation and renovation or shelter operations.	
	Basis for Relative Priority	High numbers of individuals and families facing challenges with safe, quality, affordable housing.	

11	Priority Need Name	Housing Legal Services	
	Priority Level	Medium	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Families with Children Veterans Victims of Domestic Violence Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Legal services for housing, such as eviction prevention, estate planning and bequests.	
	Basis for Relative Priority	Ongoing need for quality resources that support equitable affordable housing as housing vulnerability remains high.	

12	Priority Need Name	Fair Housing Activities	
	Priority Level	High	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Families with Children Veterans Victims of Domestic Violence Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Provision of quality resources that support equitable affordable housing including fair housing information and referral services.	
	Basis for Relative Priority	Ongoing need for quality resources that support equitable affordable housing as housing vulnerability remains high.	

13	Priority Need Name	Housing Programs or Services - Special Populations	
	Priority Level	High	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Families with Children Veterans Victims of Domestic Violence Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Housing programs or services targeted for one or more special populations, including: Unhoused individuals, People with AIDS and/or HIV, People with disabilities, Victims of domestic violence, Seniors, Immigrants or refugees.	
	Basis for Relative Priority	Ongoing need for quality resources that support equitable affordable housing as housing vulnerability remains high, in particiular for vulnerable populations.	

14	Priority Need Name	Landlord/Tenant Counseling	
	Priority Level	High	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Families with Children Veterans Victims of Domestic Violence Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Provision of quality resources that support equitable affordable housing including landlord/tenant counseling.	
	Basis for Relative Priority	Ongoing need for quality resources that support equitable affordable housing as housing vulnerability remains high.	

15	Priority Need Name	Housing Information and Referral Services	
	Priority Level	High	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Families with Children Veterans Victims of Domestic Violence Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Provision of quality resources that support equitable affordable housing including housing information and referral services.	
	Basis for Relative Priority	Ongoing need for quality resources that support equitable affordable housing as housing vulnerability remains high.	

16	Priority Need Name	Other Housing Information Services	
	Priority Level	Medium	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Families with Children Veterans Victims of Domestic Violence Unaccompanied Youth Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Provision of quality resources that support equitable affordable housing including housing information and referral services.	
	Basis for Relative Priority	Ongoing need for quality resources that support equitable affordable housing as housing vulnerability remains high.	

17	Priority Need Name	Reduce Vacany and Blight	
	Priority Level	Medium	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Families with Children Veterans Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Provisions to address neighborhood vacancy and blight through demolition, correction of code violations, or other façade improvements as well as maintain foreclosed properties.	
	Basis for Relative Priority	Large number of vacant and dilapidated homes and businesses within the NRSA.	

18	Priority Need Name	Maintained Forclosed Properties	
	Priority Level	Medium	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Families with Children Veterans Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Provisions to address neighborhood vacancy and blight through maintaining foreclosed properties.	
	Basis for Relative Priority	Large number of vacant and dilapidated homes and businesses within the NRSA.	

19	Priority Need Name	Workforce Development	
	Priority Level	Medium	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Physical Disabilities Persons with Developmental Disabilities	Individuals Families with Children Persons with Mental Disabilities Veterans Victims of Domestic Violence Unaccompanied Youth Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Provisions of quality resources that support economic empowerment through workforce development services.	
	Basis for Relative Priority	Increases access to available resources and networks and promotes community engagement.	

20	Priority Need Name	Economic Development	
	Priority Level	Medium	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Physical Disabilities Persons with Developmental Disabilities	Individuals Families with Children Persons with Mental Disabilities Veterans Victims of Domestic Violence Unaccompanied Youth Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Provisions of quality resources that support economic empowerment through financial empowerment services.	
	Basis for Relative Priority	Increases access to available resources and networks and promotes community engagement.	

21	**Priority Need Name**	Support Neighborhood Community Centers	
	Priority Level	High	
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Elderly Persons with Mental Disabilities Persons with Physical Disabilities	Individuals Families with Children Veterans Victims of Domestic Violence Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	City of Syracuse New York Neighborhood Revitalization Strategy Area	
	Description	Provisions for city-owned and other non-profit community centers, with an emphasis on quality programming for youth, seniors, and low-income families.	
	Basis for Relative Priority	Promotes economic empowerment leading to long-term sustainable economic growth and stability.	

Table 59 – Priority Needs Summary

Narrative (Optional)

The Consolidated Plan for the City of Syracuse prioritizes a strategic approach to addressing critical community needs, with a strong emphasis on housing preservation, affordable home ownership, economic stability, and neighborhood revitalization. A top priority is maintaining the quality and safety of existing housing stock through financial assistance for home repairs and rehabilitation efforts. This initiative primarily supports extremely low-income, low-income, and moderate-income households, including families with children, individuals with disabilities, and seniors. Targeted investments in distressed neighborhoods aim to prevent deterioration, enhance livability, and ensure long-term housing stability for vulnerable populations.

Beyond housing, the plan highlights the importance of economic development and expanded access to essential public services. Economic initiatives focus on workforce development and small business support, particularly in underserved areas, to stimulate local economies and create sustainable employment opportunities. Additionally, social service programs are prioritized to address the needs of individuals and families facing homelessness, housing insecurity, and other socioeconomic challenges as indicated by current market data and stakeholder feedback. Through these targeted priority needs, the Consolidated Plan seeks to foster inclusive growth, enhance community well-being, and ensure equitable access to resources for all Syracuse residents.

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

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Syracuse does not operate a Tenant-Based Rental Assistance Program.
TBRA for Non-Homeless Special Needs	The City of Syracuse does not operate a Tenant-Based Rental Assistance Program.
New Unit Production	In distressed neighborhoods (such as those within the NRSA), the City of Syracuse will fund new unit production with nonprofit affordable housing development partners. Because housing demand and condition of housing in these areas lags behind demand and housing conditions in other City neighborhoods, use of entitlement funds will need to be concentrated with other new unit production, rehabilitation, and stabilization efforts in order to maximize and amplify impact. Because the cost of rehabilitation in NRSA areas often costs more than the value of the property, especially with much needed lead remediation in many homes within the NRSA, new construction can be a viable option for providing safe, healthy, and stable housing options. However, it must be reinforced that these investments must be concentrated in order to preserve their quality and value for tenants and homebuyers.
Rehabilitation	In distressed neighborhoods (such as those within the NRSA), the City of Syracuse will fund rehabilitation with nonprofit affordable housing development partners. Because housing demand and condition of housing in these areas lags behind demand and housing conditions in other City neighborhoods, use of entitlement funds will need to be concentrated with other rehabilitation, new unit production, and stabilization efforts in order to maximize and amplify impact. Rehabilitation funded through the Syracuse Housing Strategies Corporation will be targeted in middle neighborhoods where the housing market shows strength but also shows significant vulnerability, such as Tipperary Hill, Salt Spring, Eastwood, and Elmwood neighborhoods.
Acquisition, including preservation	Vacant properties in the City of Syracuse are concentrated within the City's NRSA area. The Greater Syracuse Land Bank serves as the intermediary between the City of Syracuse and a new owner – whether private owner occupant or an affordable housing developer – who will return the property to productive use. Through the City's property foreclosure pipeline, vacant and dilapidated housing is seized and transferred to the Greater Syracuse Land Bank. Entitlement funds are rarely used for strategic acquisition of parcels for stabilization and redevelopment, but this function is primarily assumed by the Greater Syracuse Land Bank in order to minimize acquisition cost for affordable housing developers and private owner occupants.

Table 60 – Influence of Market Conditions

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

Introduction

The below chart outlines the totality of expected resources anticipated through the Consolidated Planning process. The CDBG and HOME programs comprise the majority of local funding for housing activities. While HOME funds are statutorily reserved for housing-related activities, eligible uses for CDBG funds are far more varied to include services to assist certain subpopulations that by their nature require these services (youth, elderly, individuals with disabilities). Nonetheless, the vast majority of the City of Syracuse's CDBG allotment is also for the purpose of providing safe affordable housing, the foundation upon which all services require in order to be effective.

In the recent past, the City of Syracuse was a beneficiary of additional federal funds in the form of HOME Investment Partnerships American Rescue Plan Program (HOME-ARP), Choice Neighborhood Initiative (CNI), and state funds in the form of Community Project Funding (CPF) and The New York State Affordable Housing Corporation (AHC) -- all of which support safe, affordable, and stable housing for all within the City of Syracuse. The Syracuse Neighborhood Initiative (SNI) and the East Adams Neighborhood Transformation Project are two initiatives complemented by the formula block grants by bringing in millions of dollars targeted in specific neighborhoods throughout the City.

The City of Syracuse, like all HUD grantees, must meet the increasing housing and community development needs while balancing decreasing funding streams from HUD and other federal agencies. This requires an even more diligent administration of these dollars that seek to leverage other state and local funding programs and efforts. The following is a chart of the expected resources from the federal government of the upcoming five-years of entitlement funding cycles:

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	
CDBG	Public – Federal	- Acquisition - Admin and Planning - Economic Development - Housing - Public Improvements - Public Services	$4,920,269	$15,000	$0	$4,935,269	$19,750,000
HOME	Public – Federal	- Acquisition - Homebuyer assistance - Homeowner rehab - Multifamily rental new construction - Multifamily rental rehab - New construction for ownership	$1,303,112	$75,000	$0	$1,378,112	$5,500,000
ESG	Public – Federal	- Conversion and rehab for transitional housing - Financial Assistance - Overnight shelter - Rapid re-housing (rental assistance) - Rental Assistance - Services - Transitional housing	$431,317	$0	$0	$431,317	$1,750,000

Table 61 - 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.

Efforts are made by the City of Syracuse Department of Neighborhood and Business Development to leverage federal funds with other sources of funding. No funded agency receives all of its funding from federal funds. Oftentimes several other sources of funds are used for each activity in this plan.
Private funding continues to be the most dominant source of leveraged funds for the block grant, whether it is a $100 owner-contribution for the $1,000 grant provided through the Small Home Assistance Repair Program (SHARP), to a $95,000 private mortgage (on average) that a prospective homebuyer must qualify for when purchasing a home through one of the City's housing partners. Even the Urgent Care Program that funds emergency repairs for homeowners on extremely modest incomes is required to pay back at least 20% of the loan issued to address that emergency in order to ensure at least minimal leveraging of funds. Together, the contributions from private entities make up the majority of funds leveraged by the block grant.
The City of Syracuse additionally encourages leveraging of funds through New York State by providing letters of support and shelter-rent agreements to developers seeking financing through the State's Low Income Housing Tax Credit program. Leveraging federal HOME dollars for LIHTC-supported 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 Affordable Housing Corporation (AHC) funding are used to further leverage federal funds. Each program ensures that no one source of funding is bearing the entire burden of subsidy, resulting in projects with more diversified and reliable project capital stacks.

The City of Syracuse supports activities to address and prevent homelessness by the local consortium of shelter providers and other groups coordinated by the Housing and Homeless Coalition (HHC) whose mission is to address and prevent homelessness has continued to build capacity and recently registered as a 501(c)(3). Having originated from the Homeless Task Force that was a longstanding creation of the Syracuse Common Council, the HHC has provided a more cohesive entity responsible for the compilation of the Continuum of Care and allows closer coordination and leverage opportunities with the City's Emergency Solutions Grant (ESG).

Though matching funds are encouraged for agencies seeking funding through the CDBG or HOME programs, they are not required. All agencies applying for ESG funds are required to have a 1 to 1 match to complement 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 and may originate from federal funds, state government, local government, private funds (foundation or in-kind) or 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 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.

The City of Syracuse owns three neighborhood community centers, out of which many social service programs are administered, including many that are funded in part by CDBG funds. These are:

<u>Syracuse Northeast Community Center (SNCC)</u>

Located on the City's near northeast side and adjoining Dr. Weeks Elementary School, the SNCC is one of the two large community centers within and owned by the City of Syracuse. SNCC provides a diversity of public services using an organizational and program model that is unique in Syracuse and only shared by its sister facility, the Southwest Community Center. The SNCC manages the facility, which is owned by the City of Syracuse. In this role, the agency provides the basic infrastructure consisting of office and program space, security, maintenance, coordination and scheduling support, as well as management of common space. SNCC leases space within the facility to a range of organizations that can provide the services deemed most appropriate for the neighborhood. 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.

<u>Syracuse Model Neighborhood Facility, Inc. (Southwest Community Center)</u>

The Southwest Community Center (SWCC) is a city-owned facility that has an organizational and operational structure similar to the Syracuse Northeast Community Center. Located on the City's southwest side, the facility serves a predominantly Black clientele. Some of the programs and services offered at the SWCC include: AIDS/HIV awareness, education and prevention program; an educational substance and alcohol abuse prevention program for school age youth; a program for developmentally disabled youth and young adults to help promote personal, social and recreational development; a program that provides computer based tutorial program for youth who attend Syracuse City Schools in grades K-8 and receive free or reduced lunch; a program focused on decreasing at-risk behavior in youth ages 10-19; and programming for adults ages 18-24 to increase employment opportunities in the emerging green economy.

Westcott Community Center

The Westcott Community Center is one of the smaller community centers owned by the City of Syracuse and located on the eastside of Syracuse. Programming is run by the Westcott Community Center, Inc. CDBG funding supports youth programming through the Westcott Kids' Club. The Kids' Club is an after-school program that enriches many aspects of youth development. Program activities include Homework Help and targeted tutoring, music, drama, photography, video, crafts, etc., as well as recreational activities such as team sports, board games, cooking, karate and dance. Character building programs include "How to Deal With Bullies," and Conflict Resolution. Additional programs offered at the Westcott Community Center include community events, community classes, lectures, community dinners and concerts. Westcott also provides Senior programming which includes fitness activities, arts & crafts, games, socialization, and a hot lunch provided by P.E.A.C.E., Inc.

Discussion

The City of Syracuse anticipates receiving funding for the HOME, CDBG, and ESG programs in amounts nearing $4,935,269, $1,378,112, and $431,317, respectively, over the course of the next year and $19,750,000, $5,500,000, and $1,750,000, respectively, for the remainder of the Consolidated Plan. Funds will be used to support a variety of operational and programming needs in the community, and will be leveraged for maximum impact through agency and organizational partnerships, program income, and contribution of City dollars, services, and operating infrastructure.

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Home Headquarters, Inc.	Non-Profit Organization	Ownership; Rental	Jurisdiction
Catholic Charities of Onondaga County	Non-Profit Organization	Homelessness; Non-homeless Special Needs; Community Development	Jurisdiction
City of Syracuse Department of Neighborhood and Business Development	Local Government	Community Development; Neighborhood Improvements	Jurisdiction
Blueprint 15, Inc.	Non-Profit Organization	Non-homeless Special Needs; Community Development Neighborhood Improvements	Southwest NRSA
Boys and Girls Club of Syracuse *	Non-Profit Organization	Public Facilities; Public Services	Northeast NRSA Southwest NRSA
Chadwick Residence	Non-Profit Organization	Homelessness	Jurisdiction
ARISE, Inc.	Non-Profit Organization	Non-Homeless Special Needs; Community Development; Neighborhood Improvements	Jurisdiction
Christopher Community, Inc.	Non-Profit Organization	Rental	Jurisdiction
CNY Fair Housing	Non-Profit Organization	Planning	Jurisdiction
Covenant Housing Corp	Non-Profit Organization	Non-Homeless Special Needs	Jurisdiction
Dunbar Center - Senior Program	Non-Profit Organization	Non-Homeless Special Needs; Community Development; Public Facilities; Public Services	Southwest NRSA
Dunbar Center - Youth Services	Non-Profit Organization	Non-Homeless Special Needs; Public Facilities; Public Services	Jurisdiction
Empire Housing & Development Corporation	Non-Profit Organization	Ownership; Rental	Jurisdiction
YWCA Of Syracuse & Onondaga County	Non-Profit Organization	Non-Homeless Special Needs; Community Development; Public Facilities; Public Services	Jurisdiction
Greater Syracuse Tenants Network	Non-Profit Organization	Non-Homeless Special Needs; Community Development	Jurisdiction
Frank H. Hiscock Legal Aid Society	Non-Profit Organization	Homelessness; Non-Homeless Special Needs; Community Development	Jurisdiction
Housing Visions Unlimited, Inc.	Non-Profit Organization	Rental	Jurisdiction

Huntington Family Centers, Inc.	Non-Profit Organization	Non-Homeless Special Needs; Public Services	Southwest NRSA
InterFaith Works	Non-Profit Organization	Non-Homeless Special Needs; Community Development; Public Services	Jurisdiction
Jubilee Homes	Non-Profit Organization	Economic Development; Non-Homeless Special Needs; Community Development; Rental; Neighborhood Improvements	Southwest NRSA
Liberty Resources, Inc.	Non-Profit Organization	Homelessness	Jurisdiction
Northeast Hawley Development Association (NEHDA)	Non-Profit Organization	Economic Development; Ownership; Neighborhood Improvements	Northeast NRSA
Syracuse Northeast Community Center, Inc.	Non-Profit Organization	Homelessness; Non-Homeless Special Needs; Community Development; Public Facilities; Public Services	Northeast NRSA
Onondaga Earth Corps.	Non-Profit Organization	Economic Development; Public Services;	Jurisdiction
PEACE, Inc.	Non-Profit Organization	Homelessness; Non-Homeless Special Needs; Community Development; Public Facilities; Public Services	Jurisdiction
Rescue Mission Alliance Of Syracuse	Non-Profit Organization	Homelessness	Jurisdiction
Syracuse Community Connections	Non-Profit Organization	Homelessness; Non-Homeless Special Needs; Community Development; Public Facilities; Public Services	Jurisdiction
Syracuse Economic Development Corporation (SEDCO)*	Municipal Corporation	Commercial Lending	Jurisdiction
Syracuse Housing Strategies Corporation	Municipal Corporation	Residential Financing	Jurisdiction
Syracuse Model Neighborhood Corporation	Non-Profit Organization	Ownership; Rental; Homelessness; Non-Homeless Special Needs; Community Development; Public Services	Southwest NRSA
Southwest Community Center/SMNF	Non-Profit Organization	Homelessness; Non-Homeless Special Needs; Community Development; Public Facilities; Public Services	Southwest NRSA
Salvation Army	Non-Profit Organization	Homelessness	Jurisdiction

Welch Terrace Housing Development Fund, Inc.	Non-Profit Organization	Homelessness; Non-Homeless Special Needs; Community Development	Jurisdiction
Westcott Community Center	Non-Profit Organization	Homelessness; Non-Homeless Special Needs; Community Development; Public Facilities; Public Services	Jurisdiction
YMCA Of Greater Syracuse	Non-Profit Organization	Rental; Homelessness; Non-Homeless Special Needs; Community Development; Homelessness; Public Facilities; Public Services	Jurisdiction
In My Father's Kitchen	Non-Profit Organization	Homelessness	Jurisdiction
Volunteer Lawyers' Project	Non-Profit Organization	Homelessness; Non-Homeless Special Needs; Community Development	Jurisdiction
OnPoint For College	Non-Profit Organization	Non-Homeless Special Needs; Community Development; Public Services	Jurisdiction
United Way/Housing Homeless Coalition	Non-Profit Organization	Homelessness; Non-Homeless Special Needs; Community Development	Jurisdiction
CenterState CEO Foundation	Non-Profit Organization	Non- Homeless Special Needs; Community Development; Economic Development	Jurisdiction

Table 62 – Institutional Delivery Structure

Assess of 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 (through HOME and CDBG-funded programs), aiding individuals and families experiencing homelessness and housing vulnerability (through ESG-funded programs), 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 the service delivery system.

Strengths of the City's Institutional Delivery System include:

- **Having experienced housing development agencies with a robust network of homeowner and tenant counseling and financial assistance.** Home HeadQuarters, Inc. (HHQ) is the lead agency in assisting income-eligible homebuyers and homeowners city-wide. HHQ executes this mission 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. Additional local affordable housing developers and organizations contribute significantly to affordable rental housing production, including, but not limited to: Christopher Community, Inc., Housing Visions Unlimited, and the Syracuse

Housing Authority. Much of this work is supplemented by Low Income Housing Tax Credits as well as financing from the City of Syracuse.

- **A well-connected network of housing and homeless organizations to deliver services and efficiently connect residents with the services they need.** The Housing and Homeless Coalition (HHC) assesses community needs, identifies gaps in services, and develops, funds, and implements strategy to address homelessness. The HHC 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 work collaboratively to reduce silos between organizations and to think creatively about finding housing for this population. The two agencies represented on the HHC subcommittee responsible for providing street outreach are In My Father's Kitchen and the Rescue Mission's HIS Team. These agencies work closely together to engage 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 utilize emergency shelters and are offered necessary services.

Gaps of the Institutional Delivery System include:

- **Supply of skilled contractors to support affordable housing production and energy efficiency needs**. While the City of Syracuse relies on several experienced affordable housing developers to support housing production goals, there is not sufficient contractor capacity to keep pace with production needs. There is also a shortage of capacity for contractors that are skilled at energy efficiency upgrades and new construction energy efficiency systems best practices. Contractors that are skilled in this area and have capacity are oftentimes more expensive and materials used are also more expensive, driving construction costs and subsidies needed to facilitate affordable housing development.
- **Connectedness of job training to long-term employment opportunities**. There is a gap in the City of Syracuse between connecting individual initiatives relating to job training and development with positioning residents for long-term employment. Onondaga County's Workforce Development Board, CNY Works, is the core of the network that provides training to displaced workers. However, facilitating a cohesive path between training and long-term employment remains an institutional challenge among existing entities working on either job training, employment opportunities, or both in the City of Syracuse.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	Yes	Yes	Yes
Legal Assistance	Yes	Yes	Yes
Mortgage Assistance	Yes	No	No
Rental Assistance	Yes	Yes	Yes
Utilities Assistance	Yes	Yes	Yes
Street Outreach Services			
Law Enforcement	Yes	No	No
Mobile Clinics	Yes	Yes	No
Other Street Outreach Services	Yes	Yes	Yes
Supportive Services			
Alcohol & Drug Abuse	Yes	Yes	No
Child Care	Yes	Yes	No
Education	Yes	No	Yes
Employment and Employment Training	Yes	Yes	Yes
Healthcare	Yes	Yes	Yes
HIV/AIDS	Yes	Yes	Yes
Life Skills	Yes	Yes	Yes
Mental Health Counseling	Yes	Yes	Yes
Transportation	Yes	Yes	No

Table 63 - Homeless Prevention Services Summary

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).

Needed services are made available to homeless persons 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 connects individuals to shelters and other immediate needs as well as conducting diversion assessments to determine if callers have other housing options. Individuals with higher-level needs complete this process and are referred to the Continuum of Care (CoC's) Coordinated Entry Workgroup.

Shelter and outreach workers assess individuals' needs using the Central New York Vulnerability Assessment Tool (CNY-VI) which helps identify barriers to attaining and maintaining permanent housing. 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 coordinates individuals who are struggling to navigate this system. Once individuals and families are connected to needed services, the agencies conduct their own intake process and have access through HMIS to all client information. Case management services are often needed to assist the individual or family navigate through this complex service delivery system. The most common needed services are adequate healthcare, mental health, substance use, housing, employment, services for unaccompanied youth and veteran services. It is the individual's or the family's choice as to whether they choose to follow up with recommended referrals. Case managers contact individuals periodically to encourage follow up of referrals. 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 healthcare, 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.

The City of Syracuse's most significant community service delivery system asset is its well-functioning Continuum of Care (CoC) and the Housing and Homeless Coalition (HHC). There are approximately 50 community agencies within Onondaga, Oswego and Cayuga Counties actively participating and collaborating to serve special needs populations and persons experiencing homelessness. Services are made available through the single point of entry process at DSS or calling 211 which is available on a 24-hour basis. To prevent duplication of services and to better serve individuals, all participating agencies use the Homeless Management Information System (HMIS) to document services. This collaborative process provides an efficient use of community services.

The most significant gap in service delivery for the special needs population and persons experiencing homelessness is the lack of affordable housing units for both individuals and families. From 2023 to 2024, homelessness has increased in Onondaga County by 27% and has increased by 46% since 2019. Family homelessness has increased by 99% from 2023-2024. The Housing and Homeless Coalition of Central New York's Point in Time Count on January 24, 2024 shows that there were 35 individuals unsheltered, 80 individuals in transitional housing and 645 individuals in shelters.

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.

The City of Syracuse uses CDBG and HOME funds to assist in the creation and rehabilitation of quality affordable housing units. These units are targeted for vulnerable or low-income populations that experience numerous housing problems from high-cost burden, overcrowding or homelessness. The activities that receive funding are used to increase the number of quality affordable housing units that are safe and code compliant.

There is opportunity for more assistance to projects that utilize creative models to provide supportive housing for these vulnerable populations. Namely, the City of Syracuse is home to a Tiny Home for Good and Smokey Hollow who are pioneering the work of increasing housing supply for homeless and individuals with intellectual and developmental disabilities. A Tiny Home for Good has a unique model where the agency coordinates volunteers to construct housing. Leveraging volunteer labor during the construction process helps to reduce labor costs within the overall construction budget. Once housing is constructed, individuals formerly experiencing homelessness are invited to rent the new home at an affordable rate while they receive wraparound supportive services. This model is a prime example of work that is encouraged to be replicated and that can be supported with CDBG and HOME funds.

SP-45 – Goals

Goal 1: Preserve Quality & Safety of Existing Housing

Category	Affordable Housing
Start Year – End Year	2025 - 2029
National Objective	Provide Decent Affordable Housing
Outcome	Affordability
Needs Addressed	Direct Financial Assistance - Existing Homeowners
Geographic Area	City of Syracuse New York Neighborhood Revitalization Strategy Area
Funding Allocated PY51	$1,789,000.00 ($8,945,000 Strategic Plan Period)
Goal Outcome Indicators (2025-2029)	Homeowner Housing Rehabilitated

Goal 2: Promote Affordable Home Ownership

Category	Affordable Housing
Start Year – End Year	2025 - 2029
National Objective	Provide Decent Affordable Housing
Outcome	Affordability
Needs Addressed	• Direct Financial Assistance - New Homebuyers • Education and Counseling - First Time Homebuyers
Geographic Area	City of Syracuse New York Neighborhood Revitalization Strategy Area
Funding Allocated PY51	$299,000.00 ($1,495,000 Strategic Plan Period)
Goal Outcome Indicators (2025-2029)	1. Direct Financial Assistance to Homebuyers 2. Public service activities for Low/Moderate Income Housing Benefit

Goal 3: Create New Affordable Housing

Category	Affordable Housing
Start Year – End Year	2025 - 2029
National Objective	Provide Decent Affordable Housing
Outcome	Affordability
Needs Addressed	• First -time Homebuyer - Affordable Housing Development • Multi-family Rental - Affordable Housing Development
Geographic Area	City of Syracuse New York Neighborhood Revitalization Strategy Area
Funding Allocated PY51	$931,178 ($4,655,890 Strategic Plan Period)
Goal Outcome Indicators (2025-2029)	1. Rental Units Constructed 2. Homeowner Housing Added

Goal 4: Prevent And Address Homelessness

Category	Homeless
Start Year – End Year	2025 - 2029
National Objective	Provide Decent Affordable Housing
Outcome	Availability/Accessibility
Needs Addressed	• Homeless Prevention Activities • Street Outreach • Rapid Rehousing Activities • Homeless Management Information Systems (HMIS) • Emergency/Transitional Shelter
Geographic Area	City of Syracuse New York Neighborhood Revitalization Strategy Area
Funding Allocated PY51	$398,765 ($2,786,000 Strategic Plan Period)
Goal Outcome Indicators (2025-2029)	1. Tenant-based rental assistance/Rapid Rehousing 2. Homelessness Prevention 3. Other

Goal 5: Provide Quality Housing Resources & Public Services

Category	• Affordable Housing • Homeless • Non-Homeless Special Needs
Start Year – End Year	2025 - 2029
National Objective	Provide Decent Affordable Housing
Outcome	Availability/Accessibility
Needs Addressed	• Housing Legal Services • Fair Housing Activities • Housing Programs or Services- Special Populations • Landlord/Tenant Counseling • Housing Information and Referral Services • Other Housing Information Services
Geographic Area	City of Syracuse New York Neighborhood Revitalization Strategy Area
Funding Allocated PY51	$557,200 ($2,786,000 Strategic Plan Period)
Goal Outcome Indicators (2025-2029)	1. Public service activities other than Low/Moderate Income Housing Benefit 2. HIV/AIDS Housing Operations

Goal 6: Improve Neighborhood Stability - Reduce Vacancy & Blight

Category	Housing Community Development
Start Year – End Year	2025 - 2029
National Objective	Create Suitable Living Environments
Outcome	Sustainability
Needs Addressed	• Reduce Vacancy and Blight • Maintained Forclosed Properties
Geographic Area	City of Syracuse New York Neighborhood Revitalization Strategy Area
Funding Allocated PY51	$180,000 ($900,000 Strategic Plan Period)
Goal Outcome Indicators (2025-2029)	1. Homeowner Housing Added 2. Rental Units Constructed 3. Buildings Demolished

Goal 7: Build Family Wealth & Promote Economic Inclusion - Workforce Development

Category	Non-Housing Community Development
Start Year – End Year	2025 - 2029
National Objective	Create Economic Opportunities
Outcome	Availability/Accessibility
Needs Addressed	• Workforce Development • Economic Development
Geographic Area	City of Syracuse New York Neighborhood Revitalization Strategy Area
Funding Allocated PY51	$218,600.00 ($1,093,000 Strategic Plan Period)
Goal Outcome Indicators (2025-2029)	1. Public service activities other than Low/Moderate Income Housing Benefit

Goal 8: Improve Neighborhood Vibrancy - Support Neighborhood Community Centers

Category	Non-Housing Community Development
Start Year – End Year	2025 - 2029
National Objective	Create Suitable Living Environments
Outcome	Sustainability
Needs Addressed	Support Neighborhood Community Centers
Geographic Area	City of Syracuse New York Neighborhood Revitalization Strategy Area
Funding Allocated PY51	$772,600.00 ($3,863,000 Strategic Plan Period)
Goal Outcome Indicators (2025-2029)	1. Public service activities other than Low/Moderate Income Housing Benefit

Table 64 – Goals Summary

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 91.215(b)(2)/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 of Syracuse 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-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)
There are long waiting lists for accessible apartments and the SHA is doing what it can to increase the construction of accessible units. One primary example is through their East Adams Neighborhood Redevelopment effort, that will add fully accessible units to their portfolio. An assessment of SHA residents provides the following of their top needs:

- Grab bars
- One-level family units
- Roll-in showers
- Step-free entry ways
- Units with wheelchair ramps
- Widened doorways to accommodate wheelchairs
- Lowered counters and cabinets
- Elevators in family units

Activities to Increase Resident Involvements
SHA works to involve residents as much as they can, particularly in their development projects. Recent examples include the following:

1. **East Adams Redevelopment**: The East Adams project phases 1 and the Almus Olver Tower (AOT) renovation are a Rental Assistance Demonstration (RAD) program, which involves deep engagement with residents; everything from notification and invitation to participate in the design and development, to required notices to tenants about the project are activities SHA is leading to increase overall involvement.
2. **Eastwood Heights Renovation**: Tenants at Eastwood Heights have been deeply engaged about the upcoming renovation at the property; safety measures, accessibility features (including the weight of doors), and amenity upgrades have all been informed by residents.

SHA also has two Board Commissioner seats reserved for residents and has active tenant associations for each of the properties. Within the East Adams Neighborhood redevelopment projects, several tenant association leaders are also involved in the project as part of an organization called Blueprint 15, Inc., which works to ensure that resident voices are centered in all decisions and aspects of the development project.

Is the public housing agency designated as troubled under 24 CFR part 902?
The public housing agency is not designated as troubled under 24 CFR part 902.

Plan to remove the 'troubled' designation. Not applicable.

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

Barriers to Affordable Housing

Barriers to Affordable housing can be tied to policies, low incomes and the cost to newly construct or repair housing within the city of Syracuse. According to the Syracuse Housing Study, 28% of Syracuse households earn less than $20,000. On average, a landlord in Syracuse would need to charge $1800 a month in rent to repair and maintain the property on a consistent basis. This value far exceeds what many renters within the city have the ability to pay. Years of deferred maintenance on existing rental structures have led to the current costs to repair exceeding what the final property values will be. This has made it difficult for property owners to access financing and feel confident that the investment is worth it. For the renter, this decreases the number of units available in the market and for existing units, this increases the number of units in worsening condition.

Public policies in Syracuse have presented significant challenges for affordable housing and residential investment, affecting the city's housing market. Despite Syracuse's relatively low cost of living, a large portion of residents—particularly those earning less than $35,000 annually—remain cost-burdened. Nearly 88% of renters earning under $20,000 spend more than 30% of their income on housing, which often forces them into substandard or deteriorating housing options. The economic reality is that the costs of constructing and maintaining housing units often exceed what low-income residents can afford, which can discourage new residential investment and contribute to a cycle of housing decline in certain neighborhoods. Rising construction costs, combined with zoning and regulatory requirements, further complicate the ability to create affordable housing. Policies related to land use, zoning ordinances, and building codes, while aimed at managing growth and maintaining quality standards, can sometimes prove troublesome for investors, potentially limiting or slowing investment.

ReZone Syracuse, a comprehensive initiative to update the city's zoning laws, represents a pivotal step toward improving land use policies and addressing some of these housing challenges. The initiative seeks to modernize Syracuse's zoning ordinance and map in line with the city's Land Use and Development Plan 2040, with goals that include promoting sustainable development, enhancing neighborhood character, and improving the efficiency of the development review process. ReZone's emphasis on high-quality design, environmentally sustainable land use patterns, and streamlined regulations is designed to make Syracuse more attractive to developers and residents alike. However, while ReZone Syracuse offers potential benefits for future development, it is essential that its implementation directly addresses the city's most pressing housing concerns, particularly for low-income residents. Ensuring that the updated zoning ordinance supports the construction of affordable housing is critical for the initiative to be effective. By incorporating policies that encourage both market-rate and affordable units, ReZone has the potential to create a more balanced and equitable housing market in Syracuse.

The initiative's focus on efficient development regulations, combined with sustainable practices like transit-oriented development and green infrastructure, can create opportunities for residential investment that benefit the entire community. To fully succeed, though, it will be necessary to continue balancing the need for neighborhood preservation with the need to provide affordable housing options across the city.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Syracuse intends to continue leveraging federal investment to increase affordable housing options in Syracuse by funding single- and two-family new construction and rehabilitation. In addition, the City intends to work with the Syracuse Housing Authority to expand access to tenant based rental assistance for the most vulnerable income-restricted renters.

For landlords, the cost of rent correlates with their ability to maintain and repair properties. The City will leverage the creation of the Syracuse Housing Strategies Corporation, the Syracuse Urban Renewal Agency, and the Syracuse Industrial Development Agency, to create flexible funding programs for landlords who are looking to make necessary repairs. As part of the anti-displacement strategy, landlords will be required to maintain their property as affordable for a specific set of time outlined in an agreement. In effect, these programs will bring more units onto the rental market and improve conditions within existing rentals of affordable housing.

Additionally, the City’s strategy will include expanding economic development and workforce development opportunities for Syracuse residents. Central New York is experiencing the beginning of an economic shift where leading industries are changing. Championing Syracuse Surge in addition to other city-wide and reginal partnerships will allow the City to position Syracuse residents to have the technical, transferrable skills, and qualifications necessary to participate in this new economy. Access to stable employment opportunities with vertical mobility will unlock incomes that will give both renters and homeowners more choice when exploring housing option that fit their financial capacity.

The Division of Zoning will also continue to make periodic edits to ReZone to improve land use designations and provide clarity and detail to sections of the code. The Department of Neighborhood and Business Development will continue to work closely with Zoning leadership to ensure the code provides opportunities for the expansion of housing options for residents.

SP-60 Homelessness Strategy – 91.215(d)

Below is the City of Syracuse's Homelessness Strategy, outlining how the Strategic Plan goals contribute to the strategy for the following:

- Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.
- Addressing the emergency shelter and transitional housing needs of homeless persons.
- 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.
- Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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. Distribution of items to meet basic needs such as food, water, blankets, gloves, and hats allow outreach workers an opportunity to engage individuals, assess their specific needs, and encourage them to accept services. Medical, mental health and substance use service providers often ride along with outreach workers to offer on the spot services to unsheltered persons sleeping outside when needed. A medical outreach van (a mobile doctor's office) goes out twice a week with outreach providers to expand the capacity and quality of outreach medical services in our community. Onsite medical treatment, Covid testing and vaccinations are provided to those in need. A street outreach committee is coordinated through the Housing and Homeless Coalition (HHC) and meets monthly. The group consists of a multi-disciplinary team of professionals that includes substance use providers, housing service providers, the local business district, city police, emergency shelter providers, mental health crisis response teams, ESG Program Administrator and street outreach teams. The meeting allows for case conferencing to avoid duplication of services, as well as coordination with local downtown business district and police. Having a coordinated approach, using case conferencing and collaboration, has allowed the CoC and city to continuously avoid criminalization of homelessness and has great success in addressing unsheltered homelessness. All pertinent information is captured in the Homeless Management Information System (HMIS) where client information is entered by all agencies and tracked throughout the process.

In addition to ongoing outreach throughout the year, an annual Point-in-Time (PIT) count and referrals from stakeholders also offer a mechanism to engage unsheltered people living outside. The PIT Count is a count of sheltered and unsheltered homeless persons conducted each year on a single night in January. ESG and Continuum of Care (CoC) funded programs, City and County officials, and dedicated volunteers collaborate with the HHC Street Outreach committee and the CoC Director in identifying possible locations for unsheltered persons. Street outreach teams are formed to go out in the evening and night in search of homeless individuals and to offer encouragement to come inside, out of the cold.
A housing-first philosophy is followed, finding appropriate housing first (shelter or permanent housing) and then identifying the difficult barriers to housing the homeless face and making all attempts to think "outside the box" for solutions to ending their homelessness and bringing individuals in-doors permanently. The City of Syracuse

Department of Code Enforcement assists with identifying people living in abandoned properties and allows time and space for street outreach providers to engage these individuals to arrange for proper supportive housing services.

Addressing the emergency and transitional housing needs of homeless persons.
The ESG transitional housing and emergency shelter providers work closely alongside the Continuum of Care (CoC) and its workgroups to address the housing needs of homeless persons. A key objective of the group is to decrease the length of time individuals and families spend in shelters and transitional housing. Goals are established that help improve the quality of life and address life skills necessary in achieving and maintaining housing stability among the homeless persons served. All transitional programs have adopted the housing first philosophy, meaning that service providers first work to identify appropriate housing (emergency shelter or transitional housing) and then work to identify and address the difficult barriers to securing and maintaining permanent housing these individuals face. All attempts are made to identify creative solutions to ending their homelessness permanently, with specific emphasis on improving health and stability, increasing economic security either by obtaining mainstream benefits or employment, and finding and maintaining affordable 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.
Individual needs assessments are completed by all program case managers and representatives using the Continuum of Care's (CoC) coordinated assessment process. Once housing barriers are identified, individualized service plans are completed, and referrals made to aftercare support and mainstream resources as applicable. The implementation and utilization of the coordinated assessment and referral process gives shelters and transitional housing providers "real time" availability of openings in the community. This process also eliminates duplicative intake efforts and reduces referral time. By addressing personal barriers in an individualized manner, homeless and housing vulnerable individuals can make more successful transitions to permanent housing in a more efficient manner.

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 publicly 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.
Several mechanisms help individuals and families avoid homelessness, particularly those transitioning from institutional care such as hospitals, mental health facilities, foster care, and correctional programs. These include relocation assistance, case management, financial aid, legal services for eviction prevention, and collaboration with service providers through coordinated entry models.

Relocation assistance involves case management to help individuals and families find affordable housing, advocate with landlords, and provide follow-up support.

Financial assistance, such as security deposits, rent subsidies, and utility help, is especially important for homeless youth who often lack income. This support helps individuals transition from shelters to permanent housing.

Access to services is often facilitated through collaboration with the Onondaga County Department of Social

Services and the 211 referral line, which provide emergency diversion options when individuals face shelter placement. Trained staff refer individuals to relocation services or alternatives to shelter placement.

Emergency Solutions Grant (ESG) funds provide legal services to prevent homelessness due to eviction. Two case management programs help identify housing barriers and find solutions. ESG, CDBG, and private funds support these efforts. The local Continuum of Care (CoC) advocates for stronger eviction laws to protect tenant rights and promote housing stability. A network of service providers, including criminal justice, mental health, substance use treatment, domestic violence, crisis services, family services, job training, street outreach, and housing agencies, collaborate closely with the CoC. These partners work on initiatives to improve housing access for individuals transitioning from medical care, mental health services, foster care, and the correctional system.

The Coordinated Entry (CE) process facilitates collaboration and improves services for homeless individuals and families. The NYS Empire State Supportive Housing Initiative (ESSHI) funds help prevent homelessness for vulnerable populations, such as families with a qualifying individual or homeless young adults with disabilities or life challenges. Locally, target populations include individuals with severe mental illness discharged from facilities needing permanent supportive housing.

The NYS Medicaid Redesign Team (MRT), Delivery System Reform Incentive Payment Program (DSRIPP), and ESSHI have created supportive housing units and transitional support for high-need populations. These services help individuals transition directly from facilities to housing, avoiding homelessness. Care coordination relationships with local hospitals, and mobile case management teams, support transitions for those with chronic needs. Health Home Care Coordination aids discharge planning, facilitates enrollment in care management, and ensures transitions to outpatient services and follow-up care. MRT funding has supported collaboration to improve care coordination and outcomes for individuals receiving state Medicaid.

With NYS support, over 50 new permanent supportive housing beds have been added to the CoC's housing inventory, with more in development. The service provider network collaborates with the NYS Department of Correction and Community Supervision (DOCCS) to address housing barriers for parolees. Multi-disciplinary team meetings focus on justice-involved adults facing cross-system challenges, ensuring their housing needs are met. The NYS Office of Mental Health (OMH) funds supported housing for high-priority clients released from state prison. All OMH level 1 clients are immediately housed in supported facilities to avoid shelter stays.

County Forensic Specialists and Case Managers ensure individualized plans for high-risk parolees. The NYS Office of Addiction Services and Supports (OASAS) funds Peer Recovery Coaches to engage individuals with behavioral health challenges in emergency rooms, connecting them with treatment and housing opportunities.

The Single Point of Access (SPOA) Team and Mental Health residential providers prioritize referrals weekly. The SPOA Provider Connection Meeting, held monthly with hospitals, mental health providers, and forensic and peer services, focuses on housing for individuals with complex discharge challenges, ensuring safe housing. Relevant information is shared with Coordinated Entry.

The Veterans Workgroup, which includes the CoC Collaborative Applicant, HMIS Lead, ESG Administrator, VA HUD-VASH Coordinator, DSS staff, shelter discharge planners, street outreach providers, and SSVF Coordinators, meets monthly to review cases and ensure housing plans and services for veterans experiencing homelessness.

SP-65 Lead based paint Hazards – 91.215(i).

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

Currently, through grant funding from the City of Syracuse Department of Neighborhood and Business Development, the Syracuse Lead Program can 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. Since 2020, the Syracuse Lead Program assisted over 155 units occupied by low- to very-low-income families through HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) and Syracuse Department of Neighborhood and Business Development funding. Moving forward in 2025, the Syracuse Lead Program will again apply for HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) funding as well as seek additional funding sources to support the Syracuse Lead Program.

How are the actions listed above related to the extent of lead poisoning and hazards?Over the course of the next 60 months (2025-2029), the Syracuse Lead Program will assist over 150 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. 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.

How are the actions listed above integrated into housing policies and procedures?The City of Syracuse, in its efforts to further address environmental lead hazards in its housing stock, adopted a Lead Ordinance in the City of Syracuse in 2020. The ordinance ensures City Code Enforcement receives the certification necessary to conduct lead inspections. With over 3,000 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 were proposed for the 2020-2021 budget of the City's general fund. The Lead Hazard Control Office (LHCO) in the Department of Code Enforcement, works on behalf of tenants and homeowners to proactively identify lead-based paint hazards. The office ensures hazards are measured and removed to restore safe, healthy housing conditions across the city of Syracuse for current and future generations. The Lead Ordinance allows for the Department of Code Enforcement to take more control of health and safety issues for City residents.

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

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families
How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.

The City's strategy for reducing the number of poverty-level families includes a focus on improving the quality and affordability of housing, workforce development, and increasing the financial capacity and autonomy of residents. Each of these components are detailed below:

1. Expand access to affordable housing and subsidy for renters and homeowners.
In providing more safe and affordable housing options for renters and homeowners, the City of Syracuse aims to decrease the number of residents who are housing-cost burdened and increase the number of residents with disposable income that can then be leveraged for needs such as advanced education and childcare, a lack of which often hinders access to high-paying jobs and improved quality of life. The City of Syracuse Department of Neighborhood and Business Development will actively continue planning for affordable housing development new construction and renovation in select neighborhoods across RNI areas city-wide.

2. Continue supporting financial literacy among Syracuse residents.
The City of Syracuse will continue to oversee the Syracuse Financial Empowerments Center which provides free services in debt reduction and financial planning.

3. Improve neighborhood conditions.
The City of Syracuse Department of Neighborhood and Business Development will continue to leverage partnerships with the Division of Code Enforcement, the Department of Parks & Recreation, the Department pf Public Works, the Greater Syracuse Land Bank, housing developers, and businesses, to improve infrastructure and quality of life to residents. In having safer and cleaner neighborhoods with improved access to goods and services for residents, the City can enable resident access to high quality neighborhoods regardless of resident incomes. The City intends to expand the Proud Places Project beyond the Butternut Corridor and continue building resident capacity to advocate for neighborhood priorities and engage in neighborhood stabilization.

4. Strengthening and expanding workforce development.
The City of Syracuse will continue to expand opportunities for residents to participate in the labor market and to access career development opportunities by investing in digital infrastructure and empowerment, education and workforce development, and business development and entrepreneurship. This includes:

- Completion of the Syracuse STEAM High school which will allow students in the region to prepare for career and technical education along side visual and performing arts;
- Completion of the Southside Campus for the New Economy which includes renovations of the SUNY Educational Opportunity Center (EOC) where residents can gain marketable and sought-after skills in computer programming and advance manufacturing; and
- The expansion of JMA Wireless.

The Southside Campus is located in the footprint of the East Adams Transformation plan where the majority of Syracuse Housing Authority residences are concentrated. Improved educational programs will unlock careers that offer stable, higher paying incomes that then translate to improved housing options and greater disposable income.

In addition, the Department of Neighborhood and Business Develpment will continue to fund organizations such as CNY Works, Jubilee Homes, and OnPoint for College, that commonly share a mission of exposing residents to career fields for upward mobility. The Department of Neighborhood and Business Development has also collaborated with Interfaith Works to launch the New American Advisory Committee which will include a taskforce specifically tasked with championing stronger connections between New Americans and professional pathways on a regional scale.

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 by other New York State and local regulations and laws. The monitoring process will be conducted through on-site visits and regular in-house reviews of monthly 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.

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-recipients' records;
- 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).

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 determines the scope of monitoring activities to be undertaken:

- 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 of the sub-recipient's performance reports and the supporting documentation submitted with their request vouchers for reimbursements on a monthly basis. 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. The City of Syracuse Department of Neighborhood and Business Development (NBD) may at the discretion of the Program Administrator, on a case-by-case basis, accept payment requests in advance of performance reports with the understanding that the pending performance report must be submitted within 30 days.

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. On a monthly basis, CDBG and ESG Program Administrators meet with the Deputy Commissioner of NBD and the Director of Neighborhood Grants to discuss performance reports and voucher requests for reimbursement, as well as to note any additional monitoring activities that have been or may need to be undertaken. On a bi-weekly basis, the Director of Neighborhood Grants meets with the Syracuse Urban Renewal Agency (SURA) accounting division and the Commissioner and Deputy Commissioner of NBD.

The City of Syracuse engages in HOME monitoring activities in order to enforce the affordability requirements for HOME-funded projects. To enforce the continued affordability of HOME assisted rental projects, tenant income and lease information is collected annually during the period of affordability. This is to ensure rent amounts do not exceed the HOME rent limits, and that the tenants are income-qualified (earning less than 80% AMI (Area Median Income)). The period of affordability is based on the average per-unit investment of HOME funds:

Amount of Average Per-Unit HOME $	Minimum Affordability Period
<$15,000/unit	5 years
$15,000 - $40,000/unit	10 years
>$40,000/unit	15 years

Table 65 – HOME Per-Unit Subsidy and Affordability Periods

NBD also inspects HOME-assisted rental units to confirm that quality and safety standards are in compliance. These standards are based on state and local building codes. Inspections are typically completed by a City Code Enforcement inspector. The frequency of these inspections is based on the numbers of HOME units: 1-4 units are inspected every three years, 5-25 units are inspected every two years, and 26 or more units are inspected annually. NBD selects a sample of the HOME assisted units to inspect. All ongoing monitoring and compliance requirements are captured and agreed upon in the HOME Program Agreement and reviewed with developers regularly during development and after project completion.

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 (CHDOs) 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.

The City of Syracuse promotes the participation of minority-owned businesses (MBEs) and women-owned businesses (WBEs) in projects and activities including in the Consolidated Plan. Included in a Home Program Agreement (HPA), the City of Syracuse requires the completion of an M/WBE Utilization Plan that identifies the required M/WBE utilization percentages. Standard in the CDBG and ESG RFP, Section 3 information is requested which also emphasizes economic opportunities for low- and very-low-income persons and businesses that employ them. In addition to activities within the scope of the Consolidated Plan, NBD is engaging minority developers, community organizations, and industry stakeholders to support diverse real estate development in Syracuse. Additionally, the Division of Equity Compliance and Social Impact (DECSI), formerly known as the Division of Contract Compliance and Minority Affairs, is working to boost Syracuse's economic growth by partnering with diverse local businesses on City contracts.

As part of the standard consolidated planning process, NBD conducts the Needs Assessment and Market Analysis as required by 24 CFR 91. The Strategic Plan is developed based on the Needs Assessment and Market Analysis with goals that prioritize housing, homelessness, special needs populations, and community development activities within the City of Syracuse. Compliance with the Citizen Participation Plan is embedded in all parts of the Consolidated Plan, Annual Action Planning, and performance reporting processes.

Annual Action Plan (2025-2026)

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction
The below chart outlines the expected resources anticipated through the first year of the annual planning process. The CDBG and HOME programs comprise the majority of local funding for housing activities. While HOME funds are statutorily reserved for housing-related activities, eligible uses for CDBG funds are far more varied to include services to assist certain subpopulations that by their nature require these services (youth, elderly, individuals with disabilities). Nonetheless, the vast majority of the City of Syracuse's CDBG allotment is also for the purpose of providing safe, affordable housing, the foundation upon which all services require in order to be effective.

In the recent past, the City of Syracuse was a beneficiary of additional federal funds in the form of HOME Investment Partnerships American Rescue Plan Program (HOME-ARP), Choice Neighborhood Initiative (CNI), and state funds in the form of Community Project Funding (CPF) and The New York State Affordable Housing Corporation (AHC) – all of which support safe, affordable, and stable housing within the City of Syracuse. The Syracuse Neighborhood Initiative (SNI) and the East Adams Neighborhood Transformation Project are two initiatives complemented by the formula block grants by bringing in millions of dollars targeted in specific neighborhoods throughout the City.

The City of Syracuse, like all HUD grantees, must meet the increasing housing and community development needs while balancing decreasing funding streams from HUD and other federal agencies. This requires an even more diligent administration of these dollars that seek to leverage other state and local funding programs and efforts. The following is a chart of the expected resources from the federal government of the upcoming first year of the current plan's entitlement funding cycles:

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public - Federal	- Acquisition - Admin and Planning - Economic Development - Housing - Public Improvements - Public Services	$4,920,269	$15,000	$0	$4,935,269	$14,814,731	- Acquisition - Admin and Planning - Economic Development - Housing - Public Improvements - Public Services
HOME	Public - Federal	- Acquisition - Homebuyer assistance - Homeowner rehab - Multifamily rental new construction - Multifamily rental rehab - New construction for ownership - TBRA	$1,303,112	$75,000	$0	$1,378,112	$4,121,888	- Acquisition - Homebuyer assistance - Homeowner rehab - Multifamily rental new construction - Multifamily rental rehab - New construction for ownership - TBRA
ESG	Public - Federal	- Conversion and rehab for transitional housing - Financial Assistance - Overnight Shelter - Rapid Re-housing (rental assistance) - Rental Assistance Services - Transitional Housing	$431,317	$0	$0	$431,317	$1,318,683	- Conversion and rehab for transitional housing - Financial Assistance - Overnight Shelter - Rapid Re-housing (rental assistance) - Rental Assistance Services - Transitional Housing

Table 66 – Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.
Efforts are made by the City of Syracuse Department of Neighborhood and Business Development to leverage federal funds with other sources of funding. No funded agency receives all of its funding from federal funds. Oftentimes several other sources of funds are used for each activity in this plan.

Private funding continues to be the most dominant source of leveraged funds for the block grant, whether it is a $100 owner-contribution for the $1,000 grant provided through the Small Home Assistance Repair Program (SHARP), to a $95,000 private mortgage (on average) that a prospective homebuyer must qualify for when purchasing a home through one of the City's housing partners. For example, the Urgent Care Program that funds emergency repairs for homeowners on low-moderate incomes requires recipients to pay back at least 20% of the loan issued to address that emergency in order to ensure at least minimal leveraging of funds. Together, the contributions from private entities make up the majority of funds leveraged by the block grant.

The City of Syracuse additionally encourages leveraging of funds through New York State by providing letters of support to developers applying to the Low-Income Housing Tax Credit Program through the State of New York. Leveraging federal HOME dollars for LIHTC-supported 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 Affordable Housing Corporation (AHC) funding are used to further leverage federal funds. Each program ensures that no one source of funding is bearing the entire burden of subsidy, resulting in projects with more diversified and reliable project capital stacks.

The City of Syracuse supports activities to address and prevent homelessness by the local consortium of shelter providers and other groups coordinated by the Housing and Homeless Coalition (HHC) whose mission is to address and prevent homelessness has continued to build capacity and recently registered as a 501©(3). Having originated from the Homeless Task Force that was a longstanding creation of the Syracuse Common Council, the HHC has provided a more cohesive entity responsible for the compilation of the Continuum of Care and allows closer coordination and leverage opportunities with the City's Emergency Solutions Grant (ESG).

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 complement 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 and may originate from federal funds, state government, local government, private funds (foundation or in-kind) or 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 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.

The City of Syracuse owns three neighborhood community centers, out of which many social service programs are administered, including many that are funded in part by CDBG funds. These are:

Syracuse Northeast Community Center (SNCC)
Located on the City's near northeast side and adjoining Dr. Weeks Elementary School, the SNCC is one of the two large community centers within and owned by the City of Syracuse. SNCC provides a diversity of public

services using an organizational and program model that is unique in Syracuse and only shared by its sister facility, the Southwest Community Center. The SNCC manages the facility, which is owned by the City of Syracuse. In this role, the agency provides the basic infrastructure consisting of office and program space, security, maintenance, coordination and scheduling support, as well as management of common space. SNCC leases space within the facility to a range of organizations that can provide the services deemed most appropriate for the neighborhood. 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.

Syracuse Model Neighborhood Facility, Inc. (Southwest Community Center)
The Southwest Community Center (SWCC) is a city-owned facility that has an organizational and operational structure similar to the Syracuse Northeast Community Center. Located on the City's southwest side, the facility serves a predominantly Black clientele. Some of the programs and services offered at the SWCC include: AIDS/HIV awareness, education and prevention programming; educational substance and alcohol abuse prevention programming for school age youth; programming for developmentally disabled youth and young adults to help promote personal, social and recreational development; programming providing computer-based tutorial programming for youth who attend Syracuse City Schools in grades K-8 and receive free or reduced lunch; programming focused on decreasing at-risk behavior in youth ages 10-19; and programming for adults ages 18-24 to increase employment opportunities in the emerging green economy.

Westcott Community Center
The Westcott Community Center is one of the smaller community centers owned by the City of Syracuse and located on the eastside of Syracuse. Programming is facilitated by the Westcott Community Center, Inc. CDBG funding supports youth programming through the Westcott Kids' Club. The Kids' Club is an after-school program that enriches many aspects of youth development. Program activities include Homework Help and targeted tutoring, music, drama, photography, video, crafts, etc., as well as recreational activities such as team sports, board games, cooking, karate and dance. Character building programs include "How to Deal With Bullies," and Conflict Resolution. Additional programs offered at the Westcott Community Center include community events, community classes, lectures, community dinners and concerts. Westcott also provides Senior programming which includes fitness activities, arts & crafts, games, socialization, and a hot lunch provided by P.E.A.C.E., Inc.

Discussion
Based on previous funding cycle allocations and anticipated need, the City of Syracuse anticipates receiving funding for the HOME, CDBG, and ESG programs in amounts nearing $4,935,269, $1,378,112, and $431,317, respectively, over the course of the next year and $14,814,731, $4,121,888, and $1,318,683, respectively, for the remainder of the Consolidated Plan. The City will use this funding to support a variety of operational and programming needs in the community and will leverage these funds for maximum impact through agency and organizational partnerships, program income, and contribution of City dollars, services, and operating infrastructure.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1	Preserve Quality & Safety of Existing Housing	2025	2026	Affordable Housing	City of Syracuse New York Neighborhood Revitalization Strategy Area	Direct Financial Assistance – Existing Homeowners	CDBG: $1,789,000	1. Homeowner Housing Rehabilitated
Goal 2	Promote Affordable Home Ownership	2025	2026	Affordable Housing	City of Syracuse New York Neighborhood Revitalization Strategy Area	- Direct Financial Assistance – New Homebuyers - Education and Counseling – First Time Homebuyers	CDBG: $299,000	1. Direct Financial Assistance to Homebuyers 2. Public service activities for Low/Moderate Income Housing Benefit
Goal 3	Create New Affordable Housing	2025	2026	Non-Housing Community Development, Non-Homeless Special Needs	City of Syracuse New York Neighborhood Revitalization Strategy Area	- First-time Homebuyer – Affordable Housing Development - Multi-family Rental – Affordable Housing Development	CDBG: $19,000 HOME: $912,178	1. Rental Units Constructed 2. Homeowner Housing Added
Goal 4	Prevent And Address Homelessness	2025	2026	Homeless	City of Syracuse New York Neighborhood Revitalization Strategy Area	- Homeless Prevention Activities - Street Outreach - Rapid Rehousing Activities - Homeless Management Information Systems (HMIS) - Emergency/ Transitional Shelter	ESG: $398,765	1. Tenant-based rental assistance / Rapid Rehousing 2. Homelessness Prevention 3. Other
Goal 5	Provide Quality Housing Resources &	2025	2026	Affordable Housing, Homeless, Non-	City of Syracuse New York Neighborhood	- Housing Legal Services – Fair Housing Activities –	CDBG: $591,100	1. Public service activities other than

	Public Services			Homeless Special Needs	Revitalization Strategy Area	Housing Programs or Services- Special Populations - Landlord/Tenant Counseling - Housing Information and Referral Services - Other Housing Information Services		Low/Moderate Income Housing Benefit 2. HIV/AIDS Housing Operations
Goal 6	Improve Neighborhood Stability – Reduce Vacancy & Blight	2025	2026	Housing Community Development	City of Syracuse New York Neighborhood Revitalization Strategy Area	- Reduce Vacancy and Blight - Maintained Forclosed Properties	CDBG: $180,000	1. Homeowner Housing Added 2. Rental Units Constructed 3. Buildings Demolished
Goal 7	Build Family Wealth & Promote Economic Inclusion – Workforce Development	2025	2026	Non-Housing Community Development	City of Syracuse New York Neighborhood Revitalization Strategy Area	- Workforce Development - Economic Development	CDBG: $218,600	1. Public service activities other than Low/Moderate Income Housing Benefit
Goal 8	Improve Neighborhood Vibrancy – Support Neighborhood Community Centers	2025	2026	Non-Housing Community Development	City of Syracuse New York Neighborhood Revitalization Strategy Area	- Support Neighborhood Community Centers	CDBG: $772,600	1. Public service activities other than Low/Moderate Income Housing Benefit

Table 67 – Annual Goals & Objectives Table

AP-35 Project Summary – 24 C.F.R. §§ 91.220(d), 91.420

Project summaries are categorized in accordance with the NBD Strategic Goal each agency and program addresses consistent with funding categories. Proposed service delivery for each program by priority need addressed is outlined below. Additional information regarding proposed budget allocations for each program can be found in Annual Action Plan Appendix A.

Goal 1: Promote and Preserve Safe, Affordable and Stable Housing

Empire Housing and Development Corporation - City of Syracuse Revitalization Strategy: Empire Housing Development Corporation provides direct financial assistance grants to eligible homeowners for property rehabilitation, assist eligible homeowners receiving funding with the development of rehab work scopes based on property needs assessments for necessary repairs and also provide eligible homeowners receiving funding assistance with construction monitoring support throughout the project to ensure proper completion. Empire plans to award 15 rehab grants.

Home HeadQuarters (HHQ) - SHARP: 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 assists customers throughout the application and construction process. SHARP will serve 125 homeowners.

Home HeadQuarters (HHQ) - UCHIP: The Urgent Care/Home Improvement Program provides 50 low to moderate income households with loan capital to make emergency repairs to their homes. Funding promotes housing stability by completing health and safety related repairs. Urgent care will serve 50 homeowners.

PEACE – Overcoming Barriers to Weatherization: PEACE, Inc. assists HEAP-eligible homeowners (under 80% AMI) through the NYS Weatherization Assistance Program (WAP). Once selected to begin services, DEHS performs an energy audit of the residence to identify specific measures to improve energy efficiency and educate homeowners about the importance of home repair. Emerging from the audit, health and safety issues can be discovered that render the home ineligible for weatherization and may result in a deferral. Effectively, the Overcoming Weatherization Barriers Program in conjunction with WAP will increase the value of homes owned by eligible homeowners who otherwise would be unable to repair their homes. This program will help 10 homeowners on the deferred list be newly eligible for the Weatherization Program.

Goal 2: Promote Affordable Home Ownership

Home HeadQuarters (HHQ) - Closing Cost Assistance Program (CCA): HHQ's CCA program provides up to $4,000 in funds to reduce barriers to homeownership for 25 first-time home buyers. 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.

Goal 3: Create New Affordable Housing

Jubilee Homes - Southwest Quadrant Neighborhood Stabilization: This program looks to expand the availability of affordable housing on the Southwest side of the City. This program will help administer the completion of 5 new construction homes.

Goal 4: Prevent and Address Homelessness

Hiscock Legal Aid Society - Homeless Prevention and Legal Services: Hiscock provides legal services to 180 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.

Housing & Homeless Coalition of CNY – Homeless Management Information System (HMIS): HUD mandate that COC and ESG projects maintain an HMIS database. HMIS currently supports 310 end users and 143 projects in NY-505, some of which are funded through ESG. HMIS staff provide training, data quality and technical assistance to all these ESG projects.

In My Father's Kitchen-Under the Bridge Street Outreach: In My Father's Kitchen builds 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 (approximately 1100 meals) along with emergency supplies to those living under the bridges or on the streets and offering transportation to services and/or other housing options.

Rescue Mission - HIS Team: The Rescue Mission's Homeless Intervention Services (HIS) Team provides 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 - Youth Services Rapid Rehousing Program: Rapid Rehousing Case Management provides rental assistance, case management and support to 9 homeless youth/young adults (ages 18-24), transitioning them from shelter to permanent housing in the community. All clients served by Youth Services ESG Rapid Rehousing Case Management are currently placed emergency shelters throughout Syracuse. The Youth Services Case Manager also provides direct transportation to and from various appointments to enroll ESG clients in the services necessary for stabilization and independence.

Salvation Army - HALE Rapid Rehousing Program: The HALE Rapid Rehousing program assists 15 homeless households in securing affordable housing and provides case management services that include assistance with securing employment, increasing income, and accessing benefits prior to exiting the program.

Volunteer Lawyers Project - Advocacy and Prevention Eviction and Defense Program: This program provides legal representation in the Syracuse Landlord Tenant Court to 150 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.

Goal 5: Provide Quality Housing Resources & Public Services

ARISE, Inc. - Advocacy and Referral Program: Program provides information and referral assistance to approximately 250 individuals and 30 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.

BluePrint15: F.A.I.T.H: The FAITH (Further Advancing Independence Through Homeownership) Program, launched by Blueprint 15, is designed to empower 40 LMI residents of the Syracuse Housing Authority and the 15th Ward through education, support, and resources aimed at facilitating homeownership. This program directly addresses the systemic discouragement and misinformation that residents have faced regarding the wealth-building opportunities associated with purchasing a home. The FAITH Program covers a breadth of financial literacy topics and educational workshops, critical for ensuring participants can navigate the home-buying process successfully and secure their financial wellbeing. A differentiator of the FAITH Program is the one-on-one support dedicated by our neighborhood navigators and program coordinator to maintain participant engagement, accountability, and effectiveness of the program components.

Catholic Charities - Empowerment Program: promotes economic inclusion for those living in poverty by addressing immediate needs and barriers to accessing essential services and employment. Through case management, financial assistance, referrals, and provision of crucial items, the program aims to empower individuals to improve their overall well-being and achieve greater stability. The program will assist homeless and low-income individuals and families with obtaining much needed items such as identification, laundry vouchers, transportation (bus passes/gas vouchers/bicycles), and clothing for employment interviews. The program plans on serving a minimum of 50 individuals.

CNY Fair Housing - **Education, Enforcement, Advocacy and 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 30 households and counseling and referral services to 100individuals, 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.

CNY Fair Housing - Tenant Rights, Organizing, Advocacy and Education: CNY Fair Housing will provide tenant rights and organizing through 8 designated properties and meet with approximately 50 tenants in the city of Syracuse. Staff will assist current advocacy boards to identify tenant rights issues along with Fair housing violations to promote advocacy at these designated properties. They also provide tenant and landlord counseling for city residents.

Greater Syracuse Tenants Network – Landlord Training: The Greater Syracuse Tenants Network is building upon its existing direct advocacy for HUD-assisted rental projects by providing landlord trainings. The Syracuse Tenants Network plans hold 6 landlord trainings during the program year.

Home Headquarters (HHQ) - Syracuse Model Neighborhood Corporation (SMNC): Syracuse Model Neighborhood Corporation 's mission is to provide quality affordable housing to low- and moderate-income families living on the south side of Syracuse. Its focus today remains on repairing and updating rental units, addressing all health and safety concerns as well as modernizing kitchens, bath and flooring etc. There is emphasis on assisting long-term tenants interested in home ownership to purchase their homes with intensive homebuyer education and related supports. CDBG funds help support Property Management staff to ensure leases are up to date and rents collected, ensure accurate data is kept, manage property maintenance issues, addressing code violations, building a rapport with tenants and responding to tenant concerns. The program plans to assist 176 tenants.

Housing Visions Unlimited, Inc.- Housing Stability Program (HSP): Housing Visions' Housing Stability Program (HSP) provides case management services for Housing tenants with the most severe eviction cases who are at imminent risk of homelessness. Tenants in the program are at or below 30% Average Median Income, have been served an eviction notice, are at risk of losing their residence within 14 days, and have no other housing options or supports in place to obtain other permanent housing. The program will provide intensive case management services for 40 individuals with additional support, advocacy, and referrals for housing-related assistance to prevent homelessness.

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 215 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: Program serves 12 homeless individuals with HIV/AIDS. Individualized support services are offered in a safe environment to assist individuals in either obtaining or maintaining permanent housing.

Northeast Hawley Development Association, Inc. (NEHDA) - Tenant Housing Advising Program: NEHDA's Tenant Housing Advising program provides tenant housing counseling and relocation services for 50 Northside residents. This program aids clients in navigating conflicts with their landlords and helps advocate for healthy living environments. NEHDA works closely with the City and partner agencies to help people address code violations, obtain legal services, access critical community resources to remain in place, and work to promote the rent relief program, and assist with the application process for the rent relief program. The program also assists families in need of relocation services.

Volunteer Lawyers Project - Estate Planning Program: VLP's free end-of-life planning services play a crucial role in empowering individuals and families to secure their futures. Our comprehensive offerings include the drafting of last wills and testaments, Powers of Attorney, and advance medical directives (most commonly living wills). 100 LMI individuals will benefit from these estate planning services.

YWCA - Women's Residence Program: The YWCA Women's Residence provides housing services to single women and homeless parenting women, survivors of domestic violence. The Women's Residence program provides supportive transitional and permanent housing to promote housing stability and case management services to 15 housing vulnerable residents.

<u>Goal 6: Improve Neighborhood Stability</u>

City of Syracuse - NBD Distressed Property Program: This program addresses blighted housing influences, real estate development activities funded under the Distressed Property Program include vacant property rehabilitation for both first time homebuyers and affordable rental properties. Other activities include property demolition and deconstruction. With each of these real estate projects, developers are encouraged to apply sustainable building or deconstruction practices to ensure projects are as sustainable as possible.

<u>Goal 7: Build Family Wealth & Promote Economic Inclusion</u>

The Boys and Girls Club of Syracuse – Workforce Readiness Program: The BGCS Workforce Readiness Program provides career exploration for 50 youth, including exposure to the world of work, career assessments to identify talents and interests, and opportunities to learn about post-secondary pathways to careers. BGCS develops a youth's capacity to move toward employment by promoting financial responsibility and independence, and character and leadership building. The program also assists youth with resume development, job seeking, interviewing, employer and workplace expectations, developing positive work habits, job shadowing/unpaid internships, and understanding behaviors, attitudes, and skills necessary to compete in the labor market.

CenterState CEO - Up Start: The Up Start program empowers entrepreneurs to strengthen existing and emerging businesses and facilitates access to capital for historically marginalized and disadvantaged business owners residing in distressed neighborhoods in the City of Syracuse. This program aims to reverse the effects of systemic community disinvestment by connecting low-income resident entrepreneurs to the opportunities and supports necessary to launch and grow their businesses. We will serve two cohorts of 12 entrepreneurs for approximately six months.

Jubilee Homes of Syracuse- Workforce Readiness: Jubilee Homes' Build to Work program seeks to eliminate barriers to employment for job seekers. This program will provide 75 individuals with work readiness/employment support and place 25 individuals into jobs or educational programs.

On Point for College - The On Point Career Services Program: Program helps 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. On Point Career Services program assists over 200 college bound youth, stop-outs, and graduates with their preparation for entry into the work world, including resume writing, practice interviews, and job searches.

Onondaga Earth Corp. - Youth Conservation Program: 30 youth ages 15-18 will be recruited, trained and then hired to work in the spring, summer and fall. Crewmembers receive team building, leadership, civic engagement and job readiness training, as well as technical training in urban forestry, green infrastructure maintenance and environmental education/outreach. After intensive training, youth work on hands-on environmental and community projects such as neighborhood beautification projects and maintenance, community tree plantings, environmental fairs and youth-led projects.

Goal 8: Improve Neighborhood Vibrancy

Dunbar Association Inc. - Community Based Senior Services: Will support existing senior programming. The service will consist of three days of senior programming that will include socialization opportunities, transportation services to and from the Dunbar Center, small and large motor activities to promote movement, nutrition education along with hot meals, as well as introduction to community services needed to ensure independent living. The strongest service and outcome to this line of programming is the social bonds that develop and continue to grow. Senior Services plans to serve 100 seniors.

Dunbar Association Inc. - Youth and Teen Development: Will enhance existing after-school and summer enrichment programming. Specific services will include individualized academic and literacy support for each child through the use of IXL web-based programming. This program starts with an assessment that gauges each child level in math, social studies, science, and language arts. Upon completion of the assessment, an individualized lesson plan will be developed for each child to improve their skills. In addition, youth will participate in robust programming to include meditation circles, yoga, kickball, karate, line dancing, and other physical activities that will support physical and mental wellness. Lastly, youth will participate in weekly discussions confronting and proposing solutions to community issues such as youth violence, police/community relations, lead paint hazards, and numerous of other issues. The program plans to serve 75 youth.

Huntington Family Center - Youth Services Program: The Youth Services Program provides safe, structured programming for 60 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. There are three components of this program: 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.

Peace, Inc. – Let Me Be Great Program: Let Me Be Great is a PEACE, Inc. Family Resource Center (FRC) Summer Youth Program which aims to increase Syracuse city youth's interest in educational and financial goals while building related skills and resources. The Let Me Be Great program will engage approximately 20 Syracuse City youth, fifth through eighth grade, in activities in financial literacy, career development, community safety, and teamwork and field trips to local educational and historical sites, environmental/outdoor areas, and schools/colleges. Youth are eligible for up to $250 in participation stipends. The program model increases youth financial skills and family financial resources, while helping kids explore existing and projected educational and employment opportunities.

Syracuse Community Connections: Southwest Community Center provides community base and civic engagement activities including political, educational, economic, health, safety net, employment and recreational. CDBG funds supports all Southwest Community Center activities to include access to services for those most vulnerable such as HIV Prevention, family strengthening programs, maternal and infant health, mental health supports, food insecurity, case management services as well as community building and civic engagement activities/events. There is also older adult programing such as senior transportation and Senior Neighborhood Advisors Program. Youth programs include after school and summer school programs, Alternative high-school programing, Parks and Recreation programs, Adolescence pregnancy Prevention, Intelligent Young Minds (IYM) program, Journey to Manhood (J2M), Journey to Womanhood (J2W), Promoting responsibility in Drug Education (PRIDE) and Gun Intervention/Prevention (SNUG). The Center plans to serve about 3,500 individuals.

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 2,565 families in the surrounding neighborhoods. In addition, SNCC operates programming that assists the refugee population settle on the Northside of Syracuse.

Westcott Community Center - Focus on Youth and Senior Programming: The community center provides several 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 combined 3,600 older adults, youth, and individuals through community programming.

YWCA – Youth leadership and Development Programs: YWCA Youth Leadership and Development Program Girls Inc. strives to inspire all girls to be strong, smart, and bold, focusing on whole-girl wellness to support them throughout critical development years and prepare them for a successful future. The program plans to serve 120 girls.

AP-50 – Geographic Distribution 24 C.F.R. §§ 91.220(f), 91.320(f), 91.420

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

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).

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.

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. This HUD-approved NRSA offers the City enhanced flexibility in undertaking economic development, housing, and public service activities with its CDBG funds.

The City of Syracuse has not changed or amended the boundaries of this target area since 2013 and will continue to focus on this area in the upcoming program year.

Geographic Distribution

Target Area	Percentage of Funds
Northeast NRSA	42.5%*
Southwest NRSA	42.5%*

Table 68 - Geographic Distribution

**These numbers account for the 15% of funds that will be dedicated to administrative costs; all other funding (85%) will be split evenly across both NRSAs.*

Rationale for the priorities for allocating investments geographically

While both NRSAs have been a focus of investment since 2013, both areas continue to see challenges related to poverty and property conditions, which provides rationale to sustain investment in these geographies.

Vacancy is one challenge that has remained present in both NRSAs. In the Southwest NRSA, vacancy in 7 of 18 census tracts decreased anywhere between 3.6% and 16% since 2022. 8 of 18 remained stagnant, either increasing or decreasing between -3.5% and +2.8%. Vacancy in three of 18 census tracts increased between 2.9% and 15.9%. All but one census tract in the Southwest NRSA have vacancy rates between 8% and 53.8%. In the Northeast NRSA, vacancy in 9 of 14 census tracts decreased anywhere between 3.6% and 16% since 2022. Four of 14 census tracts remained stagnant, either increasing or decreasing between -3.5% and 2.8%. Vacancy in one of 14 census tracts increased anywhere between 2.9% and 15.9%. All census tracts in the Northeast NRSA have vacancy rates between 8% and 53.8%.

Another metric to measure property health gathered through a field survey in 2022 are "property condition scores." City staff surveyed and rated the exterior condition of each house in the City of Syracuse on a scale of one to five, with one being in excellent condition, and five showing a high level of distress. Only eight percent of the City's housing stock is in excellent condition, and five percent is in a high level of distress. Properties rated "average" condition (having a score of "3") are considered highly valuable to decline. In the Southwest NRSA, all census tracts have average property scores that are between average and moderately distressed. In the Northeast NRSA, all but two census tracts have average property scores between average and moderately distressed. These property scores indicate a need for targeted, sustained funding of residential properties in both NRSAs in order to prevent further decline and to stabilize properties and blocks for future improvement.

In both the Southwest and Northeast NRSA, poverty continues to be a prevalent issue, thus maintaining a need for continued investment of entitlement funds into these geographies. In the Southwest NRSA, poverty rates decreased between 11.3% and 34.9% in 4 of 18 census tracts. Poverty rates decreased slightly between .8% and 11.2% in 2 of 18 census tracts. Poverty rates remained stagnant, either increasing or decreasing between -.7% and 8.5% in 6 of 18 census tracts. Poverty rates increased between 8.5% and 23.1% in 6 of 18 census tracts. All census tracts in the Southwest NRSA have between a 13.3% and 74.4% poverty rate, and all but four census tracts have poverty rates between 23.5% and 74.4%.

In the Northeast NRSA, poverty rates decreased between 11.3% and 34.9% in 4 of 14 census tracts, decreased slightly between .8% and 11.2% in 6 of 14 census tracts, remained stagnant, either increasing or decreasing between .7% and 8.4% in 3 of 14 census tracts, and increased between 8.5% and 23.1% in 1 of 14 census tracts. All census tracts in the Northeast NRSA have between 13.3% and 74.4% poverty rates. All but one census tract has between a 23.5% and 51.4% poverty rate. However, no census tracts in the Northeast NRSA have above a 51.5% poverty rate.

Discussion

Although poverty and property conditions have improved in some areas of each NRSA, there are a significant portion of geographic areas within those NRSAs that remain either stagnant or declining. Because of the significant benefits that come with assigning geographies NRSA distinction, the City of Syracuse will continue to sustain two NRSAs: the Northeast NRSA, and the Southwest NRSA. Though some strategies will remain the same for addressing poverty and property conditions, there will be added emphasis on housing-first strategies, as well as prioritization of housing strategies that utilize a stabilization approach in order to prepare these areas for future new construction and rehabilitation.

AP-55 Affordable Housing – 91.220(g)

Introduction

One-year goals are largely divided into the categories of populations served (i.e. homeless, non-homeless, and special needs) and type of assistance provided (i.e. rental assistance, production of new units, rehab of existing units, and acquisition of existing units).

One Year Goals for the Number of Households to be Supported	
Homeless	586
Non-Homeless	856
Special-Needs	480
Total	1,922

Table 69 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	150
Acquisition of Existing Units	25
Total	180

Table 70 – One Year Goals for Affordable Housing by Support Type

Discussion

The one-year goals for the number of households to be supported is the highest for non-homeless individuals (856), followed by homeless households (586), and then special needs households (480). Programs for non-homeless households will primarily support households under 80% of the Area Median Income, but not currently homeless, or qualifying for housing on the basis of a category of special need (with special needs being defined bu HUD as those who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, public housing residents, and any other categories the jurisdiction may specify).

Examples of programs for non-homeless individuals include housing education, counseling, and advocacy programs, new construction and housing rehabilitation programs, emergency repair programs that are targeted to low-income households but not necessarily homeless or having a family member meeting the special needs category. Examples of programs targeted to homeless households include specific programming to help families, women, or other individuals gain temporary or permenant access to housing, provide case management and referrals, and prevent homelessness through housing stability measures. Examples of programs for special-needs households include programs helping households and families with HIV/AIDS obtain or maintain permanent housing, as well as providing counseling and case management for individuals with disabilities in navigating the housing process.

The one-year goal for the number of households supported was highest for rehab of existing units (150), followed by acquisition of existing units (25), and production of new units (5). No households are anticipated to be supported through rental assistance over the coming year.

AP-60 Public Housing – 91.220(h)

Introduction
The City of Syracuse Department of Neighborhood and Business Development coordinates 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. The mission of SHA is to provide quality, safe, and affordable housing. 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 Syracuse Housing Authority Board of Commissioners is comprised of a group of seven individuals. The Mayor of the City of Syracuse 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 five-year terms.

The Syracuse Housing Authority offers opportunities for their residents to engage in the community and address self-sufficiency and economic independence through programs run by SHA and agencies in the community, alike. 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 and partners in the community 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.

Actions planned during the next year to address the needs to public housing:
Beginning in 2015, SHA began a multi-year visioning process with residents and other community stakeholders to create a transformation plan to redevelop the 118 square acre, 27 block East Adams Street Neighborhood with the goal of addressing the housing, neighborhood improvements and human service needs in the area. The East Adams Street neighborhood includes Almus Olver Towers (AOT), McKinney Manor, Pioneer Homes, and Central Village. In 2019, SHA selected McCormack Baron Salazar (MBS) as the Master Developer to create and implement a comprehensive transformation plan for the redevelopment of the historic 15th ward neighborhood. While the COVID-19 pandemic delayed project implementation, SHA, MBS, the City of Syracuse, and other partners have continued to pursue funding to redevelop the 1,037 public housing units in the neighborhood. In 2024, HUD awarded SHA and the City of Syracuse a Choice Neighborhoods grant, which has three components:

1. **Housing**: Replace severely distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the current neighborhood residents.
2. **People**: Improve the outcomes of households living in the target housing related to employment and income, health, and children’s education.
3. **Neighborhood**: Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families’ choices about their community.

Throughout 2025, and over the next decade, the Choice Neighborhood Implementation Team of SHA, the City of Syracuse, MBS, Urban Strategies, and the Syracuse City School District, will work to collaboratively implement a transformational vision exceeding $800 million of investment to transform existing public housing into a mixed-income, mixed-use community. This holistic approach promises not only to rejuvenate the area, but also to serve as a model for urban renewal, enhance quality of life, and open new opportunities for residents.

As articulated in the East Adams Transformation plan, “Each redevelopment phase effectively integrates diverse funding sources, including federal and state funds, private loans, and LIHTC equity, ensuring a strong financial foundation.” In 2025, SHA will close on two 4% LIHTC deals to bring 225 units of housing online. Further, housing is “designed to reflect the existing neighborhood architecture, consisting of mid-rise multifamily buildings, two-story townhouses, and walk-up garden buildings, blending seamlessly with the historical area south of the targeted sites. Key multifamily and senior buildings across various phases will range from three to five stories, complementing the local urban fabric.” Residents have been involved and engaged in the planning and design of the new housing choices. Phase One will consist of two larger multi-family buildings and several two-story town homes. Phase Two will be a senior living building and residential units for domestic violence survivors served by the YWCA. Finally, the project is “synchronized with the I-81 Viaduct Project, involving close collaboration with the City of Syracuse and the New York State Department of Transportation to ensure that housing construction and infrastructure improvements are well-coordinated.” One- to two-phases of housing will come under construction each year over the next ten years starting with parcels farthest from the elevated viaduct, scheduled for deconstruction in 2027.

Actions to encourage public housing residents to become more involved in management and participate in homeownership:
As part of the Choice grant application, partnership with agencies that promote homeownership is a key component in developing a mixed-income neighborhood. In addition to partner agency Home HeadQuarters building single family, first-time homeownership options in SHA’s target neighborhood, organizations like Blueprint 15 (the “community quarterback” organization to support the vision and implementation of the transformation plan) have developed programs (i.e. FAITH – see AP-35) to further the dream of homeownership for public housing residents. Finally, the Choice Neighborhood “People” partner, Urban Strategies, will have Family Support Specialists who will provide case management and hands-on support to help public housing residents set and reach personalized goals, of which homeownership and financial stability are part of their goals and objectives reported to HUD for the grant.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance: N/A

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

Introduction

The City of Syracuse, the Continuum of Care, and the Housing and Homeless Coalition coordinate annual goal-setting efforts in order to ensure the most effective alignment of service delivery and funding, in order to reach the greatest number of residents and to most effectively meet their needs. Goals set by these agencies in coordination with one another primarily focus on the outcomes of reducing homelessness, centering housing in the community service delivery ecosystem, increasing the effectiveness of service delivery, and improving both long-term and short-term stability for residents.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including:

- **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**
- **Addressing the emergency shelter and transitional housing needs of homeless persons.**
- **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.**
- **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City of Syracuse Department of Neighborhood and Business Development works closely with the Continuum of Care (CoC)/Housing and Homeless Coalition (HHC) to create goals and actions for reducing and ending homelessness. These collaborative one-year goals are:

- Reduce homelessness by 5% every year.
- Have any reduction in the number of people who are first time homeless.
- Improve the permanent housing placement and retention rate.
- Improve the number of people who gain earned income or income of any kind.
- Reduce the average length of time people experience homelessness.

ESG yearly program goals are to:

- Rapidly Rehouse and offer direct financial assistance to 24 homeless households.
- Provide Street Outreach services to 364 homeless individuals.
- Deliver Homeless Prevention services to 350 housing vulnerable households.
- Provide HMIS support to 326 users.

AP-75 – Barriers to Affordable Housing

Introduction

Public policy in the City of Syracuse actively shapes the affordable housing and residential investment landscape, which in turn impacts the relative strength and quality of the city's housing market. Despite Syracuse's relatively low cost of living, a large portion of residents—particularly those earning less than $35,000 annually—remain cost-burdened. Nearly 88% of renters earning under $20,000 spend more than 30% of their income on housing, which often forces them into substandard or deteriorating housing, with limited options for where to live in the City and County. The costs of constructing and maintaining housing units often exceeds what low-income residents can afford, which can diminish residential investment and contribute to a cycle of housing decline. Rising construction costs, combined with zoning and regulatory requirements, further complicate the ability to build and preserve affordable housing. Policies related to land use, zoning ordinances, and building codes, while managing growth and maintaining quality standards, creates a complicated regulatory environment for residents and developers to navigate, while at the same time lacking in its capacity to prevent predatory and substandard real estate acquisition and management.

The City of Syracuse's zoning code, property tax law and policy, building code enforcement, and real estate development review and approval processes are all tools within the City's control that, when modified, will in turn modify the affordable housing and general real estate development landscape. Over the next year, the City's efforts to reduce the barriers to affordable housing will include improvements, modifications, or expansions to all the above land use and regulatory tools.

Actions it planned 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.

The City of Syracuse's overhauled zoning code, know as ReZone Syracuse, was adopted in July 2023. ReZone emphasizes efficient development regulations, combined with sustainable practices such as transit-oriented development and green infrastructure and inclusion of affordable housing requirements for development projects for the purpose of encouraging a more diverse and affordable housing stock. ReZone was further modified in July 2024 to include greater detail on affordable housing set-asides and requirements, including applicability, affordable set-aside percentages, depth of affordability requirements, developer incentives, in-lieu-of fees; exemptions; required regulatory/developer agreements; certification/recertification requirements.

The City of Syracuse continues its partnership with the Greater Syracuse Land Bank by transferring tax delinquent seizable properties to the Land Bank's control for stabilization and future redevelopment. The Land Bank often partners with either private residents who agree to live in the property and bring the property up to code and livable condition, or partner with local affordable housing developers to construct or rehabilitate affordable housing. The ability of the City and the Land Bank to maintain this land as low-cost through the development phase makes development of affordable housing significantly more feasible than it otherwise would be with at-market land values.

The City of Syracuse also encourages affordable housing production through the use of Payment In Lieu of Tax (PILOT) agreements, particularly when a project utilizes local labor and has significant benefit to residents or a priority residential or commercial district.

Discussion:

Through the use of tools such as the local zoning code, strategic property seizure and partnerships, and tax incentives, the City of Syracuse implements a variety of tools aimed at reducing the barriers to affordable housing preservation and production. These strategies complement funding targeted at producing new affordable housing through new construction, and preserving affordable housing through rehabilitation. Each of these strategies are utilized also with the intention of leveraging private and public dollars together in order to maximize the number and quality of affordable housing units produced.

AP-85 Other Actions – 91.220(k)

Introduction:
In response to identified challenges and opportunities within Syracuse, the City of Syracuse has developed a comprehensive strategy to address various community needs through targeted actions and partnerships. These initiatives include enhancing access to affordable housing in designated Neighborhood Revitalization Strategy Areas (NRSAs), tackling lead-based paint hazards through proactive programs like the Syracuse Lead Program, and fostering economic inclusion and development. Additionally, collaborative efforts with public and private sectors aim to strengthen institutional structures and coordinate services effectively, ensuring impactful support for underserved populations and promoting sustainable community development.

Actions planned 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 NRSAs enables strategic investment of CDBG, ESG and HOME funds to address the needs of households within these areas. The NRSAs 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 can be found in Appendix I. The City of Syracuse employs a strategy aimed at creating 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 planned to foster and maintain affordable housing:
In June 2023, a housing study was delivered to the City of Syracuse and community partners by czb LLC, a Maine-based consulting firm, after nearly eight months of 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 has informed the development of a citywide housing strategy, and has laid the foundation for neighborhood plans and future housing policies, all of which will 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. The completed strategy was presented to the Syracuse Common Council for their formal review and was adopted in September 2024. All annual action planning and consolidated plan efforts moving forward regarding affordable housing will remain congruent with the adopted policies.

Actions planned to reduce lead-based paint hazards:
Over the course of the next year, the Syracuse Lead Program will assist over 40 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. 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.

Currently, through grant funding from the City of 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. Since 2020, the Syracuse Lead Program has assisted over 155 units occupied by low- to very-low-income families through HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) and the City of Syracuse Department of Neighborhood and Business Development funding. Moving forward in 2025, the Syracuse Lead Program will again apply for HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) funding as well as seek additional funding sources to support the Syracuse Lead Program.

In its efforts to further address environmental lead hazards in its housing stock, the City of Syracuse adopted a Lead Ordinance in the City of Syracuse in 2020. The ordinance ensures that City of Syracuse Code Enforcement staff receive the certification necessary to conduct lead inspections. The Lead Hazard Control Office (LHCO) within the Department of Code Enforcement works on behalf of tenants and homeowners to proactively identify lead-based paint hazards. The Office ensures hazards are measured and removed to restore safe, healthy housing conditions across the City of Syracuse for current and future residents. The Lead Ordinance allows for the Department of Code Enforcement to take greater control over health and safety issues for City residents**.**

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

During the upcoming program year, the City of Syracuse will allocate 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, 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 under a third ($1.5 million) of the City's CDBG award in the program year was allocated to programs to provide these services.

In addition to funding programs aimed at reducing poverty, the City of Syracuse works closely with DSS in the delivery of social services 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 planned to develop institutional structure:

The City of Syracuse 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 individuals and families experiencing homelessness and households that are identified as experiencing housing vulnerability or being at risk of experiencing homelessness. 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.

A key component of the community-wide approach to reducing lead-based paint hazards includes the LeadSafe CNY Coalition which is focused on reducing childhood lead poisoning in the region. It connects experts from healthcare, housing, education, philanthropy, government, and the local community to tackle the issue of lead poisoning from multiple angles. By using proven strategies, making strategic investments, and maximizing available resources, the coalition aims to lower lead poisoning rates in Central New York.

Actions planned to enhance coordination between public and private housing and social service agencies:
Several agencies in the City of Syracuse exist that serve the many needs of members of our community needing support. 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, the City of Syracuse recognizes 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 reduced, and partnerships in minimizing the duplication of services are resulting in more effective service delivery systems.

Discussion:
Over the coming year, the City of Syracuse is committed to addressing obstacles that prevent underserved residents from accessing essential resources and opportunities. Through targeted initiatives and strategic investments, the City is working to enhance affordable housing, reduce lead-based paint hazards, combat poverty, and strengthen institutional structures that support long-term community development.

To promote equitable housing and communtiy development across the City, the City of Syracuse has designated Neighborhood Revitalization Strategy Areas (NRSAs), allowing for the focused use of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME funds to support residents in areas with the highest concentrations of low-income households. Investments in affordable housing development, workforce training, and economic opportunity programs further expand access to safe, stable housing and financial security for residents.

Recognizing the ongoing challenges of deteriorating housing conditions, the City of Syracuse has adopted a multifaceted approach to preserving and increasing affordable housing options. The findings of a comprehensive housing study have shaped policies that guide future development and investment to meet affordability and market needs. Additionally, efforts to mitigate lead-based paint hazards continue to be a priority through the Syracuse Lead Program, which has successfully reduced exposure to lead poisoning and improved housing conditions.

To address the root causes of poverty, the City of Syracuse is actively funding programs that provide job training, financial literacy, and employment assistance while also supporting economic development initiatives that strengthen neighborhood commercial corridors. Collaboration with local social service agencies, public institutions, and private partners remains central to these efforts, ensuring a coordinated approach to service delivery and resource allocation.

By fostering strong partnerships with government agencies, nonprofits, and community stakeholders, the City of Syracuse continues to build an inclusive, sustainable framework that not only meets immediate community needs but also lays the foundation for long-term economic growth, housing stability, and improved quality of life for all residents.

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction
Each federal entitlement grant administered by the City of Syracuse, including the CDBG, ESG, and HOME grants, have program-specific requirements mandated by HUD as well as the City of Syracuse in order to ensure the policies and procedures around awarding, disbursing, and monitoring funding are efficiently and ethically administered, and effectively deliver on the mission of each program.

CDBG program-specific requirements include the capture and reporting of program income, as well as certification that funds are used for benefit of low- moderate-income residents.

HOME program requirements cover new construction and rehabilitation requirements, including selection of projects for award, underwriting and financial evaluation, and monitoring homebuyer activities. The City of Syracuse does not administer TBRA program, so the City does not have program requirements related to this style of program.

ESG program requirements cover standards for individuals and agencies granted assistance in the form of identifying and verifying eligibility requirements, coordination and alignment with other agencies providing homeless services, and monitoring subgrantee activities and performance.

Together, these requirements ensure efficient, effective, and compliant programming across all entitlement grants.

Community Development Block Grant Program (CDBG) – 24 C.F.R. §§ 91.220(l), 91.320(k), 91.420

Description	Amount
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.	$1,247.54
The amount of proceeds from the Section 108 loan guarantees that will be used during the year to address the priority needs and the specific objectives identified in the grantee's strategic plan. $0	$0
The amount of surplus funds from the urban renewal settlements.	$0
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.	$0
The amount of income from float-funded activities.	$0
Total Program Income.	$1,247.54
Amount of urgent need activities.	0
Estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income.	80%

Table 71 – CDBG Program Income Table

Overall Benefit: A consecutive period of 1, 2, or 3 years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Action Plan.

Over the consecutive years of 2023, 2024, and 2025 (PY49, PY50, and PY51), a minimum of 70% of CDBG funds were used to benefit persons of low- and moderate-income.

HOME Investment Partnership Program (HOME) – 24 C.F.R. §§ 91.220(l), 91.320(k), 91.420

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**
   The City of Syracuse utilizes HOME funds for eligible activities including homebuyer assistance, new construction or rehabilitation of rental housing, and new construction or rehabilitation of houses to be sold to low-income homebuyers. Larger projects often utilize multiple funding sources including other HUD grants, the Low Income Housing Tax Credit (LIHTC) Program, private equity, and other non-federal sources. The Department of Neighborhood and Business Development (NBD) conducts a subsidy-layering analysis on multi-funded projects to determine whether other funding sources layered in projects considered for HOME funding are viable commitments, and to ensure the HOME program is the most suitable source of supplementary funding for the project. During the analysis, NBD reviews the sources and uses of the funding, and evaluates the developer's capacity to complete the project.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**
   The resale provision is utilized for activities that use HOME funds for homebuyer projects. In the event that the homebuyer transfers their property either voluntarily or involuntarily during the period of affordability, the following resale guidelines must be followed:

   a) The homeowner must inform the City of Syracuse Department of Neighborhood and Business Development (NBD) of their desire to sell the property prior to putting it on the market.
   b) The new homebuyer must have an income between 50% and 80% AMI at the time of purchase and will provide documentation for NBD to verify income qualification.
   c) The new homebuyer must occupy the house as their principal residence during the period of affordability.
   d) 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.
   e) The sale price will not exceed 95% of the market value, based on the appraised value of the property at the time of resale. The homeowner must provide NBD with a current appraisal of the property.
   f) The new homebuyer must assume the remainder of the affordability period and will enter into a new HOME Program Agreement with NBD.
   g) 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.

   The recapture provision is executed when there is a direct subsidy to a homebuyer whose household income is at or below 80 percent for the acquisition of a single family home for owner occupancy. If the homeowner transfers the property within the period of affordability, the HOME funds provided will be repaid. The City of Syracuse will not collect more than the net proceeds of the sale in the event the net proceeds are insufficient to cover the remaining amount of the home investment. The net proceeds are the sales price minus superior loan repayment and closing costs. The following guidelines for the recapture provision will be applied:

a) The City of Syracuse Department of Neighborhood and Business Development (NBD) will calculate the amount subject to recapture through forgiving a portion of the direct HOME subsidy for each year of occupancy during the affordability period. To determine the amount forgiven per year, NBD will take the direct home investment and divide it by the affordability period. At the end of each full year that amount will be forgiven.
b) NBD will calculate the net proceeds of sale based on the accepted purchase offer and then calculate the amount subject to recapture based on the recapture calculation.
c) If the net proceeds are insufficient in covering the remainder of the HOME investment, NBD will not collect more than the net proceeds.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds, as required in 24 CFR 92.254(a)(4), are as follows:**
The period of affordability is based on the total amount of HOME funds invested in the project. The resale and recapture provisions are secured through a restrictive covenant and/or promissory note and mortgage. These documents provide guidance that the homebuyer must follow, and ensure they are in effect during the period of affordability. These provisions are also outlined in the HOME Program Agreement that is executed at the time funds are committed. For properties with a resale restriction, the homeowner must list the price at no more than 95% of the market value and must sell the property to a low-income buyer. The City of Syracuse Department of Neighborhood and Business Development reviews the buyer income information, including the total household annual income and assets, and determines if the buyer is low-income qualified.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**
The City of Syracuse Department of Neighborhood and Business Development (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:

a. Rehabilitation must be the primary eligible activity. NBD will ensure this is the case by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
b. NBD will conduct a review of management practices to demonstrate that disinvestment 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.
c. NBD will determine if new investment is being made to maintain current affordable units, to create additional affordable units, or both.
d. The required period of affordability is a minimum of 15 years for the refinancing of a project.
e. HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program including Community Development Block Grant funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *<TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*
N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
   N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).
   N/A

Emergency Solutions Grant (ESG) -- 24 C.F.R. §§ 91.220(l), 91.320(k), 91.420

Include written standards for providing ESG assistance (may include as attachment).
The City of Syracuse Department of Neighborhood and Business Development (NBD) works closely with the Continuum of Care (CoC)/Housing and Homeless Coalition's (HHC) Advisory Committee, the Executive Committee and Onondaga County, and the Department of Social Services Economic Security to improve the written standards for the development and delivery of ESG program services. All ESG funds allocated to agencies will be matched 100% and applicants have demonstrated commitments to the match. NBD will adhere to ESG's interim rules and guidelines in terms of:

- Evaluating individuals' and families' eligibility for assistance.
- Coordination among emergency shelter providers, essential service providers, homeless service providers.
- Establishing a standardized process for determining family/individual needs.
- Collaborating with prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.
- Actively engaging individuals and families experiencing homelessness on the streets, providing immediate assistance and connecting to services.
- 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.
- Determining the type, amount, and duration of housing stabilization and/or relocation services an individual or family may receive.
- Strategies for addressing the needs of individuals with disabilities or special needs.
- Maintaining records for all persons served.
- Reviewing/monitoring program effectiveness.

City of Syracuse ESG will provide funding to:

- Engage homeless individuals and families living on the street.
- Rapidly rehouse homeless individuals and families.
- Prevent families and individuals from becoming homeless.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
The local Continuum of Care (CoC) uses a coordinated entry (CE) process to ensure compliance with HUD requirements regarding provision of funding. A person experiencing a housing crisis 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. Any participating shelter or street outreach team can perform the locally developed vulnerability assessment and add a person experiencing homelessness to the prioritization list for services. People with higher level of needs enter this process and are referred to the Continuum of Care (CoC's) Coordinated Entry List.

Shelters and outreach workers assess people experiencing homelessness using the Central New York

Vulnerability Index (CNY-VI) Assessment Tool. HMIS records are used to identify those with the longest length of time homeless. The HHC matches the most vulnerable people on the coordinated entry list with the appropriate housing service opening, according to the Coordinated Entry Policy and Procedure. People with the highest lengths of time homelessness who have not successfully been matched to a housing program will be part of case conferencing through the Coordinated Entry Workgroup.

Prioritization for the Coordinated Entry list is reviewed annually with input from community stakeholders. The coordinated entry workgroup meets regularly to revise and improve the assessment, prioritization, and referral procedures.

Priorities are identified through consultation with the CoC and the 10-Year Plan, review of Homeless Management Information System (HMIS) data, and the annual gaps/needs assessment.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The 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 Tomorrow's Neighborhoods Today (TNT) meetings and a display ad is placed in the Syracuse Post Standard, a local newspaper.

ESG applications are reviewed by a Selection Committee (Risk Analysis Committee), which is comprised of City staff, public housing staff, service providers, and an indivual formerly experiencing homelessness, all of whom have an interest and commitment in resolving poverty and homelessness issues in the community. Funding recommendations are presented to the Commissioner of Neighborhood and Business Development for review. A draft use of funds for the upcoming year called the draft Annual Action Plan is then prepared. Subsequently, a public meeting is held, sponsored by the Department of Neighborhood and Business Development, where the draft Action Plan is available for public review and comment. This starts the 30-day comment period. Residents 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.

1. **If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**
   N/A

Describe performance standards for evaluating ESG.

The City of Syracuse Department of Neighborhood and Business Development, in collaboration with the Continuum of Care (CoC), has determined the following as performance standards for evaluating ESG activities:

- Increase the coordination among agencies, 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 etc.) to reduce a individuals' 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.
- Successful placement from street outreach and successful placement in or retention of permanent housing.
- Annual onsite monitoring visits and additional periodic review and evaluation.

The Housing and Homeless Coalition and the CoC collaboratively work with the City of Syracuse to address homelessness and housing vulnerability. An example of this is The Point in Time (PIT) Count which is an annual count of homeless persons who are in emergency shelter, transitional housing, or unsheltered (in places not meant for human habitation). The PIT is conducted across the country on a single night in January. ESG and Continuum of Care (CoC)-funded programs along with the Police Department, the Department of Public Works, the Division of Code Enforcement, service providers, City and County officials, and volunteers collaborate with the HHC Street Outreach Workgroup and the CoC Director in offering possible locations for unsheltered persons. Street outreach teams were formed to search in the evening and night for individuals experiencing homelessness and to offer encouragement to seek shelter. On January 24, 2024, 35 individuals were found residing on the streets in Onondaga County, 645 homeless individuals were living in emergency shelters, and 80 individuals living in transitional living facilities on this night. The PIT count helps evaluate the need and reach of homelessness services in the City and County and provides a baseline upon which to set goals for reaching this population of residents.

Annual Action Plan Appendix A: Year 51 Draft Budgets (CDBG, HOME, ESG)

ESG Year 51 Draft Budget

EMERGENCY SOLUTIONS GRANT (ESG) DRAFT BUDGET PY51 2025-2026						
Agency	**Program**	**ESG Category**	**Year 50 Allocated**	**Year 51 Requested**	**Year 51 Proposed**	**% of Allocation**
Hiscock Legal Aid Society	Homeless Prevention Legal Services	Homeless Prevention	$ 77,235.60	$ 136,430.00	$ 77,500	18%
Housing & Homeless Coalition	Homeless Management Information System	HMIS	$ -	$ 15,000.00	$ 15,000	3%
In My Father's Kitchen	Under the Bridge Street Outreach	Street Outreach	$ 61,095.34	$ 65,960.00	$ 61,100	14%
Liberty Resources Inc.	DePalmer House	Transitional	$ 16,833.40	$ 29,370.00	$ -	0%
Rescue Mission	HIS Team	Street Outreach	$ 32,976.63	$ 60,000.00	$ 33,000	8%
Salvation Army	Youth Services RRH	Rapid Rehousing	$ 46,366.12	$ 46,366.00	$ 46,366	11%
Salvation Army	HALE	Rapid Rehousing	$ 89,118.00	$ 120,000.00	$ 90,299	21%
Volunteer Lawyers Project	Eviction Defense Program	Homeless Prevention	$ 75,255.20	$ 182,286.72	$ 75,500	18%
NBD	NBD Administration	Administration	$ 32,336.71	$ 32,452.00	$ 32,452	7.5%
Total Expected			**$431,217.00**	**$ 763,312.72**	**$431,217**	**100.0%**

CDBG Year 51 Draft Budget

CDBG PROGRAM BUDGET Year 51 (May 2025- April 2026) - City of Syracuse				
AGENCY	**PROGRAM**	**PY50 Allocation**	**PY51 REQUESTED**	**PY51 PROPOSED**
PRESERVE QUALITY & SAFETY OF EXISTING HOUSING				
Empire Housing and Development Corp.	City of Syracuse Revitalization Strategy	$ 110,970	$ 125,000	$ 104,000
Home HeadQuarters, Inc.	Syracuse Homeowner Assistance Program (SHARP)	$ 350,000	$ 400,000	$ 330,000
Home HeadQuarters, Inc.	Urgent Care Home Improvement Program (UCHIP)	$ 1,365,987	$ 2,000,000	$ 1,290,000
PEACE, Inc.	Barriers to Weatherization	$ -	$ 159,971	$ 65,000
SUBTOTAL: Preserve Quality & Safety of Existing Housing		**$ 1,826,957**	**$ 2,684,971**	**$ 1,789,000**
PROMOTE AFFORDABLE HOME OWNERSHIP				
Home HeadQuarters, Inc.	Closing Cost Assistance (CCA)*	$ 153,250	$ 200,000	$ 144,000
Home HeadQuarters, Inc.	Homeownership Center at HHQ (HOC)*	$ 165,000	$ 175,000	$ 155,000
Subtotal: Promote Affordable Homeownership		**$ 318,250**	**$ 375,000**	**$ 299,000**
CREATE NEW AFFORDABLE HOUSING				
Jubilee Homes of Syracuse Inc.	SW Quadrant NB Stabilization*		$ 166,689	$ 19,000
Subtotal: Create New Affordable Housing			**$ 166,689**	**$ 19,000**
PROVIDE QUALITY HOUSING RESOURCES & PUBLIC SERVICES				
ARISE, Inc.	Housing Referral and Advocacy Program *	$ 26,000	$ 46,374	$ 22,000
Blueprint 15, Inc.	Further Advancing Independence Through Homeownership (FAITH)*		$ 30,000	$ 22,100
CNY Fair Housing	Housing Rights Education, Advocacy, and Enforcement *	$ 72,671	$ 148,000	$ 62,000
CNY Fair Housing	Tenants Rights Organizing, Advocacy, & Education *	$ 48,564	$ 75,000	$ 41,400
Greater Syracuse Tenants Network	Tenant Support in Low Income Housing *	$ 32,000	$ 50,000	$ 27,300
Home HeadQuarters, Inc.	Syracuse Model Neighborhood Corporation (SMNC)*	$ 48,580	$ 50,000	$ 45,000
Housing Visions Unlimited, inc.	Housing Stability Program *	$ 28,950	$ 50,000	$ 24,500
InterFaith Works of CNY	Community Integration *	$ 98,658	$ 135,421	$ 84,000
Jubilee Homes of Syracuse Inc.	Access to Housing Information*		$ 96,562	$ -
NEHDA Inc.	Tenant Housing Counseling and Relocation Support *	$ 77,350	$ 80,000	$ 73,000
YWCA of Syracuse & Onondaga County, Inc.	Women's Residence Program *	$ 23,210	$ 150,000	$ 19,800
Liberty Resources	DePalmer House *		$ 29,370	$ 17,000

Catholic Charities of Onondaga County	CC Empowerment Program *	$ 90,000	$ 90,000	$ 76,500
Volunteer Lawyers Project	Legal Services - Estate Planning*		$ 390,593	$ 42,600
Subtotal: Provide Quality Housing Resources & Public Services		**$ 545,983**	**$ 1,421,320**	**$ 557,200**
IMPROVE NEIGHBORHOOD STABLITY - REDUCE VACANCY & BLIGHT				
NBD Distressed Property	Vacant Property Remediation: *Rehab & Demo*	$ 208,181	**$ 750,000**	**$ 180,000**
BUILD FAMILY WEALTH & PROMOTE ECONOMIC INCLUSION - WORKFORCE DEVELOPMENT				
Boys and Girls Club of Syracuse	Workforce Readiness Program *	$ 18,600	$ 28,195	$ 15,800
CenterState CEO Foundation	UpStart*	$ 40,339	$ 50,000	$ 34,300
Jubilee Homes of Syracuse Inc.	Workforce Development*	$ 136,728	$ 293,436	$ 128,000
OnPoint For College	Career Services Program *	$ 17,700	$ 33,633	$ 15,000
Onondaga Earth Corps	Youth Conservation Corp.*		$ 100,000	$ 25,500
Subtotal: Build Family Wealth & Promote Economic Inclusion		**$ 213,367**	**$ 505,264**	**$ 218,600**
IMPROVE NEIGHBORHOOD VIBRANCY - SUPPORT NEIGHBORHOOD COMMUNITY CENTERS				
Dunbar Association, Inc.	Community Based Senior Services *	$ 20,000	$ 20,000	$ 17,000
Dunbar Association, Inc.	Community Based Youth Services *	$ 29,125	$ 29,125	$ 24,800
Huntington Family Centers, Inc.	Youth Afterschool and Summer Program *	$ 32,300	$ 58,311	$ 27,500
PEACE, Inc.	Let Me Be Great *	$ 31,595	$ 32,929	$ 26,900
SMNF, Inc. dba Syracuse Community Connections	Community Center Programming*	$ 281,000	$ 281,000	$ 265,000
Syracuse Northeast Community Center	Community Center Programming*	$ 321,000	$ 650,000	$ 303,000
Westcott Community Center	Community Center Programming *	$ 103,545	$ 266,062	$ 97,000
YWCA of Syracuse & Onondaga County, Inc.	Youth Leadership and Development Program *	$ 13,395	$ 15,000	$ 11,400
Subtotal: Improve Neighborhood Vibrancy		**$ 750,535**	**$ 1,244,991**	**$ 772,600**
	ADMINISTRATIVE			
City of Syracuse NBD	NBD Administration (20%)	$ 966,272	$ 984,054	$ 984,054
	Unallocated *	$ -	$ 100,000	$ 100,000
Subtotal: Administrative		**$ 966,272**	**$ 1,084,054**	**$ 1,084,054**
	TOTAL	**$ 4,829,545**	**$ 8,232,289**	**$ 4,919,454**

HOME Year 51 Draft Budget

HOME PROGRAM BUDGET Year 51 (May 2025- April 2026) - City of Syracuse				
Funded Activities for HOME Program Year 51	**Year 50 Allocation**	**Year 51 Requested**	**PY51 DRAFT Allocation**	**% of Allocation**
Certified Community Housing Development Organizations - CHDO Operating Assistance (5% Max.)‡	**$ 64,297**	**$ 120,156**	**$ 65,156**	5.00%
Home Headquarters	$ -	$ -		0%
Covenant Housing	$ 8,216	$ -		0%
Housing Visions	$ -	$ 50,000	$ 25,156	1.93%
Jubilee Homes of Syracuse, Inc.	$ 56,081	$ 70,156	$ 40,000	3.07%
CHDO Generated Activities - (15% Min.)‡	**$ 192,894**		**195,467**	15.00%
CHDO-Eligible Construction Activities				
Developer Subsidies and Direct Homebuyer Assistance	**$ 917,325**		**$ 912,178**	70.00%
	$ 936,489			
HOME Administration - (10% Max.)‡	**$ 130,311**		**$ 130,311**	10.00%
TOTAL HOME INVESTMENT PARTNERSHIP FUND ALLOCATION FROM HUD	**$ 1,303,112**		**$ 1,303,112**	
‡Mandated by HOME regulations	$ 1,283,948			
Estimated Program Income Program Year 51 (If received, will be allocated to developer subsidies.)	$ 20,879		$75,000.00	
Total PY 51 Allocation (Including Program Income)	**$ 1,323,991**		**$ 1,378,112**	

Annual Action Plan Appendix B: Program Year 51 Risk Analysis Committee

Name	Organization
Lindsay McClung	The Gifford Foundation
Sadequa Fore	United Way of CNY
Kara Williams	The Allyn Foundation
Sue Boyle	Onondaga County Community Development
Luis Escoboza	Onondaga County
Tiffany Lloyd	The Allyn Foundation
Hilary Donohue	City Link Architecture, PLLC
Frank Ridzi	Central New York Community Foundation
Megan Stuart	Housing and Homeless Coalition/CoC
Monica Brown	Onondaga County Department of Social Services - Economic Security (DSS-ES)
Joe King	Onondaga County Department of Children & Family Services
Martha Ehlert	Housing and Homelessness Coalition of CNY
Patrona Jones-Rowser	City of Syracuse, Common Council
Michael Collins	City of Syracuse, NBD
Michelle Sczpanski	City of Syracuse, NBD
Tanya Eastman	City of Syracuse, NBD
Sue McMahon	City of Syracuse, NBD
Jacky Duong	City of Syracuse, NBD
Renee Choiniere	City of Syracuse, NBD
Sophia Fisher	City of Syracuse, NBD

Appendix A: CNY Fair Housing - Analysis of Impediments to Fair Housing

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. 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 an 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.

A full version of the 2025 Analysis of Impediments to Fair Housing will be published by CNY Fair Housing on their website: https://www.cnyfairhousing.org/

Appendix B: Housing & Neighborhood Survey Report

Resident Survey

Executive Summary

The City of Syracuse Department of Neighborhood and Business Development conducted a resident survey in late summer to early fall of 2024 in preparation for development of the City's Consolidated Plan. A combination of in-person and virtual advertisement was used to promote survey participation. A total of 540 residents responded to the survey. Questions focused on residents' perceptions, experiences, and priorities around aspects of their housing and neighborhood. Results indicated that housing safety, stability, and quality, mental health, stable income and employment, and opportunities to engage with neighbors and enjoy green space and walkability, were all priorities to respondents. These results will help not only inform the City's Five-Year Consolidated Plan, but also the Year One Action Plan, and the City's Small Area Plans under the City's Housing Strategy. In future iterations of this survey, additional accessibility efforts should be considered to ensure a representative and diverse survey respondent pool.

Introduction

This survey aimed to reach City of Syracuse residents in all City neighborhoods. The survey assessed resident experiences, perceptions, and priorities regarding housing and neighborhoods. The results of this survey were used to identify neighborhood strengths and assets, as well as resident and neighborhood needs regarding housing and community development. These insights were used to inform the Needs Assessment, Market Analysis, and Strategic Plan sections of the City of Syracuse 2025-2029 Consolidated Plan, as well as the City's Year One Action Plan.

The City of Syracuse conducted a Neighborhood and Housing Survey in 2019 which informed the City's 2020-2024 Consolidated Plan and Year One Action Plan. Some questions from the 2019 were repeated in the 2024 survey to measure change over time. The 2019 Survey Report can be found in Appendix A of the City of Syracuse 2020-2024 Consolidated Plan and Action Plan.

Methodology

This survey was hosted on the online platform, OpenForms. To mitigate concern about digital accessibility, the City of Syracuse brought a laptop to several locations to accommodate residents who do not have access to a digital device to use to participate in the survey. Survey flyers were also intentionally advertised at city libraries due to accessibility of free computer and internet use.
City staff distributed and advertised the survey in several ways including:

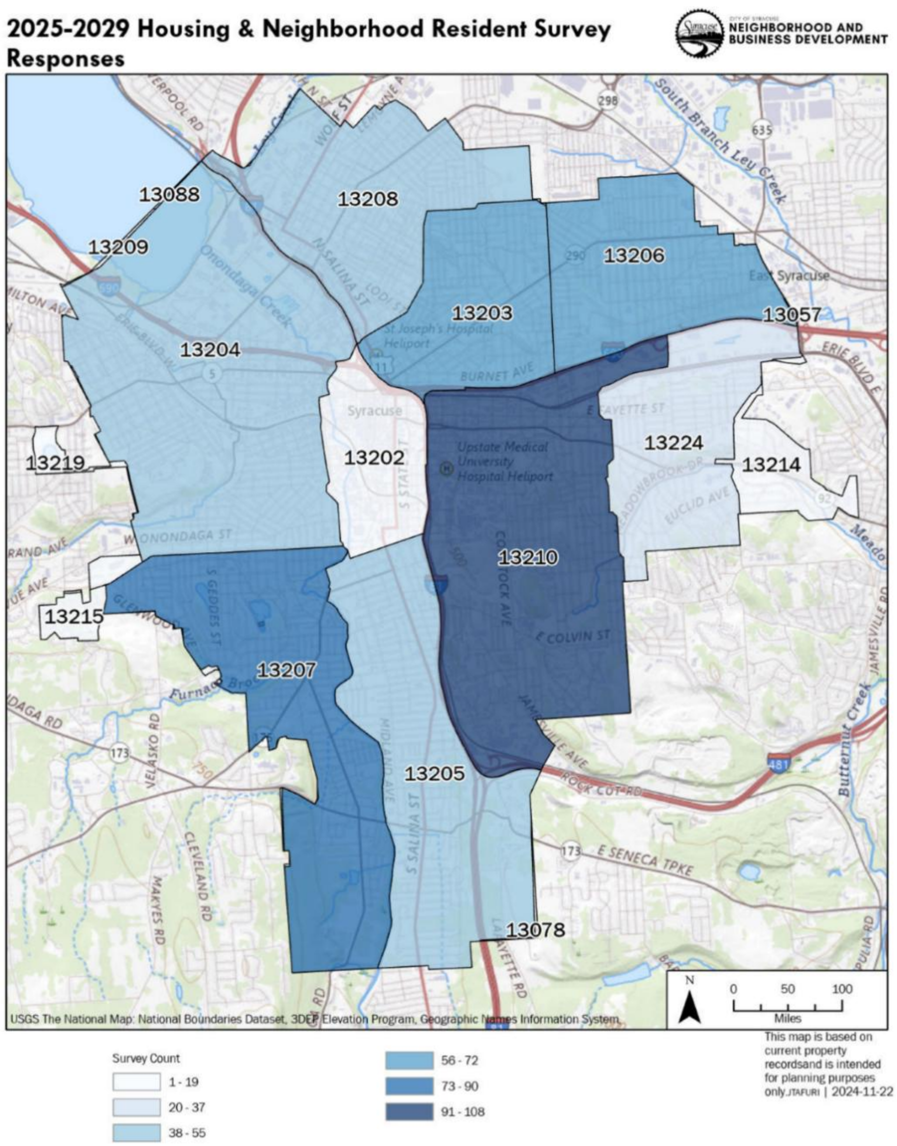
- Leaving surveys at public buildings, community centers, libraries, and coffee shops.
- Tabling at local events such as Healthy Housing 101 and neighborhood meetings.
- Advertising the survey on social media platforms such as Instagram and Facebook.
- Advertising the survey on the City of Syracuse website.
- Distributing survey flyer and link via email to local organizations that serve city residents or are public facing.

Respondent zip codes were evaluated midway through the survey period. Fewer respondents lived in the Brighton and Near Westside neighborhoods than other city neighborhoods so targeted outreach, including dropping off flyers to every library in those neighborhoods, was conducted in attempt to increase survey reach in those neighborhoods.

No compensation was offered to survey respondents for their participation. No questions in the survey were marked as mandatory or required. Participants were instructed that all questions were optional and that they could stop taking the survey at any time. Additionally, participants were advised that their answers would be kept completely anonymous. Survey question types included multiple choice, short-answer, and ranked questions.

Results
There was a total of 540 survey respondents.

Zipcode
Below is a heat map of the geographic distribution of respondents across zip codes.



Zipcode	Count	Percent
13210	108	21%
13207	73	14%
13203	67	13%
13206	65	12%
13204	53	10%
13205	50	10%
13208	42	8%
13224	33	6%
13202	16	3%
13214	7	1%
13215	3	1%
13219	1	0%

Most respondents (21%) live in the 13210 zip code, which encompasses the Meadowbrook, Near Eastside, Outer Comstock, Skytop, University Hill, University Neighborhood, and Westcott neighborhoods, while fewest respondents (<1%) live in the 13219 zip code, which encompasses a portion of Bellevue Ave. and Salisbury Rd.

Tenure

Tenure	Count	Percent
I own a home	394	75%
I rent	113	22%
I prefer not to answer	9	2%
Other	7	1%

Most respondents (75%) were homeowners, whereas 22% were renters.

People in Household

Number of People in Household	Count	Percent
2	203	39%
1	121	23%
3	87	17%
4	60	11%
5	28	5%
6	12	2%
7	3	1%
8	1	0%
9	1	0%
12	1	0%

The household size most represented in this survey (39%) were two-person households. There is an inverse relationship between count of respondents and number of people in the household, with eight, nine, and twelve-person households having the fewest (<1%) respondents.

Children (0-18) in Household

Children Present	Count	Percent
No	366	70%
Yes	148	28%
I prefer not to answer	8	2%

The majority of respondents (70%) had no children present in the household.

Annual Household Income

Income	Count	Percent
$50,000 - $99,999	186	36%
$100,000 - $199,999+	175	33%
$25,000 - $49,999	74	14%
I prefer not to answer	35	7%
$10,000 - $24,999	30	6%
Blank	14	3%
Less than $10,000	9	2%

The household income range most represented in this survey (36%) was $50,000-$99,000, followed by households with incomes between $100,000-$199,999. The fewest respondents (2%) had an annual household income of less than $10,000.

Monthly Housing Cost

Monthly Housing Cost	Count	Percent
$1,151 - $1,300	65	12%
$1,451 - $1,600	58	11%
$2,151+	54	10%
$951 - $1,150	49	9%
$1,301 - $1,450	43	8%
$1,951 - $2,150	39	7%
I prefer not to answer	33	6%
$1,601 - $1,750	31	6%
$751 - $950	29	6%
$601 - $750	27	5%
$1,751 - $1,950	24	5%
$301 - $450	19	4%
Blank	19	4%
$451 - $600	18	3%
$151 - $300	12	2%
$0 - $150	3	1%

The monthly housing cost of respondents most represented in this survey was $1,151-$1,300. The fewest respondents (1%) had a monthly housing cost of $0-$150.

Landlord Status

Status	Count	Percent
No, I am not a landlord or property manager in the City of Syracuse.	475	91%
Yes, I am a landlord.	30	6%
I prefer not to answer.	14	3%
Yes, I am a property manager.	4	1%

Most respondents (91%) were not landlords in the City of Syracuse. 30 respondents, or 6%, were landlords. Four respondents, or 1%, were property managers.

Part A: Housing & Neighborhood Questions

Which activities or services respondents used in the last 12 months.

Response	Count	Percent
None of the above	312	60%
Community Centers (ex: Northeast, Westcott, Southwest)	128	24%
Housing & Financial Assistance (ex: Home Repair Program, Down Payment Assistance, Housing Shelters)	68	13%
Youth programs (ex: Afterschool Programs, Preschool)	67	13%
Housing Education/Tenant Counseling (ex: Tenants Network, Case Management, Eviction Defense, etc.)	37	7%
Job training (ex: Career Services, Interview Prep, Job Search)	28	5%

The majority (60%) of respondents indicated that they hadn't used any of the activities or services in the last 12 months. Of respondents who indicated they had used the listed services, the majority indicated they had attended events or used services at community centers. The fewest respondents (5% of total respondents) indicated they had used job training services.

Among respondents with children in the household, fewer (45%) responded that they hadn't used any of the listed services, while 34% indicated they had participated in youth programs, and 26% responded that they had engaged with community centers. Similarly to the overall respondent pool, the fewest (8%) number of respondents with children indicated they had used job training programs.

The household income range where the fewest respondents reported that they had utilized the listed activities or services was the $100,000-$199,999 range. This income group had the lowest percentage of respondents who indicated they engaged with each of the activities/services listed. Respondents with household incomes between $10,000-$24,999 were the highest respondent group for engaging with community centers (33% of respondents to this question). Households with incomes between $25,000-$49,000 indicated they had used housing and financial services the most (24% of all respondents to this question), followed closely by households earning less than $10,000 per year (22% of respondents to this question), and households earning between $10,000-$24,000 (20%). Households earning less than $10,000 per year indicated they used housing education programs the most out of any income range, with 22% indicating they had used these programs and services within the last 12 months. The income range where the most respondents indicated they had used job training programs within the past 12 months was the $25,000-$49,000 per year range.

Between renters and owners, very similar numbers of respondents indicated they had used community centers (27% and 24%, respectively) in the last 12 months, as well as housing and financial assistance (17% and 12%, respectively), although numbers of renters were slightly higher. Significantly more renters than owner participated in housing education and tenant counseling programs, however, with 20% of renters and 3% of owners indicating they used these services. There was a similar trend for job training program participation, with 11% of renters indicted they had used these services and 4% of owners indicated they had.

Respondents were given the option to list other activities or services they had used in the last 12 months. Several mentioned libraries, parks and pools, as well as neighborhood organizations.

Respondents' biggest concerns about their personal housing situation.

Rank	Home Repairs (e.g. furnace, water heater, roof, etc.)	Monthly Mortgage/Rent Payment	Safety/health risks due to property conditions	Utility costs (water/sewer, electricity, gas)	Unresponsive landlord and/or property manager	Safety/health concerns due to crime/neighborhood safety
1	31%	19%	32%	4%	3%	7%
2	22%	12%	19%	13%	6%	**26%**
3	22%	14%	16%	16%	4%	25%
4	10%	18%	14%	26%	6%	24%
5	6%	23%	10%	36%	12%	11%
6	7%	11%	7%	3%	66%	3%
Blank	3%	3%	3%	3%	3%	3%

"Safety/health risks due to property conditions" and "home repairs (e.g. furnace, water heater, roof, etc.)" were the highest ranked respondent concerns about their personal housing situation, with 32% ranking "Safety/health risks due to property conditions" as their number one concern and 31% ranking "home repairs (e.g. furnace, water heater, roof, etc.)" as their number one concern.

Respondents ranked "unresponsive landlord and/or property manager" as their lowest concern, with 66% of respondents ranking this concern the lowest of six options.

Respondents whose homes are in need of the following repairs.

Home Repairs Needed	Count	Percent
Minor Non-Urgent Home Repairs ($10,000-$49,000)	303	58%
No Home Repairs Needed	106	20%
Major Non-Urgent Home Repairs ($50,000+)	72	14%
Urgent Home Repairs (potentially harmful to inhabitants)	40	8%
Blank	2	0%

The majority (80%) of respondents indicated needing home repairs to some extent, with most of those respondents (58%) needing minor non-urgent home repairs in the $10,000-$49,000 cost range, followed by major non-urgent home repairs of $50,000 or greater (14%), and 8% needing urgent home repairs where the condition of the home is potentially harmful to inhabitants.

Of households with children present, 60% of respondents indicated their home needed minor non-urgent home repairs, 15% indicated their home needed major non-urgent home repairs, and 13% indicated their home needed urgent home repairs.

Households with annual incomes less than $10,000 and between $10,000-$24,999 had higher proportions of houses needing urgent home repairs, with 22% and 20% of respondents in those income brackets indicating this, respectively.

Housing trends respondents see in their neighborhood.

Housing Trend	Count	Percent
Decrease in homeownership	173	33%
High renter turnover (tenants moving in/out of properties)	167	32%
Increase in vacancy or blight (properties appear unsafe)	152	29%
Increase in homeownership	114	22%
Increase in household size	78	15%
Decrease in vacancy/blight	63	12%
Low renter turnover	49	9%
Decrease in household size	41	8%
Blank	35	7%

The most frequently selected housing trend respondents indicated they saw in their neighborhood was a decrease in homeownership (33%), closely followed by “high renter turnover (tenants moving in/out of properties)” (32%). "Decrease in homeownership” was an especially prevalent response in the 13214 zip code, and “high renter turnover” was a frequent response in the 13206 and 13210 zip codes.

What respondents feel the City of Syracuse should spend the MOST and LEAST amount of funding on in their neighborhood.

Rank	Childcare and/or Youth Programs	Creating access to healthy food	Creating more green space	Creating more stores, shops, & businesses	Decreasing crime	Decreasing homelessness	New housing/home repairs	Recreation opportunities
1	7%	4%	1%	5%	**33%**	12%	35%	2%
2	15%	10%	6%	11%	17%	21%	13%	6%
3	17%	16%	8%	10%	13%	17%	12%	8%
4	20%	15%	10%	9%	10%	12%	9%	14%
5	13%	18%	11%	10%	8%	12%	12%	16%
6	12%	16%	16%	10%	6%	11%	6%	21%
7	9%	11%	23%	15%	6%	8%	6%	20%
8	6%	9%	24%	29%	7%	6%	7%	12%
(blank)	1%	1%	1%	1%	1%	1%	1%	1%

Most respondents (33%) ranked “new housing/home repairs” as the category they felt the City of Syracuse should spend the most funding on in their neighborhood. This was followed closely by “decreasing crime” (33%). The category that ranked last was “creating more stores, shops, and businesses.”

For residents with household incomes between $10,000-$24,999, $25,000-$49,999, and $50,000-$99,999, “new housing and home repairs,” followed by “decreasing homelessness,” were the two most highly ranked responses to how the City should spend the most funding in their neighborhood. These trends differed slightly for the very top and bottom income bands, with households earning annual incomes less than $10,000 indicating “new housing and home repairs” (44.44%) as their top priority, followed by “access to healthy food” (33.33%), and households earning between $100,000 and $199,999+ indicating “decreasing crime” (37.36%) as their top priority, followed by “new housing and home repairs” (32.76%).

“Green space” and “more shops & businesses” consistently ranked in the bottom 25% priority for all income bands. The only exception was the presence of “recreation opportunities” in the bottom 25% priority for the $25,000-$49,000 income band instead of “green space.”

Respondents’ favorite thing about their neighborhood.

Response	Count	Percent
Green Spaces	68	24%
Walkable	63	22%
Sense of Community	53	18%
Good Neighbors	47	16%
Nice Homes	26	9%
Peaceful	26	9%
Proximity to Shops	25	9%
Diverse	23	8%
Historic Value	19	7%
Proximity to Everything	15	5%
Home Ownership	14	5%
Safe	14	5%
Food	7	2%
Location	7	2%
Proximity to Downtown	6	2%
Community Resources	5	2%
Recreation	5	2%
Bikeable	4	1%
Proximity to School	4	1%
Proximity to University	4	1%
Clean	2	1%
Easy Access to Transportation	2	1%
Good Schools	1	0%
Proximity to Job	1	0%

Respondents’ top favorite things about their neighborhood were “green spaces” (mentioned by 24% of respondents), and walkability (mentioned by 22% of respondents).

Below are selected quotes from residents:

- *“[My favorite thing about my neighborhood is] the way neighbors look out for and help each other.”*
- *“[My favorite thing about my neighborhood is] the culture diversity, restaurants, interesting buildings.”*
- *“[My favorite thing about my neighborhood is the] diversity, walkability, love my new sidewalks! great bus access.”*
- *“[My favorite thing about my neighborhood is] being able to walk to nearby church, parks and businesses that I use regularly.”*
- *“[My favorite thing about my neighborhood is that] the houses have character.”*
- *“[My favorite thing about my neighborhood is] the sense of community- I feel connected to my neighbors.”*
- *“[My favorite thing about my neighborhood is that] it's a diverse neighborhood full of regular people of all ages, backgrounds and experiences.”*
- *“[My favorite thing about my neighborhood is having] easy access to almost everywhere in the city.”*
- *“[My favorite thing about my neighborhood is] high rate of home ownership, which leads to long term residency, creating a sense of community.”*

Part B: Housing & Neighborhood

Respondents who have experienced homelessness or housing vulnerability.

Response	Count	Percent
No	447	85%
Yes	75	14%
Blank	1	0%

The majority (85%) of respondents indicated that they had not experienced homelessness or housing vulnerability, although 14% indicated that they had. Of those that responded that they had experienced homelessness or housing vulnerability, the majority (29%) had a monthly housing cost between $951-$1,150. The majority of those who responded “yes” to this question are currently renters.

Respondents who answered "Yes" to having experienced homelessness or housing vulnerability were asked to answer the following questions:

Respondents' circumstances around their homelessness/housing vulnerability.

Circumstance	Count	Percent
job loss	8	16%
could not afford rent	7	14%
foreclosure	4	8%
housing problems	4	8%
domestic violence	3	6%
domestic issue with parents	2	4%
rent increase	2	4%
cost of living	1	2%
could not find an affordable place	1	2%
criminal history	1	2%
difficulty maintaining home	1	2%
evicted	1	2%
owner sold the house	1	2%

Among respondents, job loss was the most frequent circumstance around an individual's experience of homelessness or housing vulnerability, with 16% of respondents who had experienced homelessness or housing vulnerability citing job loss as the reason. Job loss was followed by inability to afford rent as a similarly significant circumstance, with 14% of respondents indicating inability to afford rent was the main circumstance surrounding their experience of homelessness or housing vulnerability.

Respondents' opinion on whether medically-monitored "safe use sites" would benefit the community in managing substance abuse.

Response	Count	Percent
Yes	315	60%
No	195	37%
Blank	13	2%

The majority (60%) of respondents marked that they supported medically-monitored "safe use sites" would benefit the community in managing substance abuse, whereas 37% of respondents did not. Respondents in the 13210 and 13224 zip codes in particular supported medically-monitored "safe use sites," with 79% responding that they supported medically-monitored "safe use sites" in the 13224 zip code, and 73% in the 13210 zip code.

Community services respondents feel are needed to help reduce housing vulnerability and homelessness.

Response	Count	Percent
Mental health support services	292	56%
All of the above	243	46%
Crisis outreach intervention	219	42%
Street outreach	218	42%
Supportive housing	204	39%
Permanent housing opportunities	196	37%
New housing development	174	33%
Local substance use treatment beds	171	33%
Eviction prevention services	104	20%
Blank	4	1%

The service that respondents ranked the most frequently regarding helping to reduce housing vulnerability and homelessness was mental health support services, with 56% of respondents marking this as a necessary service for reducing housing vulnerability and homelessness. The second most frequently selected option was "all of the above," with 46% of respondents indicating that all services listed as options for this question are needed to help reduce housing vulnerability and homelessness.

Discussion

Key insights from the survey include:

Results

- Community centers were the most used city-funded service.
- Resident engagement with different city-funded services such as community centers, housing and financial assistance, youth programs, housing/tenant counseling, and job training differed noticeably based on presence of children in the household, income, and housing tenure.
- Housing issues most prevalent among respondents were safety/health risks due to property conditions and needing home repairs.
- 80% of respondents identified that they needed some level of home repair whether minor, major, or urgent.
- Respondents perceived decreases in homeownership and high renter turnover as trends in their neighborhood. Decrease in homeownership was especially perceived in the 13214 zip code and high renter turnover was perceived more in the 13206 and 13210 zip codes.
- New housing and home repairs were cited by respondents as their top funding priority for the City of Syracuse. This finding was consistent across all income ranges aside from households with higher incomes ($100,000-$199,999), whose top priority was decreasing crime.
- Respondents commonly reported green spaces, walkability, and social conditions such as sense of community and having good neighbors, as their favorite parts of their neighborhood.
- Employment is connected to housing stability, as job loss was the primary reason respondents indicated they had experienced homelessness or housing vulnerability.
- Almost twice as many respondents indicated they supported medically-monitored safe use sites than those who didn't.
- Respondents identified mental health support services as particularly important for helping to reduce housing vulnerability and homelessness.

Future Considerations

- Consider lengthening the survey period and conducting additional in-person advertising in order to increase the overall number of respondents and the diversity of the respondent pool.
- Consider asking residents which neighborhood they live in so that results can be tailored more specifically to geographic locations. Zipcode was used to identify geographic area of respondents in this survey due to anticipated accessibility of this information for residents. Other geographic identifiers were considered such as asking about residents' neighborhood or census tract or asking respondents to drop a pin on their neighborhood on a map.
- Consider offering the survey in different languages. This survey was only offered in English, meaning it was less accessible to residents who are non-English speakers. In the future, offering a translated survey may increase the diversity of the respondent pool.

HOUSING & NEIGHBORHOOD SURVEY
DEPARTMENT OF NEIGHBORHOOD & BUSINESS DEVELOPMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

SECTION 1: HOUSING & NEIGHBORHOOD

1. Check which activities or services you have used in the past 12 months in your neighborhood.
   - ☐ Community Centers (ex: Northeast, Westcott, Southwest)
   - ☐ Youth programs (ex: Afterschool Programs, Preschool)
   - ☐ Job training (ex: Career Services, Interview Prep, Job Search)
   - ☐ Housing & Financial Assistance (ex: Home Repair Program, Down Payment Assistance, Housing Shelters)
   - ☐ Housing Education/Tenant Counseling (ex: Tenants Network, Case Management, Eviction Defense, etc.)
   - ☐ Other (Please list): ______________________________
   - ☐ None of the Above

2. What are your biggest concerns about your personal housing situation? Please rank from 1-6.
   1 = Highest concern / 6 = Lowest concern
   _ Monthly mortgage/rent payment
   _ Home repairs (furnace, water heater, roof, etc.): Circle I, ii, or iii below:
      i. Urgent Home Repairs (potentially harmful to inhabitants)
      ii. Major Non-Urgent Home Repairs ($50,000+)
      iii. Minor Non-Urgent Home Repairs ($10,000-$49,000)
   _ Safety/health risks due to property conditions
   _ Utility costs (water & sewer, electricity & gas)
   _ Unresponsive landlord and/or property manager
   _ Safety/health risks due to crime/neighborhood safety

3. What housing trends do you see in your neighborhood? (please check all that apply)
   - ☐ Increase in homeownership
   - ☐ Decrease in homeownership
   - ☐ Increase in vacancy or blight (properties appear unsafe)
   - ☐ Decrease in vacancy/blight
   - ☐ Increase in household size
   - ☐ Decrease in household size
   - ☐ High renter turnover (tenants moving in/out of properties)
   - ☐ Low renter turnover (most tenants stay in their homes for a consistent period)
   - ☐ Other (please list): ______________________________

4. Please rank what you feel the City of Syracuse should spend the MOST and LEAST amount of funding on in your neighborhood:
   1 = Should receive MOST funding / 9 = Should receive LEAST funding
   _ New housing/housing repairs
   _ Recreation opportunities
   _ Childcare and/or youth programs
   _ Decreasing homelessness
   _ Creating access to healthy food
   _ Decreasing crime
   _ Creating more green space

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_ Creating more stores/shops/businesses
_ Other (please list): ______________________________

SECTION 2: HOMELESSNESS & HOUSING VULNERABILITY

1. Have you ever experienced homelessness or housing vulnerability?
    - If yes, please explain:
2. Are you aware of where to go if you are in need of support services?
3. Do you think medically monitored "safe use sites" would benefit the community in managing substance abuse?
4. What community services do we need more of to help reduce housing vulnerability and homelessness?
    - ☐ Crisis outreach intervention
    - ☐ Mental health support services
    - ☐ New housing development
    - ☐ Permanent Housing Opportunities
    - ☐ Eviction prevention services
    - ☐ Supportive housing
    - ☐ Local substance use treatment beds
    - ☐ Street outreach
    - ☐ All of the above
    - ☐ Other (please list): ______________________________

SECTION 3: DEMOGRAPHIC QUESTIONS

1. What is your zip code? ____________
2. What is your current housing situation?
    - ☐ I rent
    - ☐ I own a home
    - ☐ Other (please list): ______________________________
    - ☐ I prefer not to answer.
3. How many people live in your household? ____________
4. Are there children in your household?
    - ☐ Yes
        - i. If yes, how many? ____________
    - ☐ No
    - ☐ I prefer not to answer.
5. What is the range of your annual household income?
    - ☐ Less than $10,000
    - ☐ $10,000 to $24,999
    - ☐ $25,000 to $49,999
    - ☐ $50,000 to $99,999
    - ☐ $100,000 to $199,999+-
    - ☐ I prefer not to answer.
6. What is your monthly housing cost (utilities included)? Please circle one:
    - ☐ $0-$150
    - ☐ $151-$300
    - ☐ $301-$450
    - ☐ $451-$600
    - ☐ $601-$750
    - ☐ $751-$950
    - ☐ $951-$1,150

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- ☐ $1,151+
- ☐ I prefer not to answer.

7. Are you a landlord or property manager in the City of Syracuse?
   - ☐ Yes
     - i. If yes, would you be willing to share additional feedback to help us better support landlords and property owners?
   - ☐ No
   - ☐ I prefer not to answer.

Service Provider Survey

Executive Summary
The City of Syracuse Department of Neighborhood and Business Development conducted a community agency survey in late summer to early fall of 2024 in preparation for development of the City's Consolidated Plan. Virtual advertisement strategies were used to promote survey participation. A total of 33 local organizations responded to the survey. Questions focused on agencies' clients served, client needs, organizational capacity for delivering services, and funding priorities. Results indicated most agencies serve residents across all geographies in the City, monthly mortgage/rent payments are clientele's main concern about housing, most residents served are renters, and agencies are interested in expanding current services offered. These results will help not only inform the City's Five-Year Consolidated Plan, but also the Year One Action Plan, and the City's Small Area Plans under the City's Housing Strategy. In future iterations of this survey, the City should consider lengthening the survey period and conduct additional in-person advertising in order to increase the overall number of respondents and the diversity of the respondent pool.

Introduction
This survey aimed to reach public-facing organizations located in the City of Syracuse who deliver housing and neighborhood related services. Agencies did not need to be currently funded or previously funded by the City's Federal Entitlement Grants in order to participate in the survey. The survey assessed the type of clientele served, the needs of those clientele, as well as organizational strategy and capacity for addressing those needs and funding priorities for the City of Syracuse. The results of this survey were used to gain insight into resident needs from the service provider perspective, as well as needs of organizations who deliver services to these residents. These insights were used to inform the Needs Assessment, Market Analysis, and Strategic Plan sections of the City of Syracuse 2025-2029 Consolidated Plan, as well as the City's Year One Action Plan.
The City of Syracuse conducted a Neighborhood and Housing Survey for service providers in 2019 which informed the City's 2020-2024 Consolidated Plan and Year One Action Plan. Some questions from the 2019 were repeated in the 2024 survey to measure change over time. The 2019 Survey Report can be found in Appendix A of the City of Syracuse 2020-2024 Consolidated Plan and Action Plan.

Methodology
This survey was hosted on the online platform, OpenForms. City staff distributed and advertised the survey in several ways including:

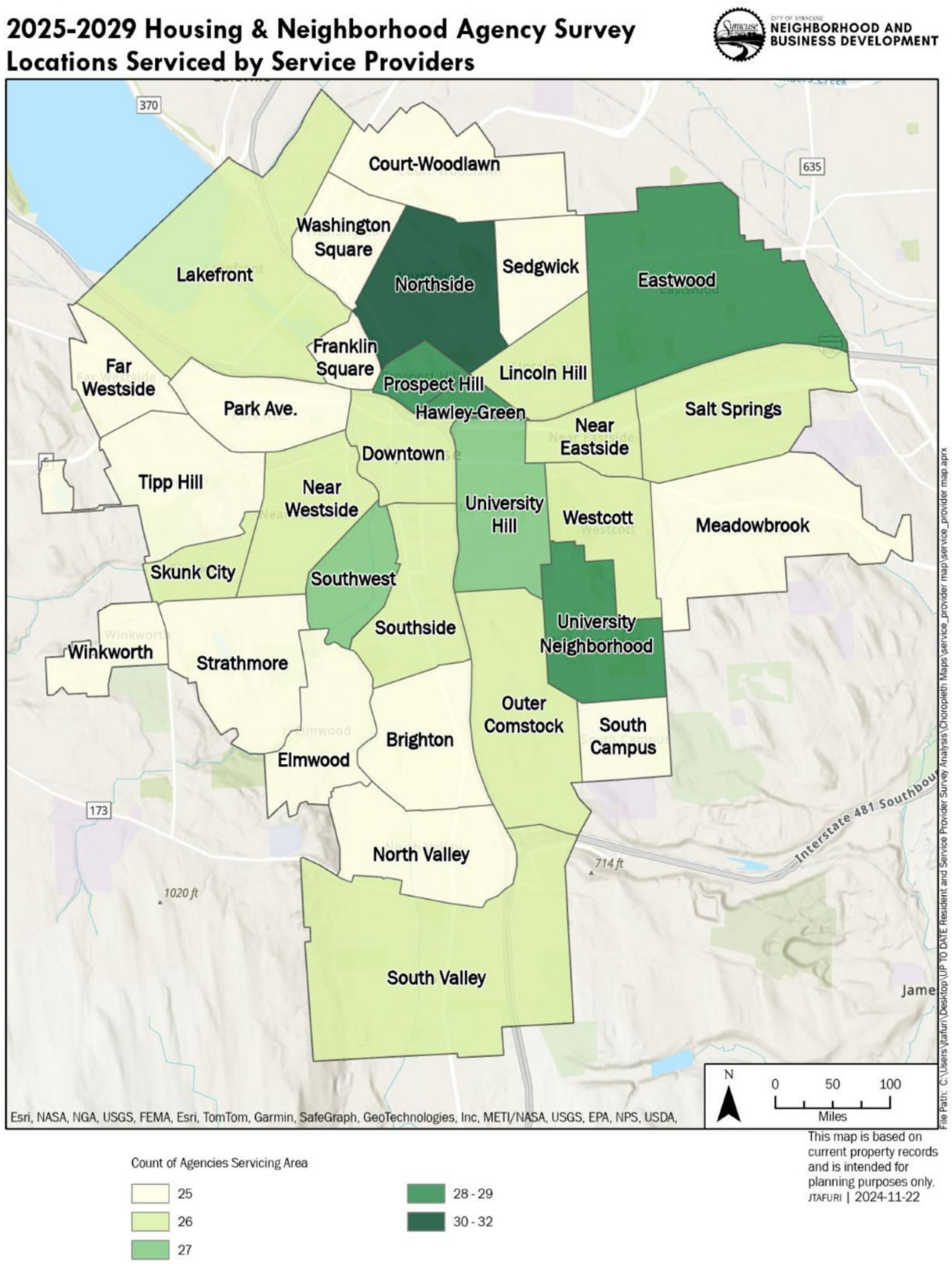
- Leaving surveys at public buildings, community centers, libraries, and coffee shops.
- Tabling at local events such as Healthy Housing 101 and neighborhood meetings.
- Advertising the survey on social media platforms such as Instagram and Facebook.
- Advertising the survey on the City of Syracuse website.
- Distributing survey flyer and link via email to local organizations that serve city residents or are public facing.

No compensation was offered to agencies or respondents for their participation. No questions in the survey were marked as mandatory or required. Respondents were instructed that all questions were optional and that they could stop taking the survey at any time. Additionally, respondents were advised that their answers would be kept completely anonymous. Survey question types included multiple choice, short-answer, and ranked questions.

Results
There was a total of 33 survey respondents.
Part 1: About the Agencies

Neighborhoods Served

Below is a heat map of the geographic distribution of where agencies that responded deliver services.



Neighborhood	Count	Percent
All	25	76%
Northside	7	21%
Near Northeast	4	12%
Westside	4	12%
Eastwood	3	9%
Prefer not to answer	2	6%
Southwest	2	6%
University Hill	2	6%
University Neighborhood	2	6%
Downtown	1	3%
Lakefront	1	3%
Lincoln Park	1	3%
Near Eastside	1	3%
Near Westside	1	3%
Other: Southside/Sankofa	1	3%
Other: Vehicles, Afterschool, Bridge, HSE and some others	1	3%
Outer Comstock	1	3%
Salt Springs	1	3%
Skunk City	1	3%
Skytop (South Campus)	1	3%
South Valley	1	3%
Westcott	1	3%

Most agencies (76%) provide services across all City neighborhoods. Of agencies that deliver services in specific neighborhoods, most deliver services to the Northside (21% of all respondent agencies).

Services Provided

Service	Count	Percent
Youth programming (ex: Afterschool Programs, Preschool)	12	36%
Housing Education/Tenant Counseling (ex: Tenants Network, Case Management, Eviction Defense, etc.)	11	33%
Community Center (ex: Northeast, Westcott, Southwest)	9	27%
Housing & Financial Assistance (ex: Home Repair Program, Down Payment Assistance, Housing Shelters)	8	24%
Job training (ex: Career Services, Interview Prep, Job Search)	8	24%
None of the above	5	15%
Other: Access to internet, telephone, and video services	1	3%
Other: Community Health Services	1	3%
Other: Enforcement of anti-discrimination laws	1	3%
Other: Services for Older Adults	1	3%
Other: UPK, senior program, supervised visitation, year-round parent education & support	1	3%
Other: Vehicles to Work, Bridge to Micron Program, Comprehensive Older Adult programming, Small home repairs for older adults	1	3%
Other: Youth social etiquette mentoring program	1	3%

The service provided by the largest number of agencies who responded is youth programming (36%).

Difficulty Filling Staff Positions Because of Lack of Housing Proximal to Workplace

Response	Count	Percent
No	21	64%
I prefer not to answer	5	15%
Yes	5	15%
Blank	2	6%

The majority (64%) of respondents indicated their organization did not have a difficult time hiring for roles in their organization because of lack of housing within proximity to their office.

Part 1: Agency Experiences & Perspectives

What organizations observe as their clienteles' greatest need or gap related to housing.

Rank	Monthly Mortgage/Rent Payment	Urgent Home Repairs	Safety/Health Risks Due to Property Conditions	Utility Costs	Unresponsive Landlord and/or Property Manager	Safety/Health Risks Due to Crime/Neighborhood Safety	Total
1	55%	12%	18%	3%	12%	0%	100%
2	9%	6%	27%	21%	24%	12%	100%
3	15%	15%	30%	3%	27%	9%	100%
4	12%	24%	18%	24%	6%	15%	100%
5	9%	12%	0%	36%	6%	36%	100%
6	0%	30%	6%	12%	24%	27%	100%

The majority of respondents (55%) ranked "monthly mortgage/rent payment" as the observed greatest need or gap of their clientele related to housing.

Percentage of clientele that are renters vs. owners within the past year.

% Rent vs. % Own	Count	Percent
75% Rent / 25% Own	19	58%
100% Rent / 0% Own	10	30%
0% Rent / 100% Own	3	9%
25% Rent / 75% Own	1	3%

The majority (58%) of respondents indicated that within the past year, approximately 75% of their clientele were renters, and 25% were owners, followed by 100% renters and 0% owners (30%). Fewest of the organizations' clientele were owners with only 9% and 3% of respondents indicated their clientele were 0% renters/100% owners and 25% renters/75% owners, respectively.

Organization goals over the next five years.

Agency Goals for the Next 5 Years		
Goal	**Count (n=28)**	**% Total non-NA**
Expand services Offered	6	21%
Building stability for clients	5	18%
Community empowerment	5	18%
Increasing funding	5	18%
Increasing housing access	5	18%
Continue providing services	3	11%
Expand capacity	2	7%
Increasing home ownership	2	7%
Improve housing health	2	7%
Improve access to health services	2	7%
Retain and attract staff	2	7%
Reduce health hazards	1	4%

Agencies were asked to list their goals as an organization over the next five years. The most common response (21%) was "expanding the services their organizations offered," followed by "building stability for clients" (18%), "community empowerment" (18%), increasing funding" (18%), and "increasing housing access" (18%).

Data, metrics, or outcomes organizations will use to measure progress toward goals (listed above).

Agency Metrics Used		
Metric	**Count (n=25)**	**% Total non-NA**
Qualitative data	8	32%
Not specified	6	24%
Home ownership	3	12%
Clients served	3	12%
Stable housing	2	8%
Clients housed	2	8%
The Life Needs Assessment	2	8%
Service efficiency	2	8%
Employment	1	4%
Health data	1	4%
Funding	1	3%
Service outcomes	1	3%
Housing units made	1	3%
Client engagement	1	3%
Housing quality	1	3%

What organizations would spend funding on if given an additional $1M for operations.

Rank	Capital Improvements	Expand Existing Services	Expand Organizational Capacity	New Services	Total
1	9%	45%	27%	15%	97%
2	6%	30%	30%	30%	97%
3	9%	6%	36%	45%	97%
4	73%	15%	3%	6%	97%
(blank)	3%	3%	3%	3%	12%

45% of respondents ranked "expand existing services" as their highest ranked choice for what they would spend funding on if given an additional one million dollars. The lowest ranked option was "capital improvements," with 73% of respondents ranking this as their last choice.

Ways that organizations feel their partnership with the City could improve.

Themes within Service Provider and City Partnership Improvement Recommendations		
Recommendation	**Count (n=21)**	**% Total non-NA**
Improve communication	7	33%
More efficient funding process	4	19%
Increasing funding	3	14%
Increase access to affordable housing	3	14%
Increase collaboration	2	10%
Landlord accountability	2	10%
Housing development for new Americans	1	5%
Housing education programs	1	5%
Centralize service provider information	1	5%
Improve housing repair programs	1	5%
Increase temporary assistance benefits	1	5%
Increase educational efforts to students	1	5%
Work with more with minority owned businesses	1	5%
Improve law enforcement	1	5%
Improve appearance of the Near Westside	1	5%
Literacy training	1	5%
Rebuild staff expertise in federally assisted housing	1	5%
Improve education funding	1	5%

The most frequently mentioned way that partnership could improve between the City and Service Providers was "improved communication" (33%).

Discussion

Key insights from the survey include:

Results

- Organizations reported monthly mortgage/rent payments as being their clientele's greatest observed need or gap related to housing, with 55% of respondents ranking this as their top observed need or gap.
- The majority of organizations that responded primarily served renters, with 58% of agencies responding that their clientele was 75% renters and 25% owners, and 30% responding that their clientele was 100% renters and 0% owners.
- Organizations had a wide variety of goals over the next five years. Goals mentioned most frequently were expanding services offered (21%), building stability for clients (18%), [fostering] community empowerment (18%), increasing funding (18%), increasing housing access [for clientele] (18%).
- Many organizations (32%) use qualitative data to track their impact and progress toward goals. Quantitative data used includes homeownership data, number of clients served, formal needs

assessments, employment and health data, funding data, housing production data, client engagement data, housing quality data, and service outcome data.

- If given additional funding for operations, many organizations (45%) indicated they would use that funding to expand existing services. Fewest would use that funding for capital improvements (75%).
- The top three ways organizations indicated their partnership with the City of Syracuse could improve are through improved communication (33%), having a more efficient funding process (19%), and increasing funding available (14%).

Future Considerations

- Consider lengthening the survey period and conducting additional in-person advertising in order to increase the overall number of respondents and the diversity of the respondent pool.

2024 Housing & Neighborhood Agency Survey

HOUSING & NEIGHBORHOOD SURVEY
DEPARTMENT OF NEIGHBORHOOD & BUSINESS DEVELOPMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

1. What do you observe as your clientele's greatest need or gap related to housing? (Please rank from 1-6)
   1 = Highest need / 6 = Lowest need
   _ Monthly mortgage/rent payment
   _ Urgent home repairs (furnace, water heater, roof, etc.)
   _ Safety/health risks due to property conditions
   _ Utility costs (water & sewer, electricity & gas)
   _ Unresponsive landlord and/or property manager
   _ Safety/health risks due to crime/neighborhood safety
   _ Other (please list): ____

2. Approximately within the past year, what percentage of your clientele have been renters vs. homeowners?
   _ 0% Rent / 100% Own
   _ 25% Rent / 75% Own
   _ 50% Rent / 50% Own
   _ 75% Rent / 25% Own
   _ 100% Rent / 0% Own
3. What are your goals as an organization over the next five years?

   a) What data, metrics, or outcomes will you use to measure progress?

4. If your agency had an additional $1M of funding to spend on your organization, how would you spend it? (Rank from 1-4).
   1 = Most funding / 4 = Least funding
   _ Expand existing services (ex: Expand current programming)
   _ Expand organizational capacity (ex: Staff)
   _ New services (ex: Create new programming opportunities)
   _ Capital improvements (ex: Renovated office space)
   _ Other (please list): ____

5. Please list any areas you feel your partnership with the City of Syracuse could improve:

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Questions About Your Agency:

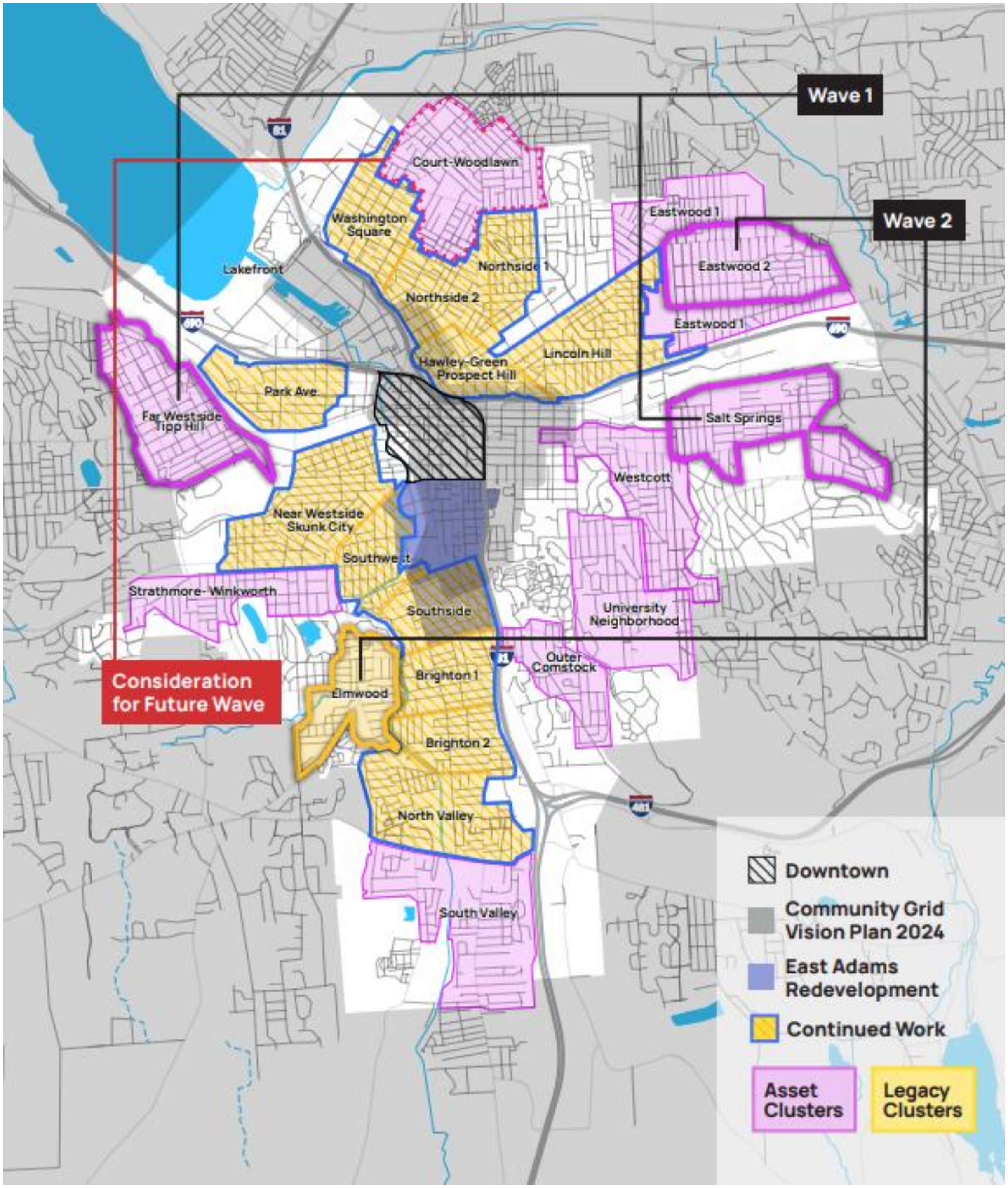
1. What type(s) of services do you provide?
   - ☐ Community Center (ex: Northeast, Westcott, Southwest)
   - ☐ Youth programming (ex: Afterschool Programs, Preschool)
   - ☐ Job training (ex: Career Services, Interview Prep, Job Search)
   - ☐ Housing & Financial Assistance (ex: Home Repair Program, Down Payment Assistance, Housing Shelters)
   - ☐ Housing Education/Tenant Counseling (ex: Tenants Network, Case Management, Eviction Defense, etc.)
   - ☐ Other (Please list): ____
   - ☐ None of the Above.
   - ☐ Prefer not to answer.

2. What neighborhood(s) do you provide services to?
   - ☐ All
   - ☐ Northside
   - ☐ Washington Square
   - ☐ Lakefront
   - ☐ Near Northeast
   - ☐ Sedgwick
   - ☐ Lincoln Park
   - ☐ Near Northeast
   - ☐ Eastwood
   - ☐ Westside
   - ☐ Far Westside
   - ☐ Near Westside
   - ☐ Downtown
   - ☐ Skunk City
   - ☐ Southwest
   - ☐ Strathmore
   - ☐ Brighton
   - ☐ Elmwood
   - ☐ North Valley
   - ☐ South Valley
   - ☐ Outer Comstock
   - ☐ University Neighborhood
   - ☐ Skytop (South Campus)
   - ☐ University Hill
   - ☐ Westcott
   - ☐ Meadowbrook
   - ☐ Salt Springs
   - ☐ Near Eastside
   - ☐ Prefer not to answer
   - ☐ Other: __________

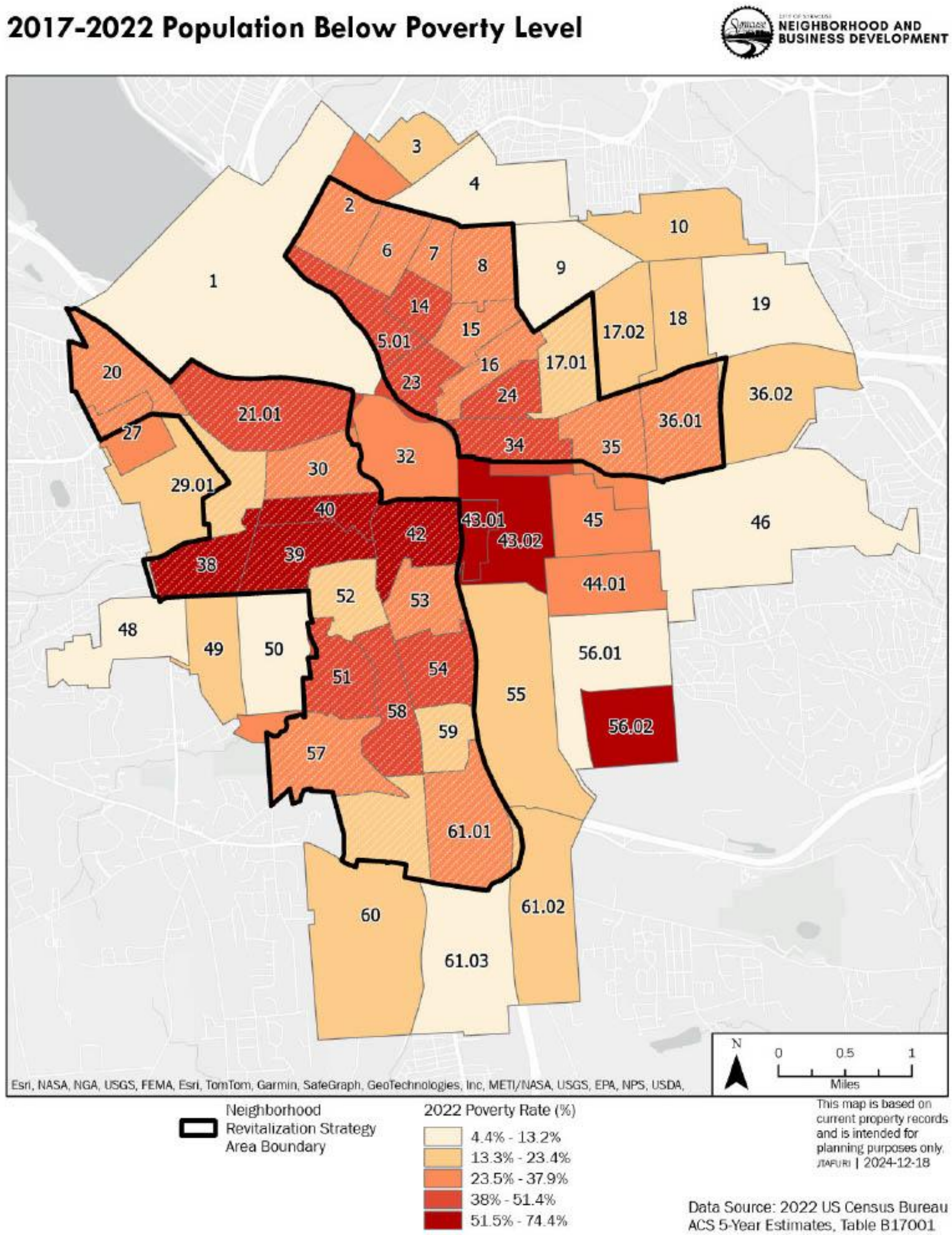
3. Are you a landlord or property manager in the City of Syracuse?
   - ☐ Yes
   - ☐ No
   - ☐ Prefer not to answer.

4. Do you live in close proximity (<1 mi.) to the agency you work for?
   - ☐ Yes
   - ☐ No
   - ☐ Prefer not to answer.

Appendix C: Syracuse Housing Strategy Area Map

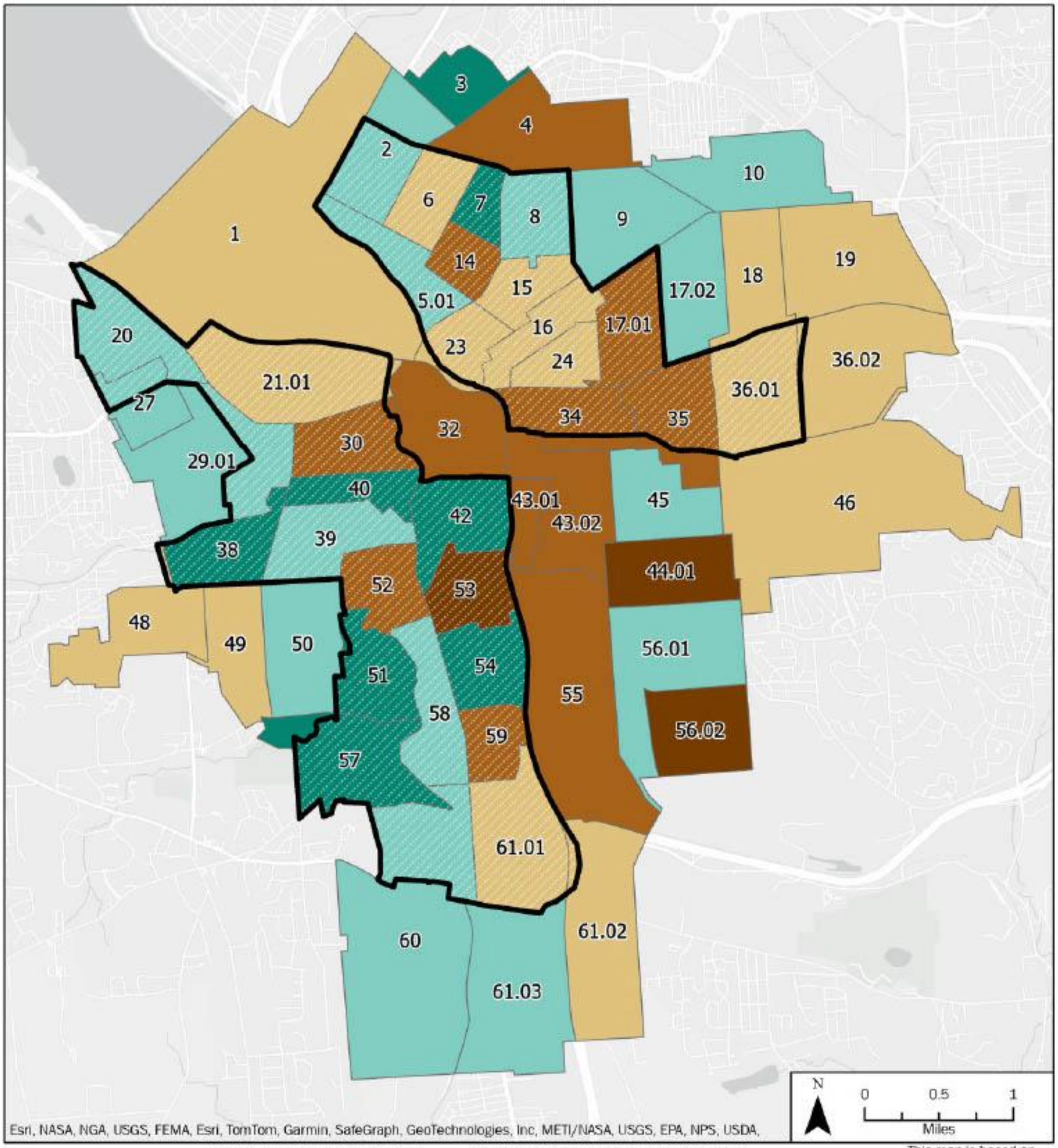


Appendix D: Maps – Poverty Level



Percent Change 2017-2022 Population Below Poverty Level

NEIGHBORHOOD AND BUSINESS DEVELOPMENT



Neighborhood Revitalization Strategy Area Boundary

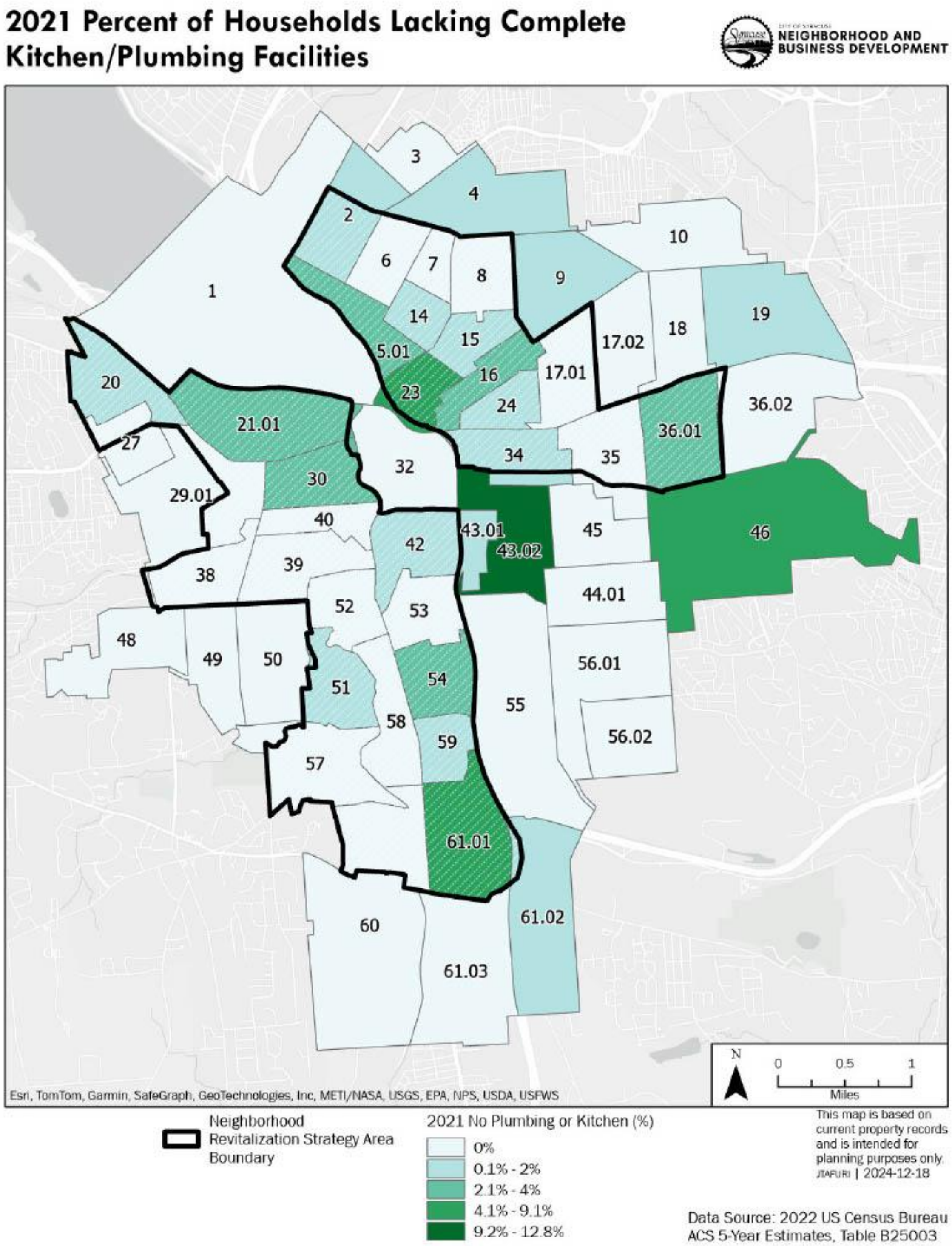
Poverty Rate Change 2017-2022 (%)

- -34.9% - -25.9%
- -25.8% - -11.3%
- -11.2% - -0.8%
- -0.7% - +8.4%
- +8.5% - +23.1%

This map is based on current property records and is intended for planning purposes only.
JTAFURI | 2024-12-18

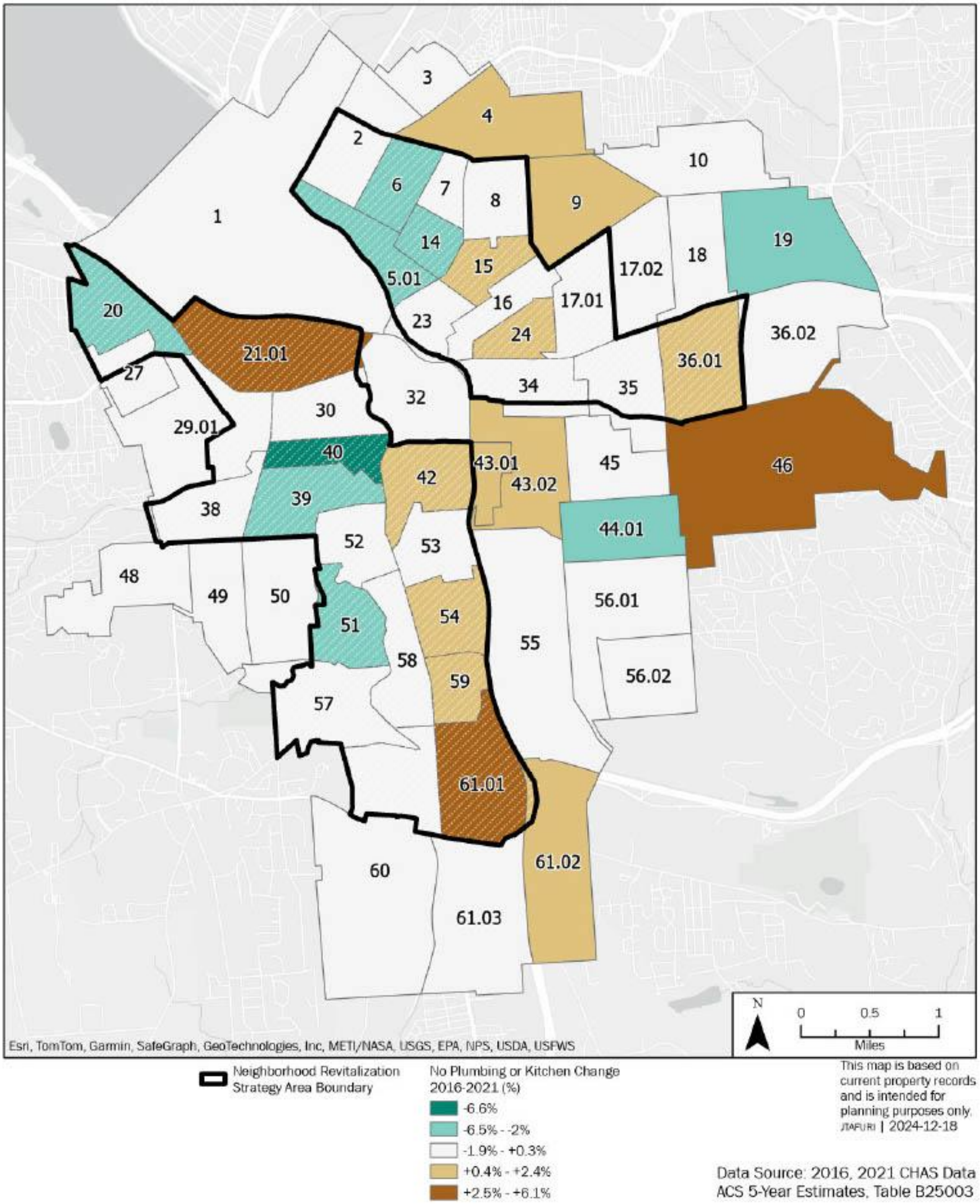
Data Source: 2017, 2022 US Census Bureau ACS 5-Year Estimates, Table B17001

Appendix E: Maps – Households Lacking Complete Kitchen/Plumbing Facilities



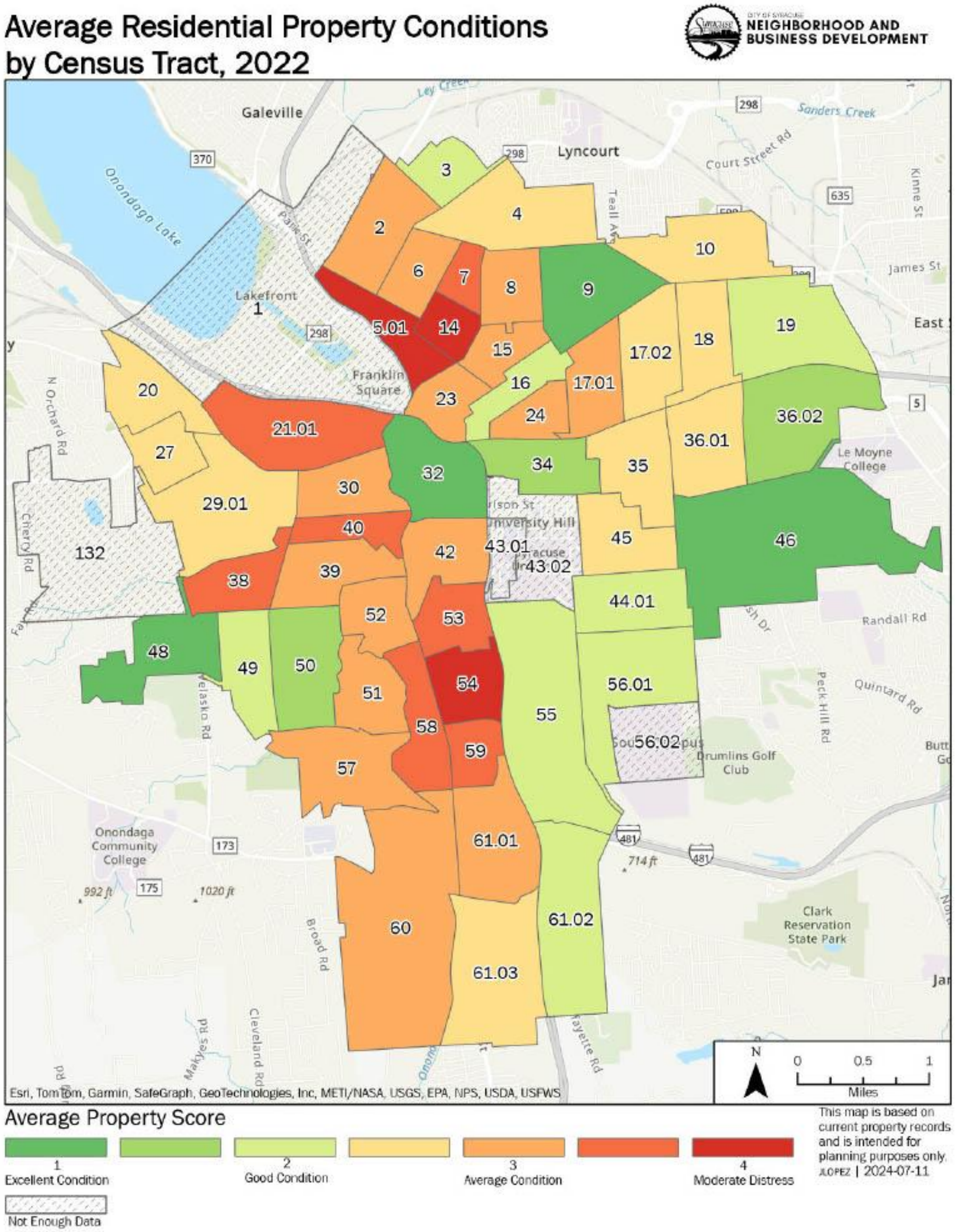
Percent Change 2016-2021 Households Lacking Complete Kitchen/Plumbing Facilities

NEIGHBORHOOD AND BUSINESS DEVELOPMENT

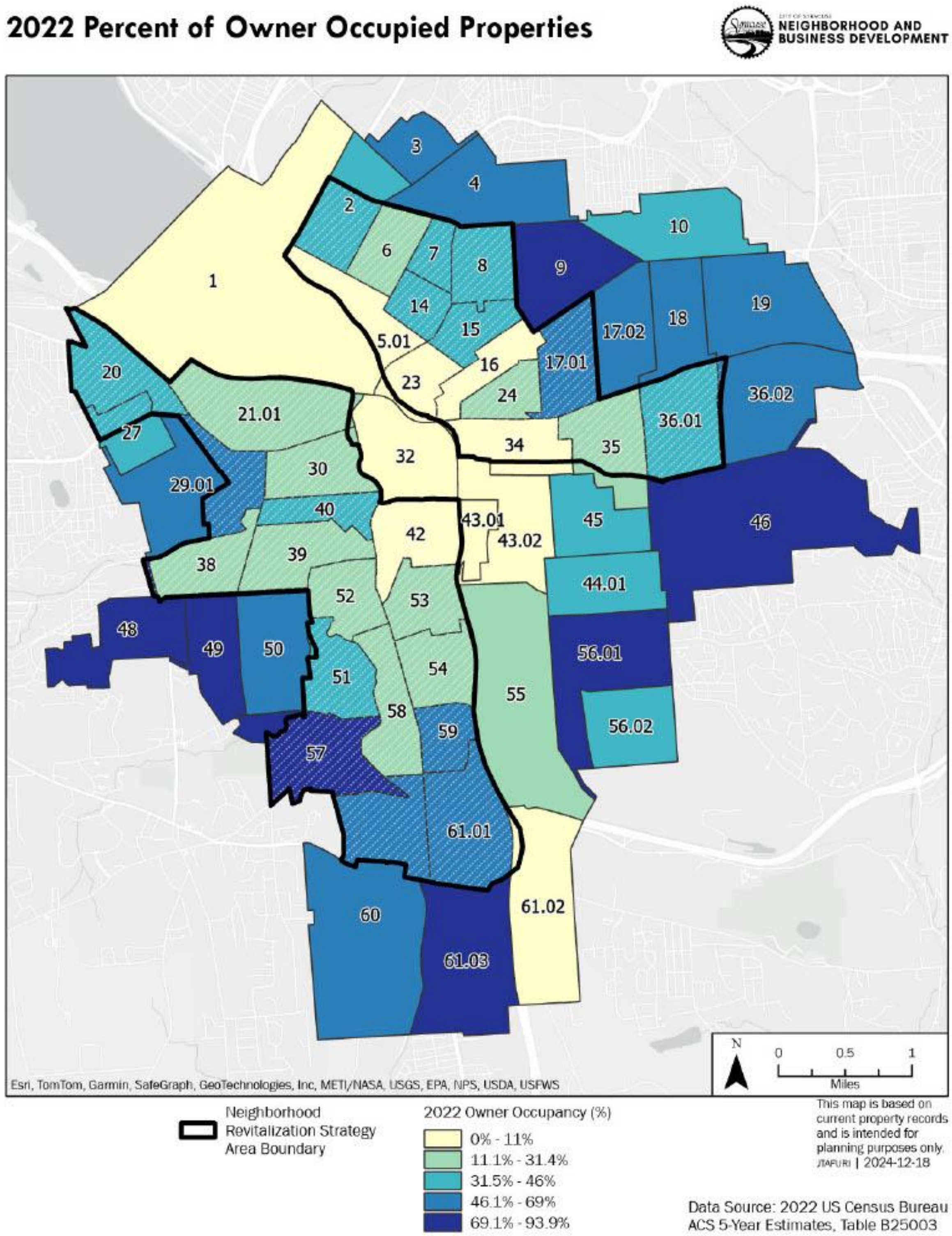


Data Source: 2016, 2021 CHAS Data
ACS 5-Year Estimates, Table B25003

Appendix F – Property Condition Score Map

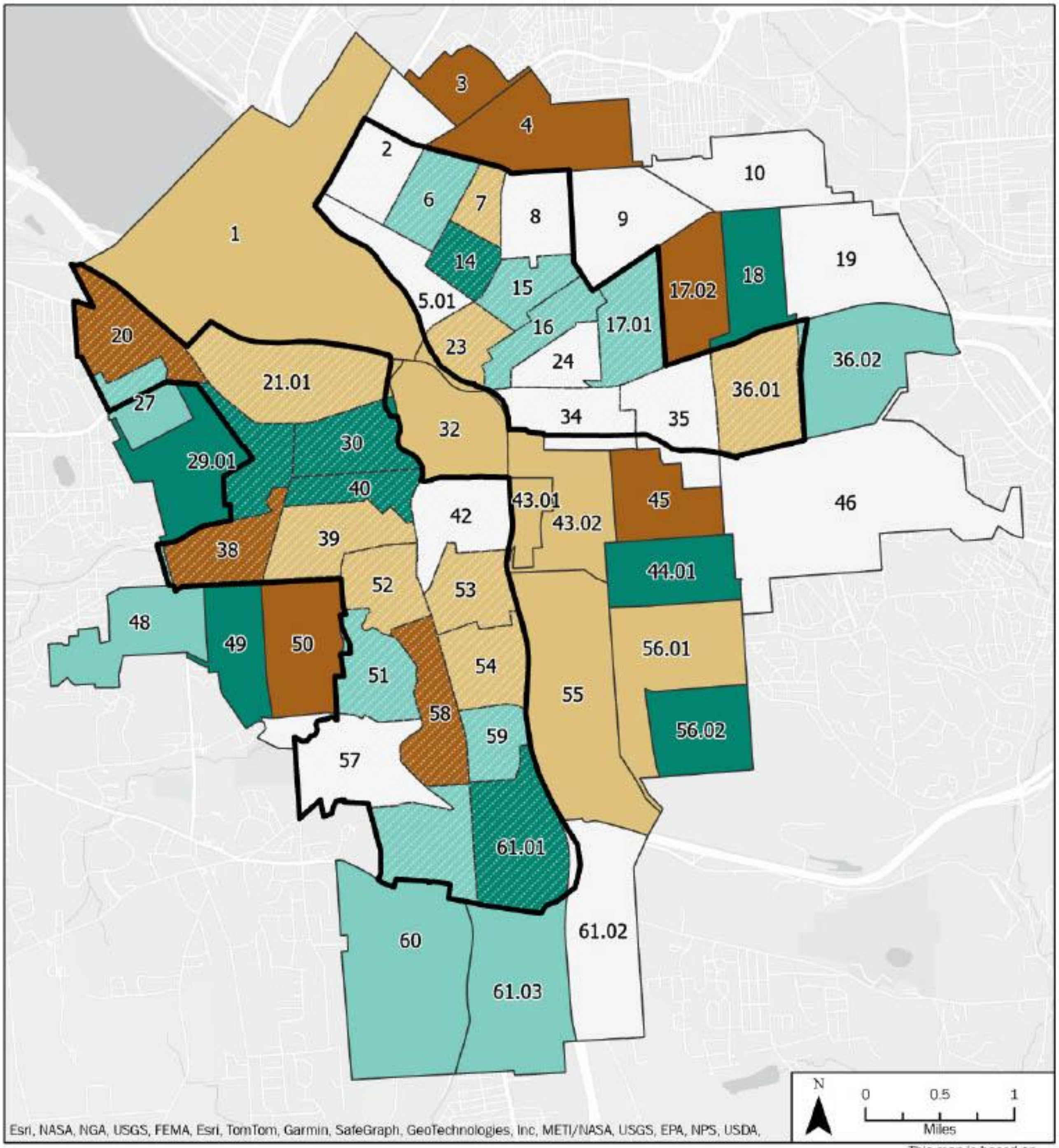


Appendix G: Maps – Owner Occupied Properties



Percent Change 2017-2022 Owner Occupied Properties

NEIGHBORHOOD AND BUSINESS DEVELOPMENT



Neighborhood Revitalization Strategy Area Boundary

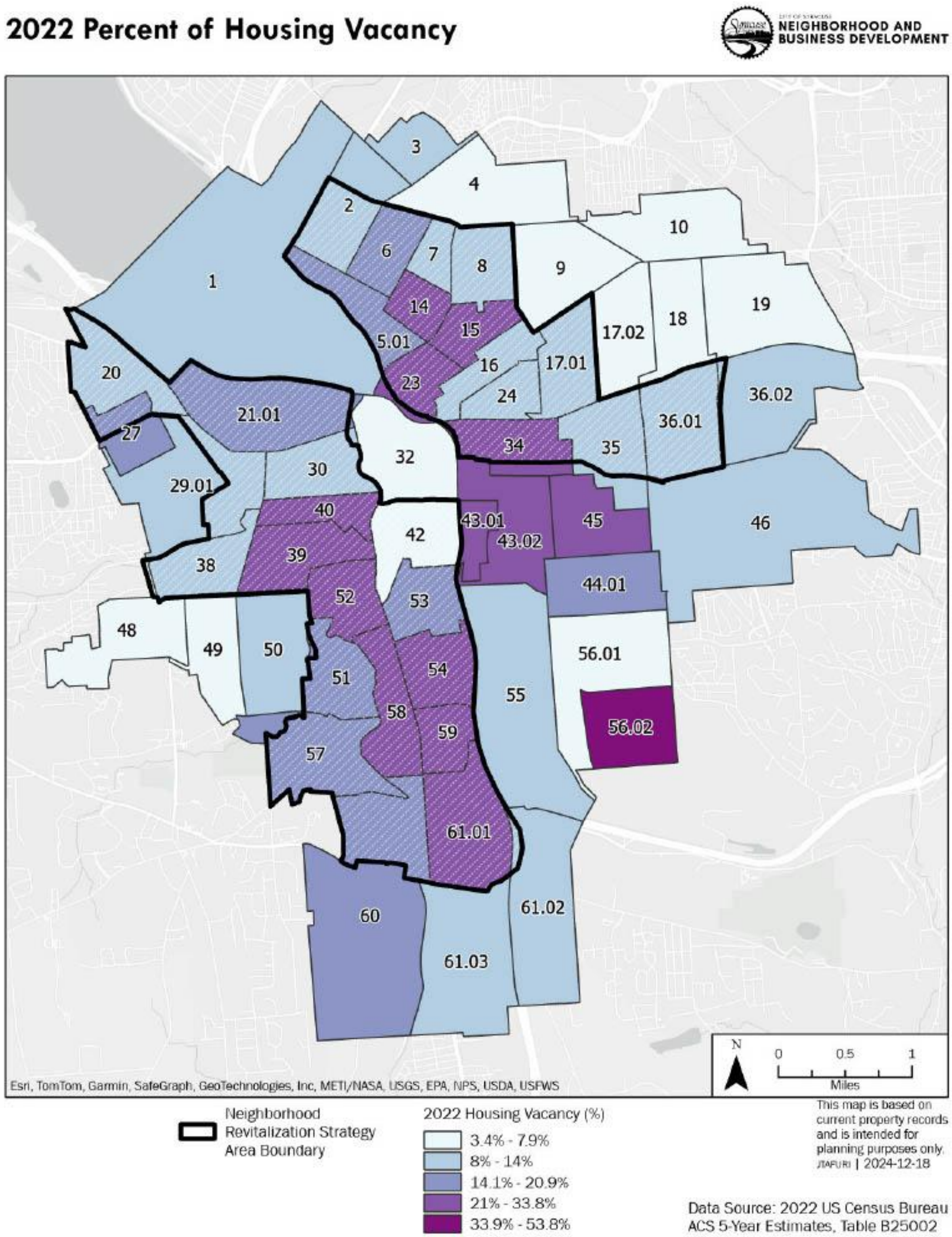
Owner Occupancy Change 2017-2022 (%)

- -12.1% - -6.2%
- -6.1% - -0.4%
- -0.3% - +5%
- +5.1% - +12.6%
- +12.7% - +21.9%

This map is based on current property records and is intended for planning purposes only. JTAFURI | 2024-12-18

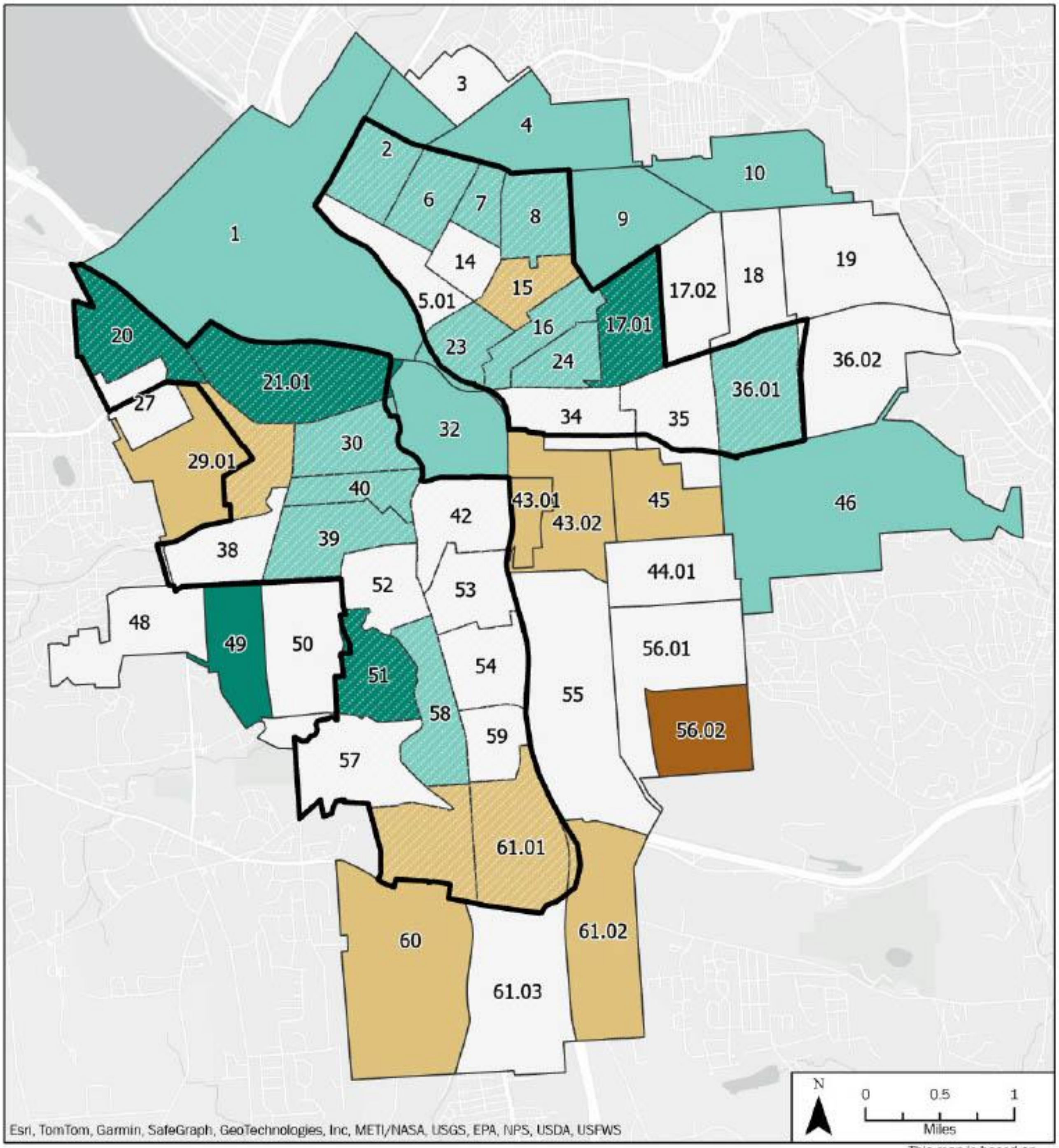
Data Source: 2017, 2022 US Census Bureau ACS 5-Year Estimates, Table B25003

Appendix H: Maps – Vacancy



Percent Change 2017-2022 Housing Vacancy

NEIGHBORHOOD AND BUSINESS DEVELOPMENT



Neighborhood Revitalization Strategy Area Boundary

Housing Vacancy Change 2017-2022 (%)

- -16% - -10.9%
- -10.8% - -3.6%
- -3.5% - +2.8%
- +2.9% - +15.9%
- +16% - +30.3%

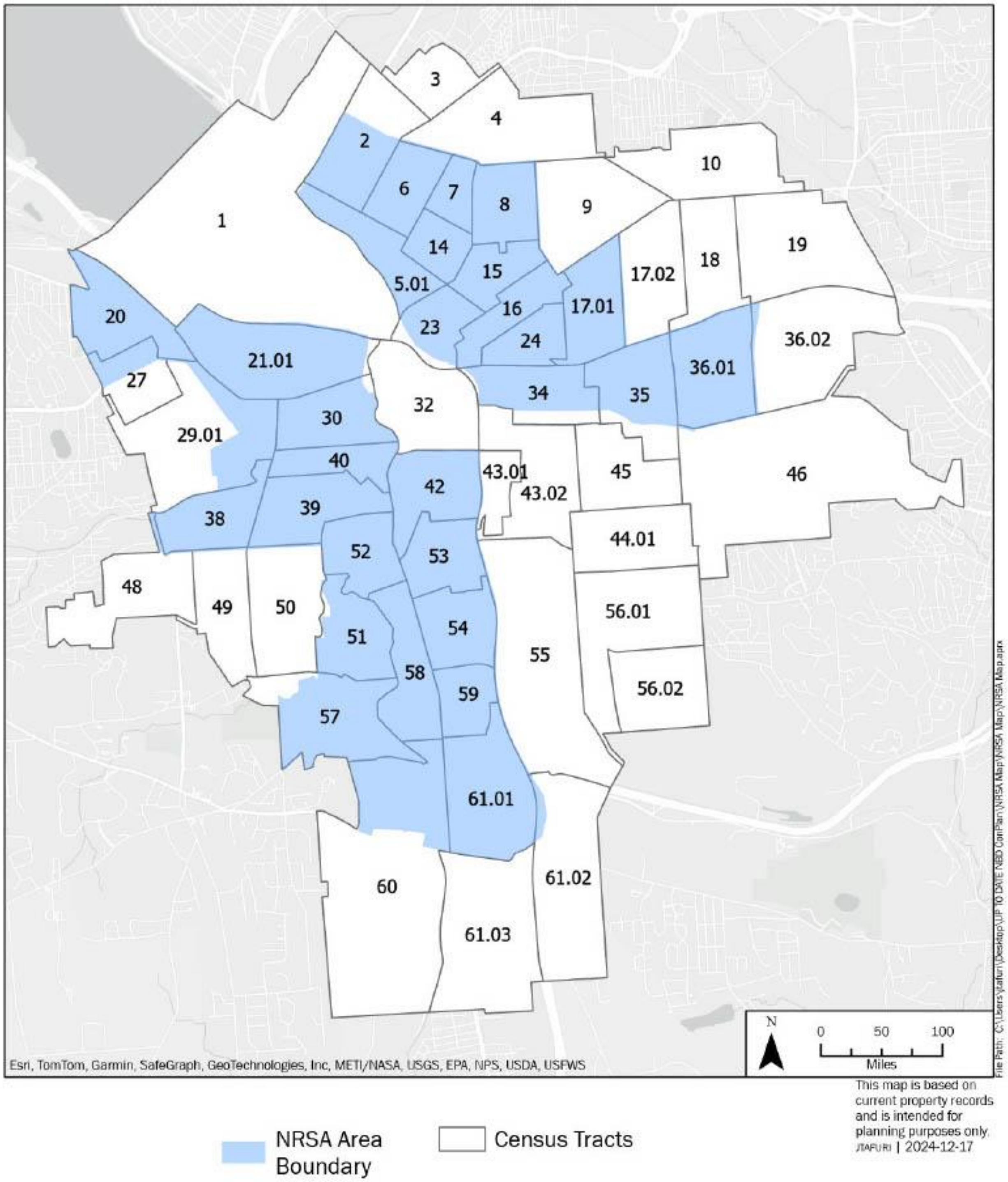
This map is based on current property records and is intended for planning purposes only. JTAFURI | 2024-12-18

Data Source: 2017, 2022 US Census Bureau ACS 5-Year Estimates, Table B25002

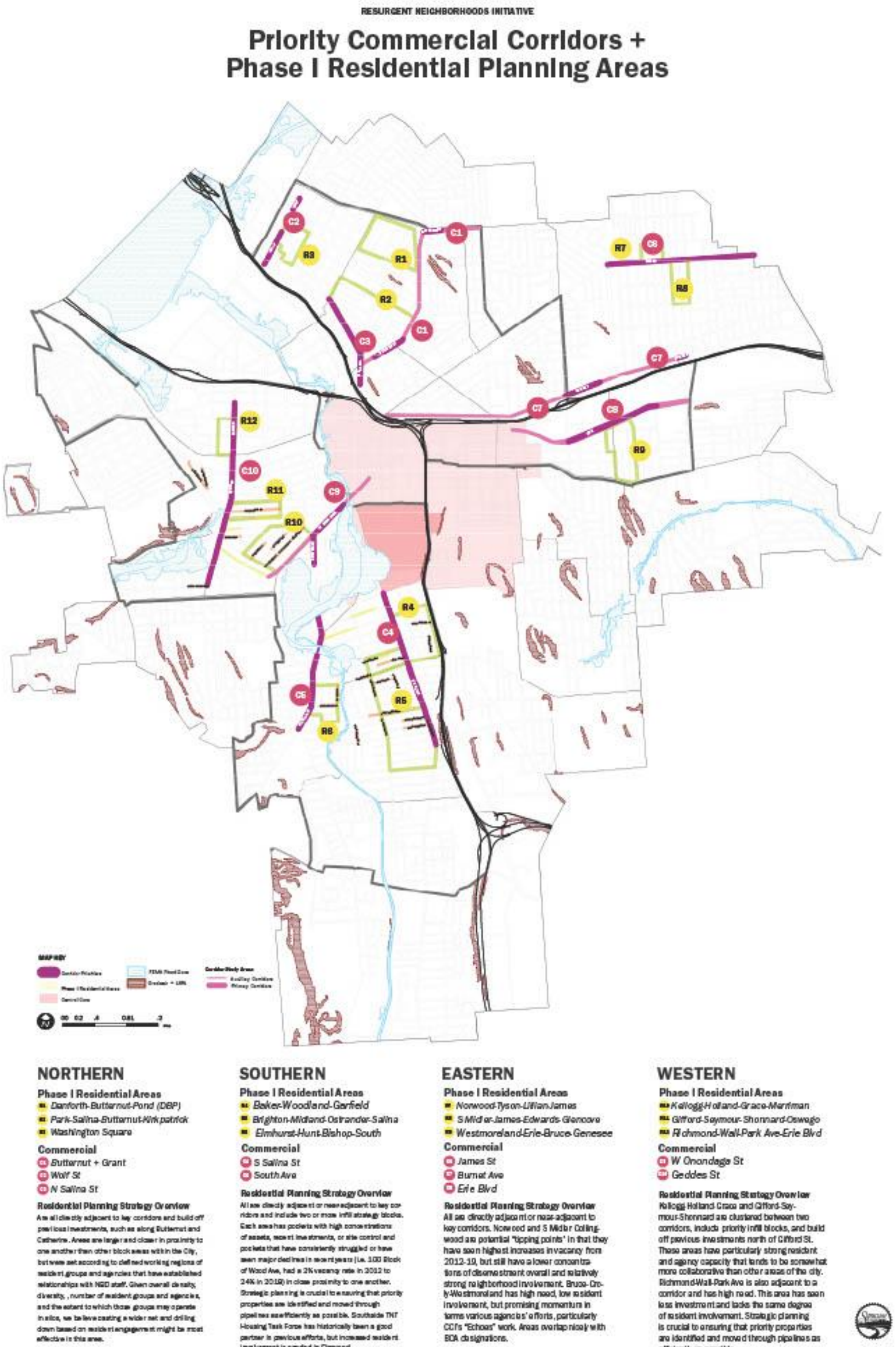
Appendix I: NRSA Map

Neighborhood Revitalization Strategy Area Boundaries

NEIGHBORHOOD AND BUSINESS DEVELOPMENT

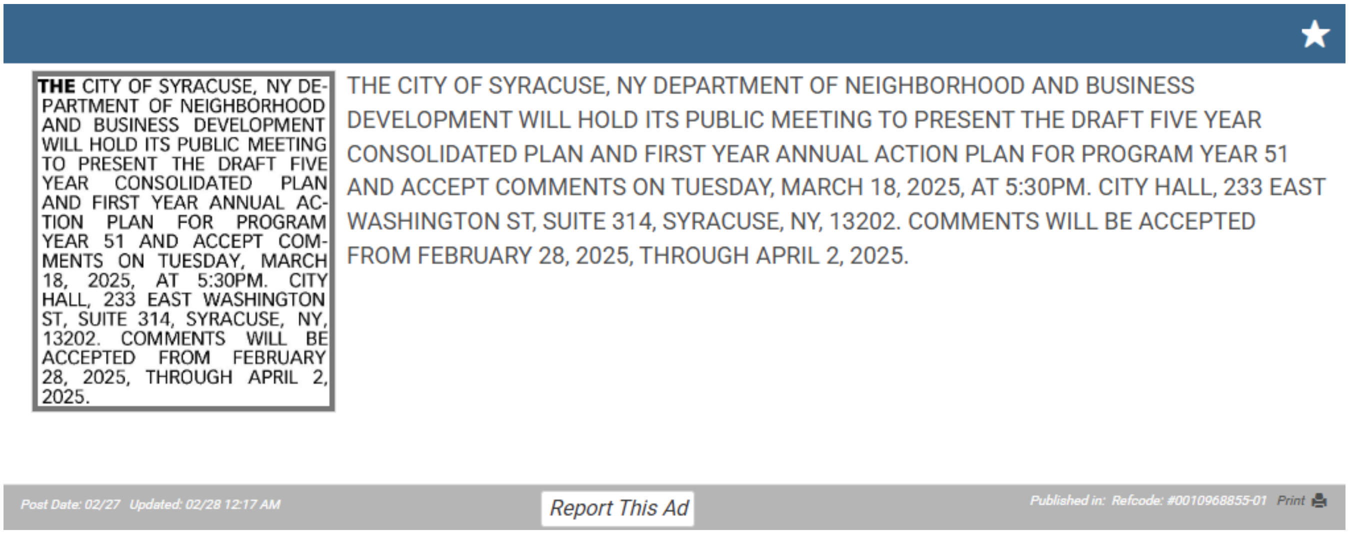


Appendix J: RNI Area Map



Appendix K: Public Hearing Documentation

Notice of public hearing published in the Syracuse Post Standard on Thursday, February 27th, 2025 is below.



THE CITY OF SYRACUSE, NY DEPARTMENT OF NEIGHBORHOOD AND BUSINESS DEVELOPMENT WILL HOLD ITS PUBLIC MEETING TO PRESENT THE DRAFT FIVE YEAR CONSOLIDATED PLAN AND FIRST YEAR ANNUAL ACTION PLAN FOR PROGRAM YEAR 51 AND ACCEPT COMMENTS ON TUESDAY, MARCH 18, 2025, AT 5:30PM. CITY HALL, 233 EAST WASHINGTON ST, SUITE 314, SYRACUSE, NY, 13202. COMMENTS WILL BE ACCEPTED FROM FEBRUARY 28, 2025, THROUGH APRIL 2, 2025.

THE CITY OF SYRACUSE, NY DEPARTMENT OF NEIGHBORHOOD AND BUSINESS DEVELOPMENT WILL HOLD ITS PUBLIC MEETING TO PRESENT THE DRAFT FIVE YEAR CONSOLIDATED PLAN AND FIRST YEAR ANNUAL ACTION PLAN FOR PROGRAM YEAR 51 AND ACCEPT COMMENTS ON TUESDAY, MARCH 18, 2025, AT 5:30PM. CITY HALL, 233 EAST WASHINGTON ST, SUITE 314, SYRACUSE, NY, 13202. COMMENTS WILL BE ACCEPTED FROM FEBRUARY 28, 2025, THROUGH APRIL 2, 2025.

Post Date: 02/27 Updated: 02/28 12:17 AM

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