

# City of Auburn



## Five-Year Consolidated Plan 2015-2019

Annual Action Plan 2015-2016



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## **Executive Summary**

The Executive Summary includes objectives and outcomes identified in the Strategic Plan and an evaluation of past performance of the City of Auburn's Community Development Block Grant Program (CDBG).

### **3-5 Year Strategic Plan Executive Summary:**

The City of Auburn will pursue a 5-year strategic plan that will focus on issues related to housing, homeless, community development (public facilities/public improvement), economic development and non-homeless public services.

The City will identify two types of programming with these funds – programs that will directly benefit low to moderate income residents and targeted neighborhood investments which will focus on particular low to moderate income neighborhoods based on current American Community Survey (ACS) data.

The City of Auburn has successfully used CDBG funds to rehabilitate houses for low to moderate income residents through the Home Repair Assistance Program, dealt with blighting structures through demolition, utilized 15% annually of its entitlement funds for the purpose of funding human service agencies and provided funding opportunities to promote and enhance the local economy.

Building off the success of these programs, the City will continue to utilize CDBG funds to promote housing rehabilitation, homeownership, public improvements, public services and economic development. Annual Action Plans will identify programs to meet the needs outlined in this Consolidated Planning Strategy as well as address needs that arise in between Action Plan.

Further, whenever possible the City will meet with residents and public service organizations to ensure that the programming planned and the budget allocated meets the needs of the low to moderate income resident. Public meetings with residents, partners, community organizations and review of available data will be done annually to ensure that the information presented in this plan remains accurate.

The City of Auburn's Office of Planning and Economic Development Office remains the coordinator of the Strategic Plan and will continue to monitor the success of the program and manage this funding resource.

## **Strategic Plan**

The City of Auburn is committed to using Community Development Block Grant funds to assist and improve the lives of the low to moderate income individuals/families living in the City of Auburn. Specifically the City's Consolidated Planning Strategy is shaped around serving these constituents by meeting the three basic goals established by HUD:

**Suitable Living Environment (SL)** - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

**Decent Housing (DH)** - This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.

**Creating Economic Opportunities (EO)** - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Specific programs and projects proposed to be undertaken within the 5 year Consolidated Plan will address community needs and priorities. The listed outcomes and objectives will result from these programs and projects included in this Plan and will remain consistent over the 5 year period however; programs and investments will be selected and funded on an annual basis as part of each Annual Action Plan.

The chart below provides an overview of the objective outcomes for the goals identified in the 2015-2019 Five Year Consolidated Planning Stagey.

## Summary of Objective Outcomes

<i>Goal</i>	<i>Objective</i>	<i>Funding</i>	<i>Outcome</i>
Home Repair, Home Access, Smoke Detector Program	DH	\$3,164,395	80 household units
Mortgage Assistance	DH	\$90,000	25 persons
Public Infrastructure (sidewalks)	SL	\$770,000	750 persons
Neighborhood Park & Playgrounds	SL	\$650,000	2,370 persons
Clearance/Demolition/Brownfield	DH	\$1,060,000	2 units 26 acres
Public Services	SL	\$582,500	7,500 persons
Economic Development	EO	\$485,000	25 jobs retained/created
Substantial Rehab	DH	\$683,923	2 housing units
Administration	N/A	\$600,000	N/A

## **Overview**

### **Evaluation of Past Performance**

In order to provide a context for this Consolidated Plan, the City reviewed its first through fourth program year - FY 2010-FY2014- Consolidated Annual Performance and Evaluation Reports (CAPER). The CAPER lists the City's accomplishments in relationship to goals and priorities established in the previous Consolidated Plan. Below are the accomplishments listed in the FY2010-2014 CAPER Reports.

#### **Housing Rehabilitation**

- The Home Repair program rehabilitated 18 structures containing a total of 18 units.
- Emergency repair funds repaired a total 3 leaky roofs; replaced 3 water lines; and replaced 2 heating units. The emergency home repair program assisted a total of 8 units.
- Home access program provided handicap accessibility structures to 23 units.

#### **Remove the blighting influence of dilapidated structures**

- Funds removed 4 dilapidated structures.

#### **Encourage new homeowners for existing residential buildings**

- The Mortgage Assistance Program provided 12 homebuyers with closing cost assistance.

#### **Provide necessary public services**

- CDBG funds assisted 17 non-profits to provide services to over 7,000 City of Auburn residents.

#### **Support neighborhood revitalization efforts to improve public facilities and infrastructure, especially in targeted areas.**

- Improved 3 parks and playgrounds.
- Replaced sidewalks along 22 streets. The Direct Benefit program replaced sidewalks on 8 of the streets.

#### **Expand employment opportunities for City residents.**

- CDBG supported the creation of 90 full-time and 4 part-time jobs; low- to moderate-income residents held 59 of the full-time jobs and 4 of the part-time jobs.

#### **Support neighborhood revitalization efforts.**

- Supported the rehabilitation of 16 buildings and 35 units in census tract 419

#### **Improve program management and administration**

- Community Organizations received training and capacity building.
- Homeless Task Force was improved through increased coordination efforts and training.

## **Citizen Participation**

Federal regulations require the City to provide for citizen participation in the preparation of the Consolidated Plan. The City of Auburn encouraged citizens and non-profits to provide input throughout the process. The City hosted two public open house style meetings and two public hearings to solicit comments and participation from the public. These meetings were advertised in the written and online local newspaper editions. In addition the City posted the CDBG meeting schedule on the City's website, and over 14,500 notices were mailed to city mail addresses, 25 e-mails to nonprofit agencies, and sent flyers to City staff, members of City Council, Cayuga County Planning Department, Cayuga County Health and Human Service Department, the Auburn Business Improvement District Newsletter and Human Services Coalition list serve members (110 agencies and 30 community members).

Public meetings were held at City Hall on October 22, 2014 and a downtown location, Plaza of the Arts on November 12, 2014. These public meetings provided residents the opportunity to discuss neighborhood needs and priorities that should be considered for the Consolidated Plan. A survey was provided to meeting participants and posted on the City's website, the local newspaper *The Citizen's* website for individuals unable to attend the open house meetings yet interested in providing input.

Public hearings were held on November 5, 2014 at a public Planning Board meeting and January 29, 2015 at a City Council meeting to discuss the Five Year Consolidated Plan including housing and community development needs. A draft of the Consolidated Plan is posted on the City's website, and was presented at a Public Hearing on February 12, 2015. A 30-day comment period beginning January 2, 2015 and extending to February 13, 2015 also provided citizens, public agencies, or other interested parties the opportunity to comment on the plan.

The Public Hearings and public meetings were conducted in handicap accessible locations. Times and locations of the meetings varied in trying to accommodate work schedules and capture as many members of the public as possible. All meeting notices identified that the meetings were accessible to people with disabilities and that a sign language interpreter or materials offered in an alternate format could be present if notice was given to the Office of Planning and Economic Development 10 days in advance.

The City also distributed surveys to local health and human service providers, affordable housing providers, community development organizations, homeless assistance providers, and members of the community. A total of 145 surveys were submitted. The data was summarized and used to prepare the plan.

### **Consultation**

The City held focus group meetings with stakeholders to discuss the Five Year Consolidated Plan and funding priorities. Affordable/special needs housing providers, fair housing advocates, Economic Development agencies, homeless assistance providers, community-based organizations, and human services providers were represented. The focus groups addressed community development needs within the City and shared best practices in carrying out programs.

## **Summary of Public Comments**

This section includes a summary of all written comments on the Five Year Consolidated Plan received during the public comment period, public hearings and community meetings

## **Summary of Comments not accepted**

All comments were taken into consideration in preparing the Consolidated Plan.

## **Summary**

The Consolidated Plan is a prerequisite for receiving funding through the Department of Housing and Urban Development for the federal entitlement program, Community Development Block Grant (CDBG). The purpose is to guide funding decisions regarding the use of federal resources. The City has prepared this Consolidated Plan to strategically implement federal programs that fund housing, community development and economic development activities within the City over the next five years—from April 1, 2015 to March 31, 2019.

The City has also prepared an Annual Action Plan for FY 2015 (April 1, 2015-March 31, 2016). The Annual Action Plan identifies the funding for projects that address the City's needs in economic development, neighborhood revitalization, housing development, and public services for low- and moderate-income households and individuals.

Comments included in the Five Year Consolidated Plan and Annual Action plan were received through community meetings, public hearings, e-mail and an online survey. The \* symbol represents how many times a specific priority or need was presented.

## **Housing**

- Affordable quality housing is needed\*\*\*\*\*
- Affordable Housing for Seniors\*
- Preservation of affordable housing complexes (Melone Village and Olympia Terrace)
- Development of housing through preservation of existing housing\*
- Incentives to renovate investment properties with back taxes or that are in foreclosure
- Rehab vacant buildings
- Home Repair of properties\*\*\*
- Tenants need to be held accountable
- Problem landlords and dilapidated rental houses\*\*\*\*\*
- No interest or low interest home repair loans
- Reduce apartment conversions of single family homes
- Residential solar power panel program in low mod areas
- Funding for photoelectric smoke detectors for low to moderate income families
- Funding assistance for energy efficiency programs

## **Community and Neighborhood Development**

- Demolish dilapidated houses\*\*\*\* (specific example: Chet's Dry Cleaning)
- Neighborhood improvements need to continue near post office (Orchard St.)
- Concern with crime and drugs in Orchard Street area
- Increase Police/Public Safety \*
- Code Enforcement\*
- Dom's Grocery Store on Orchard Street needs improvement
- Concern with the impact of affordable housing in the Orchard Street area. The nearby housing improvements increased home assessments and taxes
- Did a fabulous job on Orchard Street. Gives people an opportunity that they would have never had otherwise\*\*
- Empty storefronts need to be made more appealing (dress up windows or tint them)
- Concern about building on the corner of Orchard and Washington Streets – painting looks like graffiti and should be painted over
- Lafayette Place neighborhood in distress: Poor maintenance of rental properties, warehouse is an eyesore, property damage, increased activity and crime
- Nelson and Seminary Street neighborhoods in distress. Local business complaints and increased crime
- Property Maintenance\*\*
- Community collaboration “The Gates” NYC project

## **Public Services**

- Increase collaboration between agencies to reduce duplicity
- Homeless shelter for women and abused families\*
- Domestic violence services \*
- Affordable housing for transitional families
- Case management for homeless families
- Homeless families\*
- Emergency shelter for situational homeless
- Security deposit loan fund
- Youth programs \*\*\*\*\* (teens)
- Recognition and implementation of the Kaleidoscope Dance program of the NYS Institute of Dance
- Cultural programming\*
- Senior citizen programs\*\*\*
- Transportation services for seniors and disabled \*\*\*
- Funding for disabled
- Need for food pantries in the community\*\*
- Expansion of Farmers Market

- Local nutrition programs for seniors and low to moderate income individuals \*\*
- As of October 1, Auburn and Cayuga County gets \$0 for SNAP ED. Rochester is getting 55% of funds and 45% of funds is spread across other counties with Seneca and Cayuga Counties getting none. Lost \$67,296 in SNAP ED funds for education and tools. Nothing to train people on and what to do with food they receive. This is a need in the community.
- Childcare training for children with special needs (diabetes, food allergies, autism, emotional and medical needs etc.) \*
- Childcare subsidies \*
- Emergency heating program \*\*\*\*
- American Red Cross
- Drug addiction
- African American and minority access and inclusion
- Parenting Classes\*

### **Public Infrastructure**

- Sidewalks
- Sidewalks that connect densely populated affordable housing: Brogan Manor, Olympia Terrace, Owasco Street and Mill Street Dam
- Sidewalks are needed on Prospect Street as well as a Comprehensive Sidewalk Program and Plan. In favor of an annual fee for a sidewalk program.
- Sidewalks – Grant Avenue by Muldoon’s
- Direct Benefit program for sidewalk
- Road construction \*\*
- Orchard Street needs to be repaved
- Urban forestry\*\*\*
- Concern with the City’s Ash trees and the Emerald Ash Borer
- Playgrounds throughout the City (Casey Park, Lincoln Park, Seminary Park)\*\*
- Walking path connecting to Olympia Terrace to Casey Park
- You have done a wonderful job with the redoing the playgrounds but people don’t respect and leave trash. I would like to do a “Keep our parks clean campaign” and volunteer to help keep parks clean.
- Put trash cans in parks.
- Maintenance of parks and paths\*
- Investment in the Owasco Riverfront Greenway Trail
- Water and sewer infrastructure\*\*\*\*
- Have been seeing lots of sewer/water line repairs being done at cost to the homeowner. It is expensive for the homeowner to do and the city infrastructure in general is aging and in need of replacement.
- Recreational facilities for youth

- Chase Street needs curbing and sidewalks. Lack of curbing on the street has caused flooding issues. This is a neighborhood concern. The sewers on Chase Street are also a problem.
- Washington Street should be one way from Genesee Street to the Arterial. Drainage is an issue.

### **Economic Development**

- Growth of economy, jobs\*\*\*
- Job training, lack of skilled workforce\*
- Large job opportunities in manufacturing
- Create incentives for larger manufacturing projects / buildings (ie. Bombardier)
- Vacant Downtown storefronts should have window treatments
- Brownfield Cleanup program\*
- Schines Theater\*
- Redevelopment of historic business buildings in the City's downtown\*
- Repairs for non-profits \*
- Need for grants for façade work
- Tourism \*
- Economic Development for all ages

### **Other**

- It should be flexible how the money is spent and should go into City's budget in years of economic distress.
- A welcoming sign is needed on the N, S, E, W ends of the City on each major road coming in and out of Auburn. Should welcome people on one side and thank people for visiting on the other side. This is a great need for visitors to the community.
- More benches needed throughout the City and money is being lost with those parking meters.
- Lack of Social Security office
- Increase family events downtown

## **Survey Results**

To communicate with individuals who are difficult to reach through community meetings, the City of Auburn developed and circulated a CDBG Community Survey. The survey was shared with the general public through The City website, Facebook page, twitter, The Citizen (local newspaper) website, community meetings and shared with more than 100 organizations through listserves and e-mail.

Data collected from the 145 survey submittals indicated that, 85% of participants lived within the City of Auburn, while 12 % lived within Cayuga County. 67% of participants worked within the City of Auburn Survey. Participants were provided a list of CDBG activities in which three activities could be selected. Participants were to choose activities that they felt to be the most important for the community.

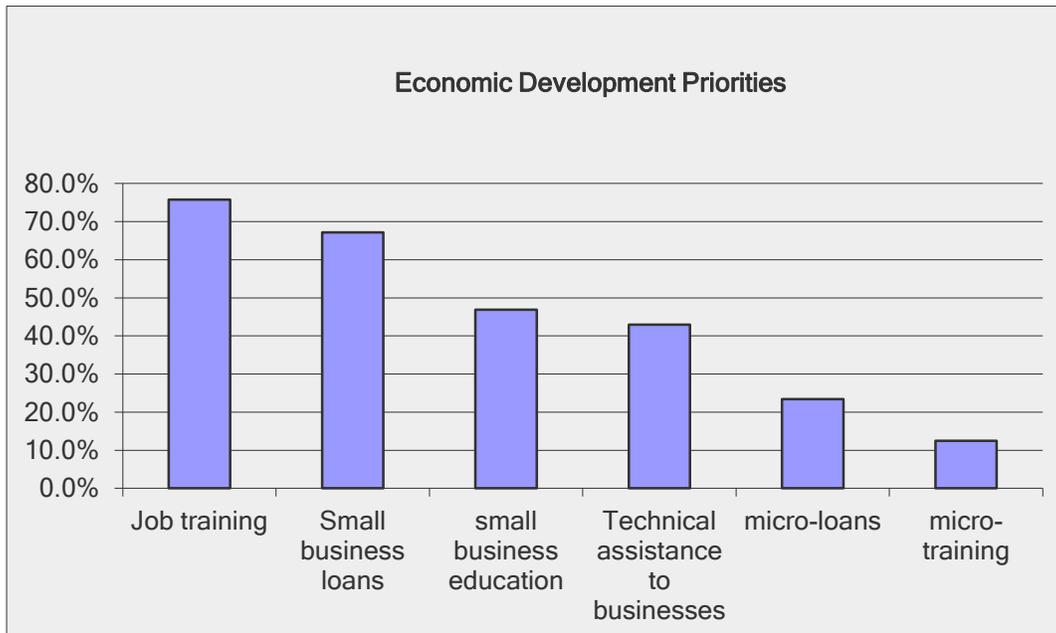
The following programs are prioritized according to survey results and are ranked from highest to lowest priority.

1. Economic Development
2. Housing Programs
3. Public Service Programs
4. Public Facilities

Each program was then prioritized by survey participants according to the activities within the program.

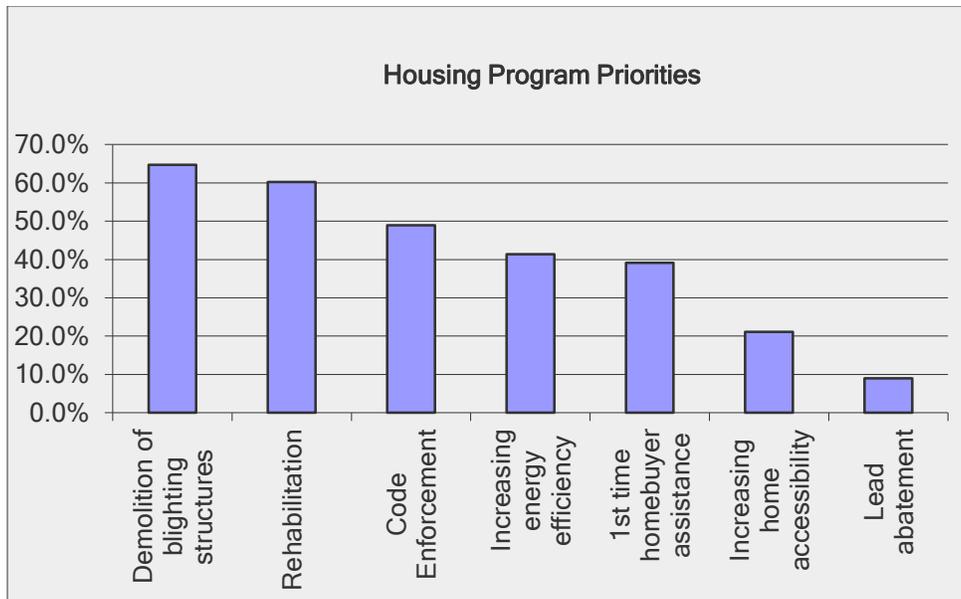
## Economic Development

Economic Development was ranked the top program priority. It is evident that job training was among the top selected activities since 76% of survey participants recognized it as a need in the community, while 67% selected small business loans, 47% small business education, 43% technical assistance to businesses, 23% micro-loans and lastly micro-training at 12%.



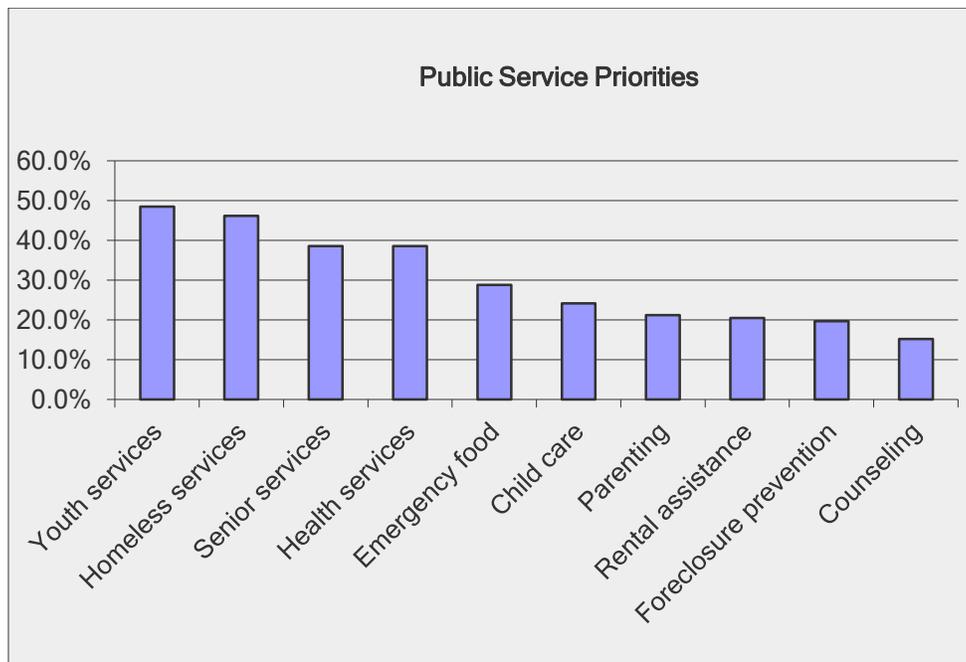
## Housing Programs

Housing Programs were ranked as the second highest program. 65 % survey takers noted demolition of blighted structures as a need, 60% chose home repair, 49% code enforcement, 41% energy efficiency, 39% mortgage assistance, 21% increasing home accessibility and lastly at 9% lead abatement.



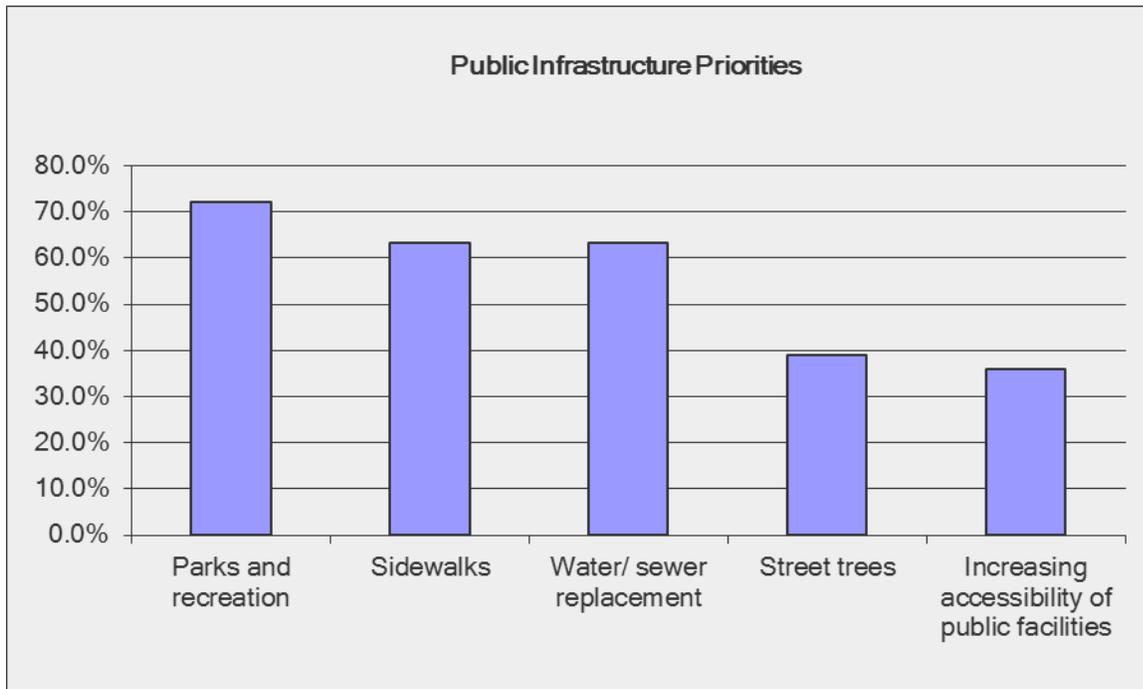
### Public Service

Public Service agency programing placed as the third priority with the following activities/ programs ranked from highest to lowest: Approximately 50% of survey participants selected youth services as a need; 46% recognized homeless services as a priority need; senior and health services tied at 38% while emergency food, childcare, parenting classes, rental assistance, foreclosures prevention and drug and alcohol counseling services followed.



## Public Facilities and Infrastructure

Although survey results categorized Public Facilities/Infrastructure as the lowest priority need it had the second highest ranked program activity. 72% of participants selected park improvements as a community need, 63% rated sidewalk replacement and water/sewer replacement as a need, while 39% selected urban forestry and 36% for accessibility to public facilities.



The City took a comprehensive approach in reviewing the comments received during the public comment period, public hearings, public/community meetings, focus group meetings and surveys. All comments were taken into consideration when prioritizing community needs in the 5 year Consolidated Plan and 2015-2016 Annual Action Plan.

## The Process

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

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

Community Development Block Grant agreements are with the City of Auburn. The City of Auburn's Office of Planning and Economic Development (OPED) is responsible for overseeing the development of the Consolidated Plan, subsequent Action Plans and Annual CAPER's. Further, the OPED is also responsible for oversight of the program and monitoring sub-recipients.

Within City government, the OPED is able to draw on the expertise of other departments to help deliver programs and see the delivery of identified outcomes. The Engineering Department assists with the public infrastructure and demolition projects. The Department of Public Works assists with park improvements as well as the City's demolition projects. The Code Enforcement Office oversees the City's building codes and zoning. The Comptroller and Treasurer's office assists with the accounting of the CDBG Program. Further the City works with a variety of community based organizations to assist with the delivery of programs and services.

#### Role

Agency Role	Name	Department/Agency
Lead Agency	City of Auburn	Office of Planning and Economic Development
Program Administration	City of Auburn	Office of Planning and Economic Development
Fiscal Management	City of Auburn	City of Auburn Comptroller's Office

Table 1 – Responsible Agencies

#### Contact Information:

Jennifer L. Haines, Director  
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(315) 255-4115  
[jhaines@auburnny.gov](mailto:jhaines@auburnny.gov)

### **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

Significant consultation to determine community needs occurred with citizens, neighborhood groups, housing agencies and nonprofits. Focus group meetings were held early in the process with affordable housing providers, fair housing advocates, homeless providers, Economic Development Agency, and other City departments. Surveys were also distributed to these organizations to obtain more detailed information on community needs. In addition, two community meetings were held in October and November to give residents and opportunity to provide input on the Consolidated Plan.

The following groups were specifically consulted for the preparation of the 2015-2019 Strategic Plan.

- Recuse Mission (Fair Housing and Homeless)
- CNY Fair Housing Council
- Homsite Fund/Home Headquarters
- Auburn Housing Authority
- Cayuga Economic Development Agency
- City of Auburn Engineering Department
- City of Auburn Department of Public Works
- City of Auburn Code Enforcement Office
- City of Auburn Office of Planning and Economic Development
- Orchard Street Neighborhood Association
- City of Auburn/Cayuga County Homeless Task Force
- Community Network Meeting

Public meetings were held on October 22<sup>nd</sup> and November 12<sup>th</sup>. Public hearings were held on November 4<sup>th</sup>, 2014 as part of the City's Planning Board. A second public hearing was held on February 12, 2015 as part of a full City Council meeting.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City held focus meetings with stakeholders to discuss the Consolidated Plan and funding priorities. Affordable housing providers, homeless assistance providers, fair housing advocates, economic development agency, community organizations, and health and human services providers were all represented. The focus meetings addressed housing and community development needs within the City.

On August 28, 2014 City staff met with Home HeadQuarters and Homsite Fund, local nonprofit community development agencies, to discuss housing and community development needs for low to moderate income individuals and neighborhoods in the City of Auburn. Homsite provides section 8 vouchers in the City of Auburn and Cayuga County.

On September 12, 2014 City staff met with Auburn Housing Authority, a local public housing agency that provides safe affordable housing to low income families, to discuss public housing needs. Auburn Housing Authority provides Section 8 vouchers in the City of Auburn.

Beyond the preparation for this Strategic Plan, the Office of Planning and Economic Development staff meets regularly with housing providers including Homsite Fund, Home HeadQuarters, Cayuga Seneca Action Agency, Auburn Housing Authority and Options for Independence. These groups either develop and manage housing or provide housing to low to moderate income people.

**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**

On August 26, 2014 City staff met with The Rescue Mission (contracted as lead agency for the City of Auburn Continuum of Care) to discuss efforts to address the needs of homeless persons. The 10 year Plan to End Homelessness is a document that references the needs and priorities of the Homeless population. The City of Auburn Ten Year Plan to End Homelessness is consistent with the City's Consolidated Plan and national best practices.

The identified goals to end homelessness in the City of Auburn are prevention; rapid re-housing; emphasis on employment, income and services; housing; reducing the number of chronically homeless persons; and strategic planning. By working together, these efforts have and will continue to successfully reduce the number of people experiencing homelessness and the length of time people are homeless, as well as eliminate future episodes of homelessness.

The Rescue Mission, Lead Agency of the City of Auburn/ Cayuga County Homeless Task Force, assists the City in completing relevant sections of the Consolidated Plan, CAPER and Annual Action Plans. The City attends bi-monthly Homeless Task Force meetings and monthly homeless Task Force Executive Committee Meetings. The Homeless Task Force is a group of local homeless providers that are active in the delivery of supportive, emergency, transitional, and permanent housing for homeless and previously homeless individuals.

**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 contacts with the Rescue Mission to facilitate Homeless Task Force Meetings, and provide technical support and grant writing for Continuum funding. The City of Auburn/ Cayuga County Homeless Task Force contracts with CARES to administer HMIS. CARES is responsible for managing HMIS software licenses, training all users, developing, implementing and enforcing security policies and data quality standards, and providing data reports to the City of Auburn/ Cayuga County Homeless Task Force. All agencies that are users of the HMIS system pay a user fee to CARES.

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

<b>Group/Agency</b>	<b>Type</b>	<b>Section addressed</b>
Arise	Human Service Organization	Housing
Auburn Business Improvement District	Business Association	Economic Development
Auburn Housing Authority	Public Housing Authority	Housing
Aurora of CNY	Human Service Organization	Public Services
Boyle Senior Center	Human Service Organization	Public Services
Calvary Food Pantry	Human Service Organization	Public Services
Cayuga Counseling	Human Service Organization	Public Services
Cayuga County Arts Council	Human Service Organization	Public Services
Cayuga Community Health Network	Human Service Organization	Public Services
Cayuga County Planning Department	Local Government	Community Development
Cayuga County Health and Human Services	Local Government	Social Services
Cayuga Economic Development Agency	Business Advocacy	Economic Development
Cayuga Seneca Community Action Agency	Human Service Organization	Public Services
Chapel House	Human Service Organization	Public Services/ Homeless
Childcare Solutions	Human Service Organization	Public Services
Community Network	Human Service Organization	Public Services
Cornell Cooperative Extension	Human Service Organization	Public Services
Fair Housing of CNY	Housing Advocacy	Housing
Freedom Recreation	Human Service Organization	Public Services
Home Headquarters	Housing Development	Housing/ Community Development
Homeless Task Force	Human Service Organization	Public Services/ Homeless
Homsite	Housing Development	Housing/ Community Development
Human Services Coalition	Human Service Organization	Public Services
Legal Aid of Mid CNY	Human Service Organization	Public Services
Orchard Street Neighborhood Association	Neighborhood Association	Community Development
Rescue Mission`	Human Service Organization	Public Services/ Homeless
Transportation Project SCAT Van	Human Service Organization	Public Services
United Health Care	Human Service Organization	Public Services

**Table 2 – Agencies, groups, organizations who participated**

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

The City consulted a majority of local agencies, and did not deliberately omit any from the process.

**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 Auburn Comprehensive Plan	City of Auburn	<ul style="list-style-type: none"> <li>• Revitalizing Neighborhoods including protecting the quality of existing neighborhoods and protect neighborhood character.</li> <li>• Shaping Business Growth Across Auburn</li> <li>• Create a walkable community</li> <li>• Re-engage the Owasco River</li> </ul>
Owasco Riverfront Plan	City of Auburn	<ul style="list-style-type: none"> <li>• Re-engage the Owasco River</li> </ul>
Brownfield Redevelopment Plan	City of Auburn	<ul style="list-style-type: none"> <li>• Identifying vacant or underutilized properties for redevelopment</li> </ul>
Community Indicators Project	United Way Cayuga County	<ul style="list-style-type: none"> <li>• Community data</li> </ul>
Orchard Street Neighborhood Plan	Home Head Quarters	<ul style="list-style-type: none"> <li>• Neighborhood revitalization census tract 419</li> </ul>
Cayuga Economic Development Agency Strategic Plan	Cayuga Economic Development Agency	<ul style="list-style-type: none"> <li>• Economic Development</li> </ul>
10 Year Plan to End Homelessness	City of Auburn/Cayuga County Homeless Task Force	<ul style="list-style-type: none"> <li>• Homelessness</li> <li>• Public services</li> </ul>
Analysis of Impediments	City of Auburn	<ul style="list-style-type: none"> <li>• Fair Housing</li> </ul>
Cayuga County Employment Plan	Cayuga County DSS	<ul style="list-style-type: none"> <li>• Homeless</li> </ul>
Cayuga County Local Services Plan	Cayuga Co. Mental Health	<ul style="list-style-type: none"> <li>• Special needs and facilities</li> </ul>

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

Cayuga County Planning Department  
 Cayuga County Department of Human Services  
 City of Auburn Department of Public Works  
 City of Auburn Cayuga County Homeless Task Force  
 City of Auburn Engineering Department  
 City of Auburn Planning Department

**Narrative (optional):**

All of the agencies listed in the *Consulted Agencies, Groups, and Organizations Table* received a survey to complete, and many attended focus group or community meetings to explain their agency's work and identify needs. Many of the agencies were familiar with the Community Development Block Grant process and therefore easily identified specific priority needs within the City of Auburn. Consultations indicated that there is a need for more walkability, beautification and welcoming of tourists and businesses within the City. A single point of access for individuals facing homelessness was an identified need through focus group meetings.

## **PR-15 Citizen Participation**

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

Federal regulations require the City to provide for citizen participation in the preparation of the Consolidated Plan. The City of Auburn has encouraged citizens and Human Service Agencies to provide input throughout the process. A copy of the City's Citizen Participation Plan is located in the Office of Planning and Economic Development.

The City sent 14,500 individual mailings to City of Auburn residents, businesses and organizations as well as e-mails to human services agencies, community organizations, and other stakeholders advising them of the Five -Year Consolidated Plan and community meetings. All of the material, including the community survey, was posted on the City's website, Facebook page, twitter account and announced weekly at City Council meetings.

On November 10th and November 13, 2014, focus meetings were held to receive input on priorities for Consolidated Plan activities. The following agency types attended the focus group meetings: affordable/special needs housing providers, public housing organizations, business associations, homeless assistance providers, community building organizations, and health and human service providers.

The City held public hearings for both the Consolidated Plan and the Annual Action Plan on November 5th, 2014 and January 29, 2015. The meetings outlined the schedules for the Five Year Consolidated Strategic Plan, provided background information regarding goals for the two plans, and asked residents to comment on housing and community development needs. Public hearings were advertised in the local newspaper *The Citizen*.

Additional community meetings for the Consolidated Plan were held on October 22, 2014 and November 12, 2014. These open house meetings gave residents the opportunity to discuss neighborhood needs and priorities that should be considered for the Consolidated Plan and Annual Action Plan. In addition, a short survey was provided, and posted on the City's website. Minutes and attendance sheets from both focus group and open house meetings, and additional meeting handouts and flyers are included in the *Appendix*. Public meetings were advertised in the local newspaper *The Citizen* website and in the print edition.

Once proposals for the Annual Action Plan are received, Office of Planning and Economic Development staff evaluates them for eligibility with program regulations and performance measures, and makes funding recommendations to the Mayor. The Office of Planning and Economic Development reviews funding recommendations and submits the proposed Annual Action Plan to the City Council. City Council reviews the Annual Action Plan and makes comments prior to the final public hearing. The Annual Action Plan is made available to the public for review and comment. Drafts of the Consolidated Plan and Annual Action Plan were posted on the City's website, and summaries were presented at a Public Hearing held on February 12, 2015. A 30-day comment period began on January 2, 2015 and ran through February 13, 2015. Citizens, public agencies, or other interested parties wishing to comment on

the plans could do so on-line by e-mail, or via mail to the Office of Planning and Economic Development. Input from the community, including comments received from individual citizens as well as agencies, are valuable to the creation and implementation of the City's Five-Year Consolidated Plan and Annual Action Plan.

### Citizen Participation Outreach

<b>Citizen Participation</b>	<b>Outreach</b>	<b>Target of Outreach</b>	<b>Attendance</b>	<b>Summary of Comments</b>
Focus Group	e-mail	Public Facility Infrastructure	6	<ul style="list-style-type: none"> <li>- N. Division Street Sidewalks</li> <li>- Review previous sidewalks done 10 yrs ago</li> <li>- Need flexibility in sidewalk program</li> <li>- Lexington to W. Clymer good connection</li> <li>- Connect Casey Park to School and Olympia Terrace</li> <li>- Reverse sidewalk ordinance</li> <li>-Urban Forestry</li> </ul>
Focus Group	e-mail	Parks & Recreation	3	<ul style="list-style-type: none"> <li>- Casey Park</li> <li>- Pomeroy Park</li> <li>- Seminary St. Park</li> <li>- Sherwood Park</li> <li>- BTW Bldg.</li> </ul>
Focus Group	e-mail	Public Facility & Parks	4	<ul style="list-style-type: none"> <li>- Water and Sewer line replacement</li> <li>- Public Safety Facility</li> <li>- Urban Forestry</li> <li>- Brownfields for trail project</li> <li>- Construction of trail</li> </ul>
Focus Group	e-mail	Fair Housing	6	<ul style="list-style-type: none"> <li>- Service animal Accommodation</li> <li>- Discrimination testing</li> <li>- Fair Housing Training</li> <li>- Marketing and Outreach</li> </ul>
Focus Group	e-mail	Public Housing		<ul style="list-style-type: none"> <li>- HRAP, roofing repair</li> <li>- Emergency grant funds</li> <li>- Local homebuyer education class</li> <li>- Land Bank</li> <li>-Neighborhood concerns: Barber St., West St., Seminary Area</li> <li>- Safe Routes to School near Casey Park</li> </ul>

**Table 4 – Citizen Participation Outreach**

<b>Citizen Participation</b>	<b>Outreach</b>	<b>Target of Outreach</b>	<b>Attendance</b>	<b>Summary of Comments</b>
Focus Group	e-mail	Public Housing	5	<ul style="list-style-type: none"> <li>- Oak Creek attracting higher income people.</li> <li>- Melone Village-sidewalks, curbs, clients walk to Tops</li> <li>- Brogan Manor-people walk to 7-11 store</li> <li>- North St “gateway entrance” needs improvement- housing, sidewalks, curbs and urban forestry</li> <li>- Rehabs rentals through Landbank</li> <li>- Casey Park upgrades</li> <li>- Financial literacy</li> <li>- Homeless transients issue</li> </ul>
Focus Group	e-mail	Homeless Assistance	13	<ul style="list-style-type: none"> <li>- Housing for homeless women and families</li> <li>- Chronically homeless needs</li> <li>-Affordable quality housing</li> <li>-Rehabilitation of housing via landbank</li> </ul>
Focus Group	e-mail	Public Service Agencies	15	<ul style="list-style-type: none"> <li>- Employment and training</li> <li>- Financial empowerment</li> <li>- Affordable housing</li> <li>- Emergency assistance</li> <li>- Expanded daycare options</li> <li>- Transportation (bus and sidewalks)</li> <li>- Single room occupancy rooms</li> <li>- Sex offender and parolee housing</li> <li>- Health services to low mod</li> </ul>
Focus Group	e-mail	Orchard Street Neighborhood Association	18	<ul style="list-style-type: none"> <li>- Replacement of Orchard Street</li> <li>- Concern with assessment of homes going up because of the Housing Visions project</li> </ul>

**Table 4 – Citizen Participation Outreach**

<b>Citizen Participation</b>	<b>Outreach</b>	<b>Target of Outreach</b>	<b>Attendance</b>	<b>Summary of Comments</b>
Community Meeting 10.22.2014	Newspaper Ads, Mailings, e-mail, Websites, Facebook, twitter,	General Public	15	<ul style="list-style-type: none"> <li>- Sidewalks</li> <li>- Direct Benefit Sidewalk Program</li> <li>- Orchard St. Repaving</li> <li>- Urban forestry</li> <li>- Emerald Ash Borer</li> <li>- Lincoln Park, Seminary Park and Casey Park</li> <li>- Owasco Riverfront Trail</li> <li>- Water and Sewer Infrastructure</li> <li>- Smoke detector program</li> <li>- Youth Rec. facilities</li> <li>- Farmers market expansion</li> <li>- Support for local nutrition</li> <li>- Youth programs</li> <li>- Affordable housing</li> <li>- Emergency Shelter for families</li> <li>- Homeless case management</li> <li>- Gas &amp; electric assistance</li> <li>- Preservation of housing</li> <li>- Incentives for renovating housing</li> <li>- Property maintenance</li> <li>- Empty store front</li> <li>- Lafayette Place, Nelson Street &amp; Seminary Street Neighborhoods</li> <li>- Job training</li> </ul>
Public Hearing 11.5.2014	e-mail, Mailings, Newspaper Ads	General Public	7	<ul style="list-style-type: none"> <li>- Property Distress Program</li> <li>- Preservation of old homes</li> </ul>

**Table 4 – Citizen Participation Outreach**

<b>Citizen Participation</b>	<b>Outreach</b>	<b>Target of Outreach</b>	<b>Attendance</b>	<b>Summary of Comments</b>
Community Meeting 11.12.2014	e-mail	Public Facility Infrastructure	22	<ul style="list-style-type: none"> <li>- Sidewalks</li> <li>- Clean Parks campaign</li> <li>- Food pantries</li> <li>- Childcare subsidies</li> <li>- Childcare trainings for special needs children</li> <li>- Youth Entertainment</li> <li>- Home Repair Program</li> <li>- Vacant buildings</li> <li>- Affordable housing</li> <li>- Orchard St neighborhood crime</li> <li>- Brownfield Cleanup program</li> <li>- Tourism</li> <li>- Creation of jobs</li> <li>- More benches downtown</li> <li>- Recognition of merits such as Harriet Tubman House</li> <li>- Nonprofit building relocation</li> <li>- Diversity of the Arts</li> </ul>
Public Hearing 2.12.2015	e-mail, Mailings, Newspaper Ads	General Public		

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The data provided in the Needs Assessment was from the 2000 Census, the 2007-2011 American Community Survey, and the 2007-2011 CHAS data. The analysis of this data produces results that demonstrate the overall needs of the City of Auburn. These needs can then be prioritized for choosing specific goals and projects that can be completed in the 2015-2019 and subsequent Action Plans.

### Housing

The City of Auburn's most common housing problem is cost burden. Cost burden affects both renters and owners but renters who are considered extremely low income are the most likely to suffer from cost burden.

### Disproportionately Greater Need

Blacks, American Indians, and Hispanics all experience a disproportionately greater need. The lower the income category, the more likely a disproportionately greater need is likely to occur.

### Public Housing

The greatest need in public housing is an increase in the number of accessible units and for more affordable housing in Auburn. There is also a need for more vouchers as the waiting list is long. Holders of vouchers often have trouble finding what is considered an affordable apartment.

### Homeless

In 2013, Cayuga County had a total number of homeless persons count of 1,061. Of these 1,061 persons, 455 were adult singles and 211 were families. The 211 families breaks down into 274 adults and 332 children. This included data from HMIS, DSS Motel, and the DV Shelter. The majority of the homelessness occurred in the City of Auburn.

### Non-Homeless Special Needs

Non-Homeless special needs include the elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with alcohol/drug addiction. Needs of these populations are affordable and safe housing, accessible housing, and supportive services.

### Non-Housing Community Development

These needs included neighborhood park improvements; sidewalk replacement; urban forestry; sewer and water infrastructure; public services such as food pantries, youth programs and, homeless shelters; and economic development assistance.

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

### Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	28,574	27,768	-3%
Households	25,942	12,008	-54%
Median Income	\$30,281.00	\$37,973.00	25%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,900	1,855	2,005	1,300	4,945
Small Family Households *	395	325	505	395	2,615
Large Family Households *	105	100	100	55	260
Household contains at least one person 62-74 years of age	180	420	330	260	745
Household contains at least one person age 75 or older	405	520	545	205	420
Households with one or more children 6 years old or younger *	374	205	225	160	569
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data Source: 2007-2011 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	115	50	0	20	185	0	0	10	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	0	15	0	40	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	4	20	20	48	0	10	0	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	1,015	225	15	0	1,255	160	155	105	25	445
Housing cost burden greater than 30% of income (and none of the above problems)	80	590	350	10	1,030	25	180	190	85	480

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	140	0	0	0	140	65	0	0	0	65

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,160	285	55	40	1,540	160	160	120	25	465
Having none of four housing problems	350	1,110	1,020	630	3,110	25	300	815	605	1,745
Household has negative income, but none of the other housing problems	140	0	0	0	140	65	0	0	0	65

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	295	235	175	705	35	30	84	149
Large Related	100	39	15	154	4	35	30	69
Elderly	295	315	105	715	135	220	120	475
Other	555	285	75	915	10	45	70	125

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,245	874	370	2,489	184	330	304	818

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	295	90	15	400	20	20	4	44
Large Related	100	4	0	104	4	35	20	59
Elderly	255	110	0	365	125	75	45	245
Other	500	75	0	575	10	25	35	70
Total need by income	1,150	279	15	1,444	159	155	104	418

**Table 10 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	29	4	20	20	73	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	10	0	0	10
Other, non-family households	0	0	15	0	15	0	0	0	0	0
Total need by income	29	4	35	20	88	0	10	0	0	10

**Table 11 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

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

In 2013 across all data sources (HMIS, DSS motels and DV shelter) there were 268 single homeless men and 193 single homeless women. 64 single households were chronically homeless. 146 single person households had one or more disabilities.

**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 2013 across all data sources (HMIS, DSS motels and DV shelter) 88% or 189 families with children experienced domestic violence, dating violence, and sexual assault and/or had a member with a disability.

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

The most common housing problem that households in the City of Auburn face is the cost burden that housing creates. The number one housing problem in the City for both homeowners and renters is the cost burden of housing being over 30% of the household income.

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

Renters are more affected by these problems than owners. Renters who are considered extremely low income (making less than 30% AMI) are the most likely to be affected by the housing problems analyzed.

**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**

At-risk households tend to spend more than 40% of their gross household income on housing. Households with children with poor credit and rental histories tend to put utilities in their children’s names to get them turned on. At-risk households lack resources for starter furniture and household goods and often use Rent-A-Center and rent to own businesses that charge high interest. Many at-risk households are targets of predatory lending (i.e. credit cards, payday loans, etc...). As a result these households too often have monthly payments due that exceed their income making paying for basic necessities (housing, food, etc...) very difficult.

**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:**

Cayuga County had not received any rapid re-housing assistance from the state or federal government from 2012 through 2014. Cayuga County DSS was recently awarded \$73,000 per year for the next 5 years for rapid re-housing of homeless single adults.

Our jurisdiction does not use at-risk estimates.

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

- Landlords not making needed repairs such as fixing stoves, refrigerators, heating equipment as well as not addressing lead and mold issues for low income households. Failure to make repairs has put these households at greater risk of becoming homeless and negatively impacted their quality of life.
- Landlords have refused to lease to some households based on source of income. In particular those households that have public assistance or Section 8 housing grants.
- Landlords not following proper legal procedures when retaking possession of premises from low income households violating basic due process.
- Landlords intentionally or unintentionally misusing City Code to condemn their own premises (i.e. not paying utilities to remove tenant, removing door to apartment).
- Denial of housing opportunities based on familiar status.
- Screening criteria at affordable housing complexes.
- Adults not able to get utilities turned on in their name.

## **Discussion**

Cost burden is the number housing problem for both renters and owners. Cost burden households can be considered at-risk for becoming homeless from spending such a large percentage of their gross household income on housing.

## 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

A disproportionate greater need (as defined by HUD) exists when the members of any racial or ethnic group at an income level experience housing problems at a great rate (10% or more) than the income level as a whole.

Income classifications are defined as extremely low income (<30% of AMI), low income (30 - 50% AMI), moderate income (50 - 80% AMI), and middle income (80 - 100% AMI).

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,815	270	100
White	1,665	265	100
Black / African American	54	4	0
Asian	0	0	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	55	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 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%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,245	645	0
White	1,110	605	0
Black / African American	40	40	0
Asian	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	60	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 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	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	660	1,320	0
White	610	1,305	0
Black / African American	50	15	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 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	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	90	1,090	0
White	80	1,075	0

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
Black / African American	4	10	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 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

At the extremely low income level (0-30% AMI) and low income level (30-50% AMI), two races experience a disproportionately greater need. American Indians and Hispanics all experience a disproportionately greater need at a rate of 100%. At the moderate (50-80% AMI) and middle (80-100% AMI) income levels, Blacks experience a disproportionately greater need at rates much higher than the income groups as a whole.

Across all ethnic and racial groups, the extremely low income households had the highest frequency of housing problems at a very high percentage of 87%. As income increased, the frequency of housing problems decreased. Low Income households experienced housing problems at a rate of 65.8%. The percentage dropped to 33.3% for moderate income households and dropped again to 7.6% for middle income households.

## 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

A disproportionate greater need of severe housing problems exists when the members of any racial or ethnic group at an income level experience severe housing problems at a greater rate (10% or more) than the income level as a whole.

Severe housing problems include overcrowded households with more than 1.5 persons per room (not including bathrooms, porches, foyers, halls, or half-rooms) and households with a cost burden of more than 50% of income.

#### 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	1,535	550	100
White	1,410	515	100
Black / African American	54	4	0
Asian	0	0	0
American Indian, Alaska Native	15	25	0
Pacific Islander	0	0	0
Hispanic	55	0	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 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	450	1,430	0
White	385	1,330	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	40	40	0
Asian	0	0	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	20	40	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	145	1,835	0
White	145	1,770	0
Black / African American	4	60	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 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	25	1,155	0
White	15	1,140	0
Black / African American	4	10	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 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

Blacks and Hispanics experience a disproportionately greater need at the extremely low income level of 0-30% AMI. Blacks also experience a disproportionately greater need at the low income of 30-50% AMI. No races or ethnic groups experience a disproportionality greater need at the moderate income level (50-80% AMI). It is interesting to note that Blacks experience a disproportionately greater need at the middle income level of 80-100% AMI. Typically, we see rates decrease as income increases but middle income Blacks experience a disproportionately greater need at a rate of 28.6% compared to moderate income Blacks who experience a disproportionately greater need at a rate of 6.25%.

Extremely low income households experience the highest rate of severe housing problems at a rate of 73.6%. This drops down to 24.6 percent for low income households and continues to drop to below 10% for both moderate and middle income households.

## 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:

HUD defines a disproportionately greater need as when the members of a racial or ethnic group at an income level experience housing problems at a rate greater than 10% of the income level as a whole. The data is broken into groups consisting of households paying less than 30% of income for housing, households paying between 30-50% of income for housing, households paying greater than 50% of income for housing, and households whose income is negative due to self-employment, dividends, and net rental income. As directed in an earlier section, no/negative income is not included in any calculations.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,005	1,894	2,079	100
White	7,820	1,730	1,885	100
Black / African American	90	75	99	0
Asian	0	0	0	0
American Indian, Alaska Native	0	55	15	0
Pacific Islander	0	0	0	0
Hispanic	65	40	80	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

There are four instances of disproportionately greater need found in the housing cost burden table presented above. Blacks and American Indians experience a disproportionately greater need when paying between 30-50% of their income for housing. Blacks and Hispanics experience a disproportionately greater need when paying over 50% of their income for housing.

## 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?**

According to the disproportionately greater need analysis, Blacks, Hispanics, and American Indians have greater needs than the income categories as a whole.

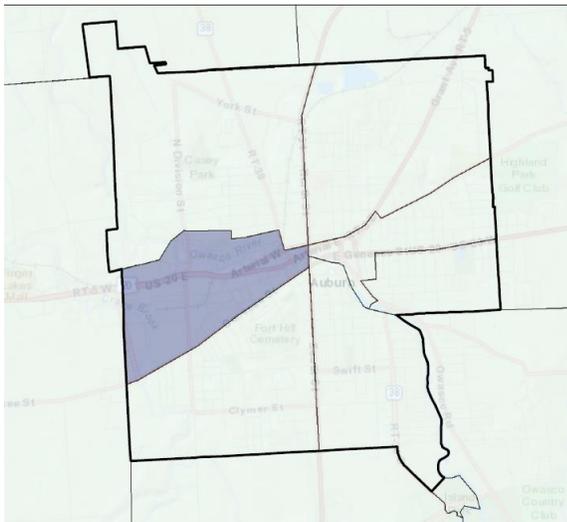
**If they have needs not identified above, what are those needs?**

Needs include safe and affordable housing rental housing especially for families, homebuyer assistance to help purchase homes, repair programs, lead based paint remediation, weatherization programs and energy efficient upgrades, and supportive services for at-risk households.

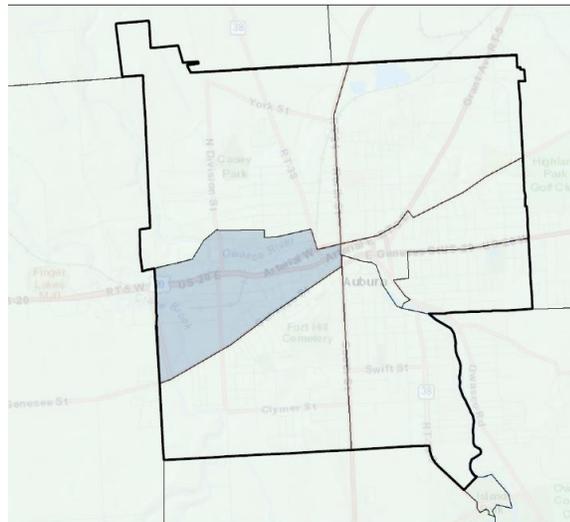
**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Blacks and Hispanics are more concentrated in Census Tract 421 than in other areas of the City. American Indians did not show up as being located in specific areas or neighborhoods in the City. Please note that American Indians are only 0.4% of the City of Auburn's population according to 2010 Census data. Please see maps located below.

City of Auburn - Location of Blacks / African Americans



City of Auburn - Location of Persons of Hispanic Origin



## NA-35 Public Housing – 91.205(b)

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	49	207	0	207	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	15,638	11,902	0	11,902	0	0	
Average length of stay	0	0	4	5	0	5	0	0	
Average Household size	0	0	2	2	0	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	7	44	0	44	0	0	
# of Disabled Families	0	0	10	64	0	64	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	49	207	0	207	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	46	184	0	184	0	0	0
Black/African American	0	0	3	22	0	22	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	1	6	0	6	0	0	0
Not Hispanic	0	0	48	201	0	201	0	0	0

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

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

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

**Discussion**

Auburn Housing Authority's public housing residents and those on the waiting lists would benefit greatly from an increase in the number of handicapped accessible units in the Housing Authority's complexes. Currently, the Housing Authority owns and manages 2 public housing complexes consisting of a total of 238 units. Only 3 of those units are handicapped-accessible. Most of the remaining units are two-story, townhouse-style units. The waiting list for handicapped-accessible units consists of 9 households. However, the waiting list number is deceiving and does not truly reflect demand among residents and applicants. Both residents and applicants know that the Housing Authority simply does not have many of these units available; as a result, they do not bother to apply. The most frequent request that the Housing Authority receives from both applicants and current residents is for single-story apartment units; for those in poor health or suffering from limited mobility, the stairs present a constant challenge.

If and when the Housing Authority takes on a full-scale rehabilitation of either complex, additional handicapped-accessible units and/or audio/visual-equipped units will be added. The Housing Authority currently manages a former public housing property, Brogan Manor, which is undergoing a substantial rehabilitation that will result in the addition of 5 handicapped-accessible units and 5 audio/visual equipped units to the City's affordable housing stock.

Residents of public housing and participants in the Section 8 Housing Choice Voucher program are most in need of employment, employment training, and an increase in the minimum wage. Public housing residents have a difficult time finding and maintaining employment. Lack of child care and lack of transportation – issues that may have made schooling and/or job training difficult in the past– have direct, negative impacts on the employability of public housing residents. Those who do hold full-time jobs at minimum wage still struggle and utilize SNAP, HEAP, and other forms of Temporary Assistance on a permanent basis. There are very few households where there are two parents present and working full-time.

Participants in the Section 8 Housing Choice Voucher program are also in need of decent, safe, affordable housing. Possessing a voucher makes it much easier to secure an apartment; however, voucher holders are still required to rent apartments that are considered to be "affordable" based on their household income. As a result, many participants have trouble finding apartments in the community that are decent, safe and most importantly, affordable. Households tend to have the most difficulty finding affordable one and two-bedroom units in Auburn.

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

### Introduction:

In 2013, Cayuga County had a total number of homeless persons count of 1,061. Of these 1,061 persons, 455 were adult singles and 211 were families. The 211 families breaks down into 274 adults and 332 children. This included data from HMIS, DSS Motel, and the DV Shelter. The majority of the homelessness occurred in the City of Auburn.

**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):**

### Number of 2013 Cayuga County Homeless Persons

Source	# of Total Homeless Persons	Adult Singles	Families (Adults/Children)
HMIS	685	270	*145 Families (197 adults, 218 children 415 total people)
DSS Motel	324	168	54 Families (65 Adults, 91 children 156 total people)
DV Shelter	52	12	12 Families (12 adults, 23 children 35 total people)
Total	1061	455	211 Families (606 people, 274 adults, 332 children)

**Households with Children:** In 2013, Cayuga County identified 66 families with children that were homeless and were emergency housed in motels or fled domestic violence and stayed in the domestic violence shelter. There is no emergency shelter for households with children other than the domestic violence shelter. Households with children experiencing an episode of homelessness are emergency housed through the Department of Social Services (DSS) in local motels. DSS contracts with the Auburn Rescue Mission to rapidly re-house families with children into permanent housing. Median motel stay for homeless families with children is typically 45 days. It is very rare that a household with children would be homeless and be unsheltered. The typical situation where that would occur would be a household with children that lost their housing and would be sleeping in their vehicle in a Walmart or other parking lot until they were identified. The median unsheltered homeless length stay is less than 3 days.

Outside the City of Auburn the community is rural and there have been households with children that have lived in dwellings without utilities. The Cayuga/Seneca Community Action Agency operates a domestic violence shelter that serves households with children fleeing domestic violence. Typical length of stay in the domestic violence shelter is 6 weeks.

**Households with Only Adults:** There are two emergency shelters in Cayuga County that serve adults. The Chapel House emergency shelter serves adult men and the Cayuga/Seneca Community Action Agency domestic violence shelter serves adult women fleeing domestic violence. The Department of Social Services (DSS) emergency houses eligible homeless households with only adults in local motels. DSS contracts with Chapel House emergency shelter to rapidly re-house single adults emergency housed in local motels. 258 single adults experienced homelessness in 2013. Households with only adults homeless episodes are less than 30 days.

**Chronically Homeless Households:** In 2013, 7% of the 685 homeless people served in HMIS were chronically homeless and 99% of those were households with only adults. Chronically Homeless Households are typically sheltered in emergency shelter, emergency motels, transitional or permanent supportive housing programs. At any point in time 3 or 4 single chronically homeless adults are unsheltered in Cayuga County. Unsheltered chronically homeless households refuse housing or have barriers to accessing housing such as active unmanaged substance abuse and/or mental health issues, pets, lack of income and health care.

**Veterans:** In 2013, 16% of the 685 homeless people served identified as veterans. However, the number is skewed due to a contract the Chapel House emergency shelter has to serve veterans in an 18 county region. Prior to that contract veterans served in HMIS never exceeded 3% and only two family households were identified as having a veteran in the household. Almost all homeless veterans experiencing homelessness stay at the chapel House emergency shelter. Half of the homeless veterans are not from the county and are staying at the shelter until a VASH voucher is available in their home community.

**Nature and Extent of Homelessness: (Optional)**

<b>Race/Ethnicity</b>	<b>Sheltered (percentage of homeless population)</b>
White/Caucasian	69%
Black/African American	21%
Bi-racial	10%
Latino/Hispanic	8%

On any given night in Cayuga County, there is an average of almost 3 people homeless equating to a homeless count total of 1,061. Homelessness affects single persons, families, people with disabilities, veterans, victims of domestic violence, and all races and ethnicities. The majority of the homelessness in Cayuga County occurs in the City of Auburn.

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

### **Introduction:**

Non-Homeless special needs populations include the elderly and frail elderly; persons with mental, physical, and developmental disabilities; persons with alcohol and drug addictions; persons with HIV/AIDS and their families; and victims of domestic violence.

The non-homeless special needs populations tend to be low-income and in need of housing and supportive needs in the community. These needs include affordable housing and repairs, accessible housing, and supportive services.

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

Elderly/Frail Elderly: Almost one-fifth of Auburn's population consists of elderly people aged 62 years and over. The elderly typically need housing assistance for financial reasons since the elderly are on a very limited fixed income. They also need supportive services to perform daily tasks such as bathing and eating.

Persons with Mental Disabilities: According to the executive summary of the Cayuga County Community Health Assessment 2011-2012, the County which includes the City of Auburn is 50% above the State and Nation rate of residents reporting poor mental health. The suicide rate has been increasing and the rate is higher than the State's. Hospitalizations for self-inflicted injuries have increased by 60% over the last decade. Self-inflicted injuries by youth aged 15-19 years old are twice the rate experienced in the state and upstate. It is one of the highest rates state-wide and the highest for the County in a decade.

Persons with Physical Disabilities: The City of Auburn CDBG funding supports ARISE Home Access Program (HRAP) in assisting individuals with mobility issues, recovering from surgeries where a ramp or home modification is essential for their continued independence. Persons that have difficulty due to age are required to obtain documentation from the individual's doctor stating that this person needs a ramp or home modification to remain independent in the community is necessary for participating in the program.

Persons with Developmental Disabilities: People with developmental disabilities have trouble finding jobs and maintaining housing in the community. In the community, people in need of housing who could face homelessness can often be documented with having a developmental disability. According to our HMIS data, 42 out of 409 cases, or 10.3% from the past three quarters reported are documented with a developmental disability.

Persons with Alcohol/Drug addiction: Cayuga County has an excessive drinking rate which is considerably higher than the state rate and more than twice the rate of neighboring Seneca County. This excessive drinking rate is also coupled with high rates of tobacco use. The County and the City have also been facing a heroin epidemic along with other drug addictions.

Persons with HIV/AIDS: The HIV/AIDS rate for Cayuga County (data is not broken down to the City of Auburn level) is lower than the NYS (except for NYC) rate of HIV/AIDS. Cayuga County has a count of 91 cumulative AIDS cases and a total count of 84 persons living with HIV or AIDS. This data is from the CNY HIV/AIDS Service Delivery Plan 2010.

Victims of Domestic Violence: According to data from NYS Division of Criminal Justice Services, there were 377 domestic violence victims in the City of Auburn in the year 2013 alone. This does not account for the number of cases that go unreported. This means that 1.4% of the City's population experienced and reported domestic violence.

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

The housing and supportive service needs of these populations are determined by the human service agencies that interact with them on a regular basis.

Elderly/Frail Elderly: The elderly population needs include emergency home repairs, HEAP, assistance with meals, transportation, health classes, case management, and social activities.

Persons with Mental Disabilities: There is an increased need for respite services for families who are caring for their loved one and for independent housing options that would provide residential supervisor over site to ensure independence and success.

Persons with Physical Disabilities: There remains a need for accessible rental housing for people with disabilities. Additionally, there is a need for supportive housing and/or transitional housing programs to assist with their self-sufficiency. Case management or supportive housing would assist the individual in maintaining their housing by learning good rental skills – as many individuals with disabilities are eligible for subsidized housing (which requires regular housing inspections) a case manager can assist tenants in being good tenants. Additionally, case managers can regular inspect the property to ensure that the landlord is keeping the property well maintained for the tenant.

Persons with Developmental Disabilities: There is an increased need for respite services for families who are caring for these loved one and for independent housing options that would provide residential supervisor over site to ensure independence and success.

Persons with Alcohol/Drug Addiction: Safe housing, free of drug and alcohol influences remains a need for this population. In fact, according to Cayuga Seneca County Community Profile, since 2000, the rate of people admitted to treatment programs in Cayuga County has increased fifty-two percent.

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

There is no eligible Metropolitan Statistical Area in Auburn, NY or Cayuga County.

**Discussion:**

Funding to address these needs is limited at the 15% cap on human service funding. The City cannot address all of the needs with the limited funding. At the same time, the City maintains meeting these needs as a high priority and will continue to fund agencies that serve these special needs populations and will encourage collaboration among agencies and organizations in an attempt to maximize the City's funding.

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

**Describe the jurisdiction’s need for Public Facilities;**

**Describe the jurisdiction’s need for Public Improvements;**

**Describe the jurisdiction’s need for Public Services**

**How were these needs determined?**

All Non-Housing Community Development Needs were identified based on input from citizens who attended community meetings, human service agencies, and municipal officials/employees. In addition to comments regarding public facilities, public improvements, and public services, we also fielded comments in regards to Economic Development as a non-housing need.

### **Public Facilities**

- Neighborhood Park Improvements
  - Specifically Lincoln Park and Seminary Park were mentioned as well as playgrounds throughout the entire City
- Investment in the Owasco Riverfront Greenway Trail
- More recreational facilities for youth

### **Public Improvements**

- Urban Forestry
- Sidewalk replacement
- Street Repaving
- Water and Sewer Infrastructure

### **Public Services**

- Food Pantries
- Childcare Training for children with special needs (diabetes, food allergies, autism, emotional and medical needs, etc)
- SNAP Education
- Missing service is a program that provides services to people who are housebound. We have programs to provide home modifications such as ramps but how do housebound people get groceries, etc.
- Childcare subsidies
- Youth programs
- Domestic violence services
- Senior citizen programs
- Expansion of Farmers Market
- Homeless shelter for women and abused families
- Case management for homeless families

- Emergency shelter for situational homeless
- Increase collaboration between agencies to reduce duplicity
- Support for location nutrition programs

### **Economic Development**

- Growth of economy, jobs
- Job training, lack of skilled workforce
- Large job opportunities in manufacturing
- Vacant Downtown storefronts should have window treatments
- Brownfield Cleanup program
  - Create incentives for larger manufacturing projects/buildings (i.e. Bombardier)
- Redevelopment of historic buildings in the City's downtown
  - Need for grants for façade work
- Tourism
- Creation of jobs

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City of Auburn's housing market presents some challenges for our low income populations. There is a demand for affordable two and three bedroom apartments, but often long waiting lists for those types of units. The number of extremely affordable units available has also decreased, with one public housing complex being converted into a tax credit property with increased, fixed rents and a minimum gross annual income requirement. The City's "hard to house" population is becoming harder to house because of these factors, as well as more stringent screening criteria, which is excellent for management of the housing and interaction with the neighborhood, but difficult for eligibility.

With the majority of the City's housing units built before 1980, the condition of housing is also a challenge. Maintenance has been deferred on some owner-occupied properties, especially those owned by elderly homeowners who are trying to age in place, as well as rental properties. In addition, rehabilitating these properties typically requires addressing hazardous materials, including lead based paint and asbestos.

There remains a need for affordable and accessible rental housing for persons with special needs and disabilities, including supportive housing and/or transitional housing programs to assist with their self-sufficiency.

Auburn Housing Authority manages two public housing complexes, Olympia Terrace and Melone Village. Both are in need of revitalization, and cuts to HUD funding and lack of funding from New York State means that much-needed improvements will be delayed. AHA will be working to make incremental improvements.

Housing, income, health and supportive services are key components to ending homelessness in our community. There are 66 emergency shelter beds, 46 transitional housing beds, 95 current and new permanent supportive housing beds, and 74 beds under development. In addition, there are a myriad of services in place to assist homeless individuals and families.

Regulatory barriers to affordable housing include HUD's income guidelines, which control eligibility for CDBG Programs, as well as HUD's rent calculation formula for Section 8 and homeless persons.

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

### Introduction

There is a shortage of decent and affordable housing in the City of Auburn, especially for two and three bedroom units. There is also the decrease of extremely affordable housing with Brogan Manor rents no longer being income based.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,407	50%
1-unit, attached structure	236	2%
2-4 units	3,609	28%
5-19 units	1,177	9%
20 or more units	1,298	10%
Mobile Home, boat, RV, van, etc	75	1%
<b>Total</b>	<b>12,802</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	535	9%
1 bedroom	117	2%	1,803	30%
2 bedrooms	845	14%	2,117	35%
3 or more bedrooms	4,990	84%	1,601	26%
<b>Total</b>	<b>5,952</b>	<b>100%</b>	<b>6,056</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

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

The City of Auburn housing stock has a shortage of decent, affordable rental units. Within this need, units with 3 or more bedrooms are in short supply.

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

The Housing Authority recently sold Brogan Manor, which was an 88-unit state public housing complex. The Housing Authority's affiliated not-for-profit, AHA Development Corporation, has secured \$19 million in funding to rehabilitate the property. Funding sources include Federal

Low-Income Housing Tax Credits, HOME funding, New York State Public Housing Modernization funding, and conventional debt. While the rents at the rehabilitated Brogan Manor are considered to be affordable, they are not income-based. As a result, the rent structure at Brogan Manor no longer allows for a safety net when households experience a decrease in income.

There is always worry that the agencies distributing Section 8 vouchers will lose some available vouchers. If such a loss were to happen, it would negatively impact low to moderate income renters. The waiting lists for Section 8 demonstrates a need for more Section 8 vouchers.

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

There are not enough two and three bedroom affordable housing units available. This is proven by the long Section 8 waiting lists.

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

Decent and affordable rental units are most needed. Units for large families as well as very low income single person households are a significant need.

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

### Introduction

The cost of housing is a problem for lower income populations in the City of Auburn considering the large number of both renters and owners experiencing a cost burden as shown in NA-10 and the data shown below. Fair market rent is reasonable for the City of Auburn but it is challenging for our service providers to find housing that meets the fair market rent. This can also be demonstrated by searching for apartments on Craigslist where the majority of apartments listed do not meet the fair market rent for the City of Auburn. There is a lack of affordable two and three bedroom apartments for rent that are also affordable in the City and complexes often have extremely long wait lists.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	65,200	93,700	44%
Median Contract Rent	393	478	22%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,536	58.4%
\$500-999	2,307	38.1%
\$1,000-1,499	164	2.7%
\$1,500-1,999	21	0.4%
\$2,000 or more	28	0.5%
<b>Total</b>	<b>6,056</b>	<b>100.0%</b>

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	420	No Data
50% HAMFI	2,120	595
80% HAMFI	4,140	1,630
100% HAMFI	No Data	2,205
<b>Total</b>	<b>6,680</b>	<b>4,430</b>

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$554	\$589	\$749	\$982	\$1,172
High HOME Rent	\$564	\$586	\$746	\$978	\$1,123
Low HOME Rent	\$547	\$586	\$703	\$812	\$906

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

There is a lack of quality, affordable housing in the area, especially for households requiring two or three-bedroom units. The waiting lists for the affordable housing complexes in the City of Auburn are long, and turnover is relatively low (Attachment A). Wait list times vary from six months to two years, depending on the complex. Income-based units are in particularly high demand, and these units have the lowest vacancy rates and the longest waiting lists. Due to the high demand for affordable housing in Auburn, affordable housing complexes are able to enforce strict screening criteria that often preclude the target population from obtaining housing.

Each of the affordable complexes in the City of Auburn has screening criteria that make it nearly impossible for households to be determined eligible and added to a waiting list (Attachment A). Target households often have poor rental history or lack rental history altogether, have poor credit history, or have criminal backgrounds. In the event that they are accepted into one of these affordable complexes, target households often do not have the ability to pay security deposits or set up utilities in their own names. Many have cycled through these complexes at one time or another only to be evicted for nonpayment of rent or other lease violations. As a result, these households have no option other than applying to be added to the waiting list for the Section 8 Housing Choice Voucher Program, which poses its own problems and is not an immediate solution for most households.

Cayuga County has experienced a net increase in affordable housing units in recent years. Greenview Hills, a 30-unit complex built under the New York State Low Income Housing Tax Credit Program, opened in 2010. The SE Payne/Cornerstone Project, consisting of 35 units that replaced 41 existing sub-standard units, is currently almost completely leased-up, with only a couple of units still available. One hundred twenty (120) households are already on SE Payne/Cornerstone’s waiting list. In addition, Oak Creek Townhomes and Brogan Manor, two affordable housing complexes in Auburn with a combined total of 238 units, are currently undergoing substantial rehabilitation. While the substantial rehabilitation projects will not result in an overall increase in the number of affordable housing units available, it is certainly a positive development for our community.

At the same time, the County has seen a decrease in the number of *extremely* affordable units available for the target population. For example, Brogan Manor was once an 88-unit public housing complex with rents based on income and has now undergone a conversion to a tax credit property with increased, fixed rents and a minimum gross annual income requirement as follows: \$13,375 for a 2-bedroom unit, \$16,600 for a 3-bedroom unit, and \$18,475 for a four-bedroom

unit. Oak Creek Townhomes, a 150-unit HUD Section 236 property with a Rent Supplement Program, also converted to a tax credit property with significantly higher rents and minimum income requirement levels that exceed those of Brogan Manor. The decline of public and/or extremely affordable housing, along with the poor economy have created the perfect storm for homeless and at risk households, and has contributed to the increased numbers seen by the local Department of Health and Human Services.

The best and last option for low income households is the Section 8 Housing Choice Voucher Program, which has, in recent years, experienced large funding cuts. Two agencies in the county administer Section 8 vouchers, including Cayuga County Homsite and Auburn Housing Authority. The voucher program is income-based and screening includes a criminal background check only (no credit check, rental history check, or minimum income requirement). Homsite's wait list has 732 households on it with a projected wait time of 6 to 8 years, and the Auburn Housing Authority's list has 360 households on it with a projected wait time of 1-2 years, on average. Due to Federal funding cuts, Homsite has been unable to lease up vouchers since March of 2013; as a result, the number of vouchers funded has decreased by 8%, from 605 vouchers to 558 vouchers.

Agencies administering the Section 8 Housing Choice Voucher Program report having a difficult time contacting housing vulnerable households once their names rise to the tops of the waiting lists. Households applying while residing in motels or staying with friends often forget to notify the administering agencies of address and phone number changes. The administering agencies report that calling listed emergency contacts and caseworkers yields some results, but not in the majority of cases. Even when a member of the target population is able to obtain a voucher, it proves difficult for the household to comply with the strict requirements of the program and maintain the voucher without case management or other supportive services in place. The main causes of loss of voucher are eviction and noncompliance with regulations pertaining to reporting changes in income and family composition. If a voucher-holder is evicted or found to be in noncompliance, assistance is terminated. Furthermore, relatively high fair market rents in the area, households' limited affordability, and poor rental history lessen the likelihood that voucher assistance alone will result in long-term housing stability.

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

In 2014, the City of Auburn underwent a revaluation for assessment purposes where overall, assessments saw an increase. Also, there is now a trash fee in place for rental units. The purpose of the trash fee was to not pass it on to the renters but to make the cost of trash removal more equitable among the citizens of Auburn. Neither the assessments nor the trash fee have been in place long enough to know if these will affect home values or rents.

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

HOME rents / Fair Market Rents are higher than the Median Contract Rent. This contradicts what we hear from our service providers who often have a difficult time finding a decent apartment for their clients to rent that meet the Fair Market Rent requirements. Available units in

Auburn advertised in the local newspaper and on Craigslist in June of 2014 are advertised at rents higher than the fair market rents listed above, with one-bedroom rent advertised at \$500 - \$550 plus utilities, two-bedroom rent advertised at \$650-\$725 plus utilities, and three-bedroom rent advertised at \$800 - \$950 plus utilities.

This data highlights the need to continue the City's support of rehabilitation for affordable units.

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

### Introduction

Much of the housing in Auburn is dilapidated and in need of rehabilitation. This is demonstrated by the data that one-fifth of Auburn’s owner occupied housing faces one or more detrimental conditions and almost two-fifths of Auburn’s renter occupied housing faces one or more detrimental conditions. Almost all homes in the City were built before 1980 highlighting the risk of lead paint City of Auburn households face. There is need for more accessible units in Auburn and a need for more affordable housing that is in standard condition.

### Definitions

The City uses the following definitions for the Consolidated Plan:

- Standard condition – a unit that meets or exceeds HUD’s Section 8 housing quality standards.
- Substandard but suitable for rehabilitation – a unit that does not meet Section 8 housing quality standards, but could be brought up to those standards for less than 50 percent of the unit’s replacement cost.

Some important variables to consider when evaluating the physical condition of a city’s housing stock are whether a unit lacks complete plumbing facilities; lacks complete kitchen facilities; has more than one person per room; or has a cost burden that exceeds 30 percent of household income. The Census Bureau considers the first three of these conditions to be indicators of substandard housing.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,187	20%	2,328	38%
With two selected Conditions	12	0%	134	2%
With three selected Conditions	0	0%	108	2%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,753	80%	3,486	58%
<b>Total</b>	<b>5,952</b>	<b>100%</b>	<b>6,056</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	57	1%	113	2%
1980-1999	265	4%	508	8%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	1,547	26%	1,876	31%
Before 1950	4,083	69%	3,559	59%
<b>Total</b>	<b>5,952</b>	<b>100%</b>	<b>6,056</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2007-2011 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,630	95%	5,435	90%
Housing Units build before 1980 with children present	25	0%	50	1%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	181	0	181
Abandoned Vacant Units	15	0	15
REO Properties	8	0	8
Abandoned REO Properties	0	0	0

**Table 35 - Vacant Units**

Data Source: 12/08/14 Violatin Report by Class Code

### Need for Owner and Rental Rehabilitation

There is a great need for owner and rental unit rehabilitation. As indicated by the ACS data, 69% of owner occupied homes were built before 1950 and 59% of renter occupied homes were built before 1950. The age of housing in Auburn demonstrates a need for rehabilitation and updating major systems. This is especially true for low to moderate income households who are already experiencing a cost burden and are faced with aging housing stock in need of repairs that is likely to have lead-based paint hazards as well. Forty-two percent (42%) of rental housing stock is experiencing at least one selected condition. We expect that this percentage would be even higher but many of our low to moderate income households in rental situations are hesitant to report negative living conditions.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

It is difficult to make an assumption on how many of the housing units are occupied by Low or Moderate Income Families with Lead Based Paint Hazards. Considering that 95% of owner occupied homes and 90% of renter occupied homes were built in 1980 or before and lead based

paint used in housing was not banned until 1978, it is likely that the majority of our Low or Moderate Income Families are living with some sort of lead based paint hazard.

**Discussion**

Please note in the vacant unit table, not all units will be feasible to rehabilitate. There is no way to tell from the condemned units list whether the units are suitable for rehabilitation or should be demolished.

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

### Introduction

### 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			50	229			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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

**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;**

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

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The Housing Authority is categorized by HUD as a “Small PHA” and owns the only two public housing complexes in the City. Olympia Terrace is a 50-unit federal public housing complex and Melone Village is a 188-unit state public housing complex. The Housing Authority recently sold Brogan Manor, which was an 88-unit state public housing complex. The Housing Authority’s affiliated not-for-profit, AHA Development Corporation, has secured \$19 million in funding to rehabilitate the property. Funding

sources include Federal Low-Income Housing Tax Credits, HOME funding, New York State Public Housing Modernization funding, and conventional debt. While the rents at the rehabilitated Brogan Manor are considered to be affordable, they are not income-based. As a result, the rent structure at Brogan Manor no longer allows for a safety net when households experience a decrease in income.

Both Olympia Terrace (built in 1979) and Melone Village (built in 1955) are in need of revitalization. Olympia Terrace has received some updates in recent years, including new siding and doors, new kitchens, and new full bathrooms. The approved 5-Year Plan for Olympia Terrace outlines a need for the following upgrades: new, energy-efficient appliances and hot water heaters, updated half-bathrooms, and replacement of interior doors and floors. The property also suffers from a large number of water main breaks and may need to have all underground piping replaced within the next ten years. Melone Village has received updates as well, including new interior lighting, new furnaces and hot water heaters, and new roofs. Units are still in desperate need of improvement: all 188 units need new kitchens and bathrooms, new floors, new interior doors, improved lighting, and replaced porches. Neither complex has a community room or any type of gathering place for residents. Despite serving hundreds of families, neither complex has a playground. Sidewalks and lawn areas should be improved at both complexes.

Cuts to HUD funding and lack of funding from New York State means that much-needed improvements will be delayed. In the near term, the Auburn Housing Authority will seek to make incremental improvements. Within the next ten years, however, both remaining public housing complexes must undergo substantial rehabilitation. Funding sources like Federal Low Income Housing Tax Credits will be utilized and will result in the privatization of the City's most affordable housing stock. While the Housing Authority may seek to utilize project-based vouchers to maintain affordability for the City's lowest-income residents, the net effect of privatization will be the elimination of income-based public housing for the City's most vulnerable families.

The Auburn Housing Authority's strategy is to maintain its public housing complexes in good working order until they can be substantially rehabilitated. To this end, the Housing Authority will continue to utilize HUD funding and New York State Public Housing Modernization funding to make ongoing improvements to the properties. In doing so, the Housing Authority will ensure that the complexes are in the best possible financial position to undergo substantial rehabilitation.

The Housing Authority will continue to hold a position on the Executive Committee of the City of Auburn/Cayuga County Homeless Taskforce and will continue to partner with community agencies to create new solutions to help end homelessness and housing vulnerability in the City of Auburn. The Housing Authority and its affiliated not-for-profit development corporation recently secured a \$6.4 million grant from the New York State Homeless Housing Assistance Corporation to build 28 units of transitional (4 units) and permanent (24 units) housing for homeless single women and families on land that will be donated by the Housing Authority. The Housing Authority also administers a 5-bed Shelter Plus Care program for chronically-homeless, disabled individuals.

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

### Introduction

The following tables and narrative summarize the facilities and services available to the homeless population in the City of Auburn. Most of the data was compiled as part of consultation with Continuum of Care member agencies and organizations who provide for the day to day needs of the homeless. Other statistics were obtained from the City's Ten Year Plan to end Homelessness, 2015 Five Year Cayuga County Employment Plan and the 2015 Cayuga County Local Services Plan for Mental Hygiene Services.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	9	15	29	49	62
Households with Only Adults	19	16	8	15	4
Chronically Homeless Households	0	0	0	21	8
Veterans	7	0	0	10	0
Unaccompanied Youth	0	0	9	0	0

**Table 37 - Facilities and Housing Targeted to Homeless Households**

**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**

**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.**

Housing, income, health and supportive services are key components to ending homelessness in our community.

### **Health Care:**

Homelessness and health care are intimately interwoven. Poor health is both a cause and a result of homelessness. Inadequate health insurance is itself a cause for homelessness. Many people without health insurance have low incomes and do not have the resources to pay for health services on their own. A serious injury or illness in the family could result in insurmountable expenses for hospitalizations, tests, and treatment. For many, this forces a choice between hospital bills or rent. According to the National Coalition for the Homeless, almost half of all personal bankruptcies in the United States are caused by health problems.

Unfortunately, many homeless people who are ill and need treatment do not ever receive medical care. Barriers to health care include lack of knowledge about where to get treated, lack of access to transportation, and lack of identification. Psychological barriers also exist, such as embarrassment, nervousness about filling out the forms and answering questions properly, and self-consciousness about appearance and hygiene when living on the streets. The most common obstacle to health care is the cost. Without health care, many homeless people simply cannot pay. As a result, many homeless people utilize hospital emergency rooms as their primary source of health care. Not only is this the most expensive form of care but too often it is not an effective form of care since it provides little continuity. It is also very expensive for hospitals and the government.

Access to health care is a priority in our community. Open enrollment in the New York State of Health Marketplace commenced October 1, 2013 for coverage that will take effect January 1, 2014. The Marketplace functions as an online web portal where individuals, families and businesses can shop for and obtain affordable health care. Through the Marketplace, New Yorkers are able to compare Qualified Health Plans, Medicaid and Child Health Plus options; calculate costs; select coverage; and determine what type of financial assistance may be available. Public health care programs are available for those who are eligible.

New York State Department of Health contracted with the Cayuga/Seneca Community Action Agency, Inc. and its subcontractor Cayuga County Chamber of Commerce to provide Navigator services in Cayuga and Seneca Counties to assist potential enrollees with accessing affordable care through the Marketplace, including:

Provide in-person assistance to those applying for health insurance coverage at the time of initial application and at annual renewal; Offer information on the types of health insurance programs available through the Marketplace; Provide application assistance for private and public health insurance programs and advance premium tax credits and cost-sharing reductions; Refer consumers to other organizations for help with grievances, complaints or questions regarding health coverage or a determination related to coverage; and Supply information in a fair and impartial manner which is culturally and linguistically appropriate, and disability accessible, including for individuals with limited English proficiency.

Over a dozen base and satellite enrollment sites have been established in order to provide comprehensive service delivery throughout the rural counties. The Navigator Enrollment Site Schedule will be reviewed and revised monthly, as needed, to meet the needs of the community.

The Cayuga County Department of Social Services (DSS) is often the first place homeless and housing vulnerable households seek assistance. DSS offers many services and encourages all eligible households to apply for health care and food stamps.

The Special Supplemental Nutrition Program for Women, Infants and Children (WIC) offers nutrition education, breastfeeding support, referrals and a variety of nutritious foods to low-income pregnant, breastfeeding or postpartum women, infants and children up to age five to promote and support good health.

WIC improves the health of pregnant women, new mothers and their infants and children. The foods provided through WIC are a good source of nutrients often missing from the diets of women and young children. WIC participants have longer, healthier pregnancies and fewer premature births.

The Veterans Clinic is affiliated with the Veterans Administration. The Veterans Clinic at Auburn Community Hospital draws upon the medical professionals and related support staff at the hospital to serve the special needs of the Veterans in Cayuga County and the surrounding area.

The Veterans Clinic is staffed by medical professionals that include:

- Internal Medicine Physicians
- Psychiatrist
- Nurse Practitioners
- Psychiatric Social Worker
- Laboratory Technician
- Visiting Counselors

The Veterans Clinic provides an array of services that focus on providing high-quality and compassionate care to our Veterans. Most of the medical services they provide are administered hospital staff while others, depending on circumstances, are provided by representatives of the Veterans Administration. Additionally, the facility provides free parking and all of the services are handicapped accessible. Medical services include:

- Primary care
- Behavioral Health Care for veterans experiencing personal and emotional problems, including drug and alcohol problems
- Smoking cessation program that combines the best of behavioral and medication treatments in a group format
- Personal care
- Routine diagnostic procedures
- Laboratory blood drawing and analysis
- Prescriptions
- Radiology
- Clinical Pharmacologist (available two days a week for cholesterol treatments)
- Suicide prevention hotline

The Veterans Clinic is located in a separate area of the hospital for convenience and privacy. It is a pleasant setting that is handicapped accessible, includes examination and treatment rooms as well as a laboratory.

Community stakeholders that work with homeless and housing vulnerable households such as ARISE, Catholic Charities of the Finger Lakes, Cayuga/Seneca Community Action Agency, Chapel House and the Rescue Mission all access the individual needs of each household. Advocates, case managers and Medicaid Service Coordinators assist households connect with an array of services including health care. Additionally, a Veterans Benefit Specialist is available two days a week at 95 Genesee Street in Auburn. The full range of Veterans benefits including disability, pensions, dependents and education can be accessed and managed there.

### **Mental Health:**

Serious mental illnesses disrupt one's ability to carry out essential aspects of daily life, such as self-care and household management. Mental illnesses may also prevent people from forming and maintaining stable relationships or cause people to misinterpret others' guidance and react irrationally. This often results in pushing away caregivers, family, and friends who may be the force keeping that person from becoming homeless. As a result of these factors and the stresses of living with a mental disorder, people with mentally illnesses are much more likely to become homeless than the general population. Patients with schizophrenia or bipolar disorder are particularly vulnerable.

Poor mental health may also affect physical health, especially for people who are homeless. Mental illness may cause people to neglect taking the necessary precautions against disease. When combined with inadequate hygiene due to homelessness, this may lead to physical problems such as respiratory infections, skin diseases, or exposure to tuberculosis or HIV. In addition, half of the mentally ill homeless population in the United States also suffers from substance abuse and dependence (Substance Abuse and Mental Health Services Administration). Some mentally ill people self-medicate using street drugs, which can lead to addictions and possible disease transmission from injection drug use. This combination of mental illness,

substance abuse, and poor physical health makes it very difficult for people to obtain employment and residential stability.

Even if homeless individuals with mental illnesses are provided with housing, they are unlikely to achieve residential stability and remain off the streets unless they have access to continued treatment and services.

### Local Mental Health Services

#### **Cayuga County Mental Health Center**

The mission of the Mental Health Center is to provide the best psychiatric services possible to the residents of Cayuga County. Programs are driven by consumer need and are delivered in a team approach. Central to the mission is ensuring optimal mental health functioning to all eligible Cayuga County residents who seek treatment at the Mental Health Center. The Mental Health Center strives for continuous quality improvement and to exceed client's expectations for professional service.

The Clinic program has professionally trained staff who provide confidential treatment designed to reduce symptoms, improve patient functioning, and to provide ongoing support. Services include outpatient treatment, emergency, psychosocial and rehabilitation services, consultation and community education.

Outpatient treatment services include: assessment and treatment planning; individual, group and family therapies; medication evaluation, therapy, and education; symptom management; and crisis intervention services

Persons who meet the agency's admission criteria will be served regardless of race, creed, color, national origin, gender, age, sexual orientation, or economic status.

#### **Cayuga Counseling Services**

Cayuga Counseling Services, Inc. mental health programs are designed to promote emotional wellness in those they serve. Their primary focus is on children and families and their treatment philosophy encourages the involvement of parents/significant others in the treatment process. Cayuga Counseling Services believe that by positively affecting the environment where their consumers live and by including parents and significant others in the treatment process, those that seek services will experience more positive treatment outcomes.

Cayuga Counseling Services mental health services form a continuum of services for consumers that begins can progress from prevention and education to a variety of individual, group, couples and family modalities including evidence based practices, crisis intervention, children's day treatment and therapeutic foster care. A variety of other important services are embedded in the programs.

Cayuga Counseling Services operates a child, adult & family outpatient mental health clinic, certified by the New York State Office of Mental Health. Professionally trained staff provide

confidential psychotherapy services to individuals, families, couples and groups. Therapy approaches used include traditional psychotherapy, marital therapy, medication therapy, and child-centered play therapy for children. Also offered are evidence based practices such as: Cognitive Behavioral Therapy (CBT), Eye Movement Desensitization & Reprocessing (EMDR), Dialectical Behavioral Therapy (DBT), Attachment Disorder Therapy and Functional Family Therapy (FFT). Additional services include:

- Multi-Disciplinary Diagnostic Evaluation Team: assessment team to evaluate and make recommendations of youth with juvenile justice involvement
- Article 31 clinic services are available to children and adults with intellectual disabilities and co-occurring disorders when appropriate
- Clinic Plus: screening and comprehensive assessment for early identification of child's mental health issues established in Cayuga County Elementary Schools
- Conflict Resolution: an 8 week educational counseling program for those struggling with anger management and communication skills
- Specialized Parenting Support and Psycho-educational Groups
- Other specialized child, adolescent and adult therapy and psycho-educational groups dependent upon the needs of the clients
- RESPECT: a 26 week educational counseling program for domestic violence offenders
- Internships for undergraduate, MSW and MFT students [Back to top](#)

Cayuga Counseling Services' Head Start Satellite Office provides an extension of the Mental Health services provided in the existing Outpatient Clinic located at 17 East Genesee Street. The Head Start Satellite Office allows for a greater integration of mental health services by providing on-site assessment and treatment planning, health screening and referral, assessment and discharge planning, verbal therapy, medication therapy, medication education, symptom management, and clinical support to children and families who may otherwise not access the services.

The Head Start Satellite Office provides mental health services for an individual and their families. Cayuga Counseling Services, Inc. has served the Head Start population through referrals from the Head Start Consultant. This service has been expanded to Monday through Friday during the school year.

Additional training has been provided upon request to Head Start staff on such topics as: Attention Deficit Disorder, assessing behavior & behavioral interventions with this age group, when psychological testing is indicated and what it can and cannot tell us, and how to access emergency mental health services

#### Crisis Service Coverage for After Hours and Weekends

1. When a Cayuga Counseling Services' client calls after hours or on weekends, they are first to be referred to the therapist on call.

2. If the on-call therapist is not immediately available and the person cannot wait for a return call, the call will be given to the appropriate Clinical Program Coordinator.
3. If the Clinical Program Coordinator is not available, then anyone on the on-call list may be contacted.
4. If the person calling in is not a CCS client, they should be immediately referred to the on-call person and the successive steps outlined should be followed if the on-call person is not available.

Cayuga Counseling Services Diagnostic team utilizes a mobile multi-disciplinary evaluation team that provides home and school based clinical evaluations/assessments and treatment planning. The team is able to make community based linkages such as Functional Family Therapy, crisis and planned respite and an intensive community based supervision component. The team can make recommendations regarding appropriate level of care.

#### Goals

- Conduct mental health evaluations on youth ages 7 to 15 from Cayuga County who have juvenile justice involvement or truancy behavior
- Reduce the incidence of detention placement or out of home placements
- Provide multidisciplinary evaluations, appropriate treatment plans and clear, concise intervention recommendations
- Making linkages to the evidence based Functional Family Therapy program, SPOA, Respite, CCSI, Community Mental Health Clinic or other Community Based Programs as appropriate
- Evaluation of youth aged 7 to 15 re-entering the community through aftercare programming
- Maintaining youth in the community if possible by reducing the reliance on detention or hospitalizations as a means to acquire comprehensive evaluations

Referrals are received from many sources including the Probation Department, County Attorney's Office, Family Court, Local Department of Health and Human Services and School Districts.

#### Functional Family Therapy

Functional Family Therapy (FFT) is an empirically grounded, well-documented and highly successful family intervention for at-risk and juvenile justice involved youth. Those who benefit from FFT are youth ages 11-18, and their families, whose problems range from acting out, to conduct disorder, to truancy and other school related problems. Often these families tend to have limited resources, histories of failure, a range of diagnoses and exposure to multiple systems. FFT can be provided in a variety of contexts, including schools, child welfare, probation, parole/aftercare, mental health and as an alternative to incarceration or out-of-home placement. Functional Family Therapy is an effective treatment for a wide range of serious clinical problems falling under the label of Externalizing Adolescent Behavior Disorders including:

- Conduct Disorder
- Oppositional Defiant Disorder
- At-risk behaviors that are precursors of more serious problems, including: runaway behaviors, drug & alcohol abuse, etc.

Functional Family Therapy is also a systematic treatment for a range of other behavior problems including:

- Violence
- School Problems (academic and/or school behavior problems, truancy)
- Parent-child or family conflict issues

FFT has demonstrated positive program outcomes across a wide range of youth and communities:

- Significant and long-term reductions in youths re-offending and violent behavior.
- Significant effectiveness in reducing sibling entry into high-risk behaviors.
- Very low drop-out and high completion rates.
- Positive impacts of family conflict, family communication, parenting and youth problem behavior.

After a family has been assigned to a therapist, an intake appointment is scheduled which will include completion of initial programmatic paperwork by the therapist and the family. After the intake appointment, sessions are normally scheduled on a weekly basis, but may be scheduled according to the family's needs.

Families may be self-referred or referred by other service providers (therapists, school personnel, physicians, caseworkers, the court system, etc.) and will become clients of Cayuga Counseling Services, Inc. out-patient mental health clinic. FFT services are funded through private insurance reimbursement (including Medicaid), as well as self-payment by clients. A sliding fee scale assures that no one will be refused service for financial reasons.

#### Child & Family Clinic Plus

In 2003, the President's New Freedom Commission on Mental Health released its report entitled *Achieving the Promise: Transforming Mental Health Care in America*. The document calls for better access to the current mental health system and the tools and interventions they need to succeed in life. This call to action involves:

1. Developing a systematic process for the early detection of emotional distress in children.
2. Evidence-based assessments that comprehensively evaluate the needs of the child and family.
3. Evidence-based and traditional individual and family therapy.
4. Supports for the family

As a response to this call for action, Cayuga Counseling Services, Inc., with the help of the New York State Office of Mental Health, has developed a program: Child & Family Clinic Plus.

- Provides community wide educational awareness programs about emotional health
- Provides early screening assessments for children to identify if they are at risk for developing problems
- Provides comprehensive assessments to identify the needs of children and their families
- Provides evidence-based treatment for children and their families who are experiencing emotional health issues

#### Emotional Health

- Is how people think, feel, and act as they face life's situations.
- It affects how people handle stress, relate to one another, and make decisions.
- Emotional health influences how individuals look at themselves, their lives, and others in their lives.
- Like physical health, emotional health is extremely important at every stage of life.
- Emotional health can affect how well a child performs in school, family relationships, and the ability to make friends.

#### Emotional Health in Children is Important

- 1 in 5 children experience the signs and symptoms of an emotional disorder each year.
- 5% of all children experience extreme functional impairment.
- 70% of children and adolescents who are in need of help DO NOT receive it.

#### The Importance of Early Recognition:

- By screening for and identifying emotional health issues early, this program can help you and your child get the support you need.
- Acting quickly can keep problems from affecting school performance and personal relationships.
- For clients of all ages, early detection, assessment, and linkage with treatment and supports can prevent emotional health problems from becoming serious and poor life outcomes from accumulating.

#### Mental Health Consultation

With a wealth of highly trained professionals, Cayuga Counseling Services, Inc. is in the position to offer specialized consultation services based on the needs of various organizations. Examples of these services include:

- Critical Incident De-briefing is generally employed after a traumatic event which may affect the employees.

- Clinical Externship consultation and education of clinical staff by an experienced practitioner in such disciplines as EMDR, DBT, Couples Therapy, Family Therapy, Imago Couples Therapy, Dyadic Developmental Psychotherapy, Functional Family Therapy and Motivational Interviewing.
- Speakers Bureau educational seminars and trainings on topics of interest in mental health areas such as depression, staff wellness/personal care, psychotropic medication, intellectual disabilities and effective supervision.
- Community mental health screenings including depression in the teen and older adult population.
- Representation at community informational events including Health Fairs, schools and other community organizations.

### Conflict Resolution

The Conflict Resolution Group is a Counseling\Educational program for individuals who need help managing their anger constructively and handling conflict constructively. Goals include improving frustration tolerance, handling anger constructively and improving listening, assertiveness and negotiation skills.

### **Unity House** (Mental Health Services programs)

Unity House has transitional apartments throughout Auburn for individuals seeking assistance while transitioning to permanent housing. Residents are provided with rehabilitative counseling and support, daily living skills development, medication monitoring and community integration.

Unity House provides permanent supportive housing throughout Cayuga County offering individuals managing mental issues case management support, housing search and placement, security deposits, rental assistance, utility assistance, furnishing, budget counseling, linkage to community supports and access to ancillary services.

Unity House Respite Care is a round-the clock residential setting designed to provide emergency, temporary shelter to adult Cayuga County residents with a mental health diagnosis for up to 21 days.

Unity House offers a one-stop personalized recovery oriented services program that teaches participants to use inherent strengths and supports to overcome barriers caused by a mental health condition so that they may develop the recovery skills needed to live their lives more fully.

Unity House Peer's PLACE (People Learning and Celebrating Everything) provides a safe spot where adults with mental health issues can learn from and support each other on their road to recovery.

Unity House Drop-In Center in Auburn provides a safe nurturing social space for people with mental health issues that is peer staffed and provides support, activities and linkages to needed services.

## ***Employment Services***

### **Cayuga County Department of Social Services (formerly DHHS)**

The Cayuga County Department of Social Services (DSS) has a Cayuga County Employment Plan (see attachment) that has been approved by the New York State Office of Temporary Disability Assistance that covers Temporary Assistance (TA) and/or Supplemental Nutrition Assistance program (SNAP) recipients. Cayuga County Department of Employment and Training (CCE&T) is contractually involved in the operation of DSS employment operations. CCE&T responsibilities include assessment, employment plans, job search, job club, GED referrals and other programs and services as required. Additionally, DSS contracts with agencies such as CHAD, IMA, Catholic Charities, Cayuga-Onondaga BOCES, ARISE, VESID and Unity Employment to provide employment services to TA and SNAP clients. These activities and services may include, but are not necessary limited to, employability determinations, development of assessments and employment plans, conciliation and grievance activities, provision of work activities such as job readiness training, education and job skills training, monitoring and support for compliance with treatment plans for exempt individuals with the potential for restoration to self-sufficiency, job development, job placement and retention services and other employment related activities.

### **Cayuga Works Career Center**

The Cayuga Works Career Center (CWCC) operates under the federal Workforce Investment Act. It is part of a system of "One-Stop" Career Centers across the country. In New York State these Center's comprise the "Workforce New York Program". The Center is a single site in our community where job seekers and businesses can access information about training, education and employment services. Currently there are eight (8) community agencies co-located at the CWCC to bring you a full range of employment and training services.

The Cayuga Works Career Center truly represents all of the good things that can happen when government and community agencies work cooperatively to achieve a common goal. For Cayuga Works Career Center that goal is to strengthen our County's workforce.

Whether one is unemployed, underemployed, or a business seeking a skilled workforce the Center has been created to meet individual needs. Services include job search and placement activities, job readiness, developing networking skills, interviewing skills, resume and cover letter writing, computer skills and workshops on a wide variety of subjects.

The Cayuga-Cortland Workforce Investment Area is proud to offer Priority of Service to veterans and their eligible spouses. If you served in the military, you will be served first by the next available staff member and given first priority for jobs and training for which you are eligible and qualified.

## **Cayuga/Seneca Community Action Agency**

The Cayuga/Seneca Community Action Agency's Employment Pathways Program is a new initiative launched January 2015 in partnership with Cayuga County Health and Human Services, Cayuga-Onondaga BOCES, Cayuga Works Career Center and private employers. This program connects people in poverty to local employment opportunities within demand occupations including healthcare, agribusiness, food processing and advanced manufacturing.

The Employment Pathways Program provides case management, training, and flexible subsidies to help program participants overcome individual barriers to employment. Subsidies will primarily offset the cost to pursue a NYS High School Equivalency Diploma, certificate or degree program offered through Cayuga/Onondaga BOCES and/or Cayuga Community College but may be used for other ancillary expenses including transportation and/or child care as needed. Subsidies will be utilized as gap financing based on individual need and other available local, state and federal financial aid.

The goals of the Employment Pathways Program are 1) to provide coordinated support services, education and training in order to prepare low-income individuals to obtain and sustain full-time employment within regional demand occupations; and 2) to provide critical skills training (soft skills), including: completing applications, writing a résumé, preparing for an interview, understanding business etiquette and employer expectations, identifying values, building self-confidence, solving problems, maintaining a positive attitude and developing a strong work ethic.

To support the Employment Pathways Program, the Agency has been working to resurrect Attire for Hire, which provides underemployed and unemployed individuals with appropriate professional attire to attend job interviews and/or work within their chosen field. Referral is required to Attire for Hire from a caseworker or other service provider. Current hours are Monday & Wednesday from 10 am - 3 pm, and Tuesday & Thursday from 3 pm to 7 pm. Attire for Hire is staffed entirely by volunteers from the community.

## **Auburn Rescue Mission**

The Auburn Rescue Mission has contracted with Cayuga County DSS to assist TANF families overcome barriers to self-sufficiency, enter the workforce and promote family stability. The Family Transitions, Jobs for Life and Willing to Works programs place great emphasis on employment readiness.

Employment readiness is defined as being able, with little or no outside help, to find, acquire, and keep an appropriate job as well as to be able to manage transitions to new jobs as needed. The Employment Readiness Model is based on the assumption that becoming employment ready means completing three interrelated goals:

1. Self-sufficiency in five employability dimensions:
  - Career decision-making, or knowing what type of work suits you
  - Skills enhancement, or having the skills for the work you want

- Job search, or having the skills to find work
  - Job maintenance, or having the skills to keep work once found
  - Ongoing career management, or being able to manage career changes
2. Understanding the particular stresses or challenges one faces:
    - Personal challenges, which clients can address themselves
    - Environmental challenges, which clients can manage with help
    - Systemic challenges, which have to be addressed on a community basis
  3. Coping effectively with the stresses or challenges one faces, drawing on four sources of supports:
    - Self-efficacy, or a sense of being able to perform well
    - Outcome expectancy, or whether or not a client expects to succeed and is willing to take responsibility for creating that success
    - Social supports, or the client's network and ability to get help
    - Work history, or the client's feeling that they have performed well in past work contexts, paid or unpaid

The Rescue Mission will provide the following services:

- Provide case management services for TANF applicants and recipients with the goal of enhancing employability, overcoming barriers to self-sufficiency, and promoting family stability. Services include: assessment, goal planning, crisis intervention, client education, support, referrals, record keeping and consultation
- Assist clients with time management, budgeting, life skills, transportation, child care and child service needs to assist in their self-sufficiency efforts
- Review employment plans with clients, assist with job search, applications, resumes, mock interviewing, appropriate work attire and workplace behavior; provide/assist with transportation to key appointments at the Cayuga Works Career Center; provide access to the Rescue Mission Employment Resource Center
- Meet with clients at least twice per month (at least one visit will take place at the client's residence)
- Provide monthly written progress notes to DHHS and contact DHHS upon discovery of any barriers to self-sufficiency including but not limited to domestic violence, drug and alcohol use, medical and/or mental health concerns, child abuse and neglect, fraud or misuse of benefits; Complete and submit quarterly participant report for submission to OTDA
- Participate in monthly case conferences with DHHS staff and/or Cayuga Works Career Center staff to ensure coordinated service delivery

## **Unity House** (employment services)

Unity Employment Services (UES) provides qualified, job-ready employment candidates with disabilities who are pre-screened to match employers' specific job needs. UES turns "Help Wanted" into "Help Hired" by assessing and helping candidates discover and develop their skills and interests; developing strategies for candidates to use in pursuing attainable careers; teaching and overseeing resume development, job application techniques, interview strategies, networking and job skills; and matching trained employees with employer's needs. UES provides worksite employee and employer supports by providing on site job coach; on-going support service and support monitoring of job performance and satisfaction' progress reviews with employers; development of positive, productive relationships among supported employee, co-workers and employer; and training and direction during non-work hours. The overall focus of UES is on career development and job retention.

## **Cayuga ARC**

Cayuga ARC helps employers be more efficient when hiring the right candidate with the ARC free staffing service for businesses and organizations looking for employees with intellectual, developmental or other disabilities. Cayuga ARC provides various financial incentives for qualifying businesses and organizations, experienced job coaches who are available to provide support, on-the-job training and monthly monitoring and great employment opportunities to those with disabilities.

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

**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**

### **Elderly/Frail Elderly**

According to Cayuga County Office of the Aging, by 2015 twenty-four percent of Cayuga County's residents (over 18,000 people) will be over the age of 60 and according to the American Community Survey 2009-2013 approximately twelve percent of seniors age 65 and above have income that is below poverty level. The increase of the aging population and the low to moderate income ranges has driven the need for different senior living options within the community. However, the challenge for this population are those seniors who wish to age in place but lack the resources for supportive living services that would be available in the home. According to 2010 US Census Bureau American Fact finder 1,944 senior age 65 and older in the City of Auburn live alone. These seniors may have some resources but cannot afford the out of pocket expenses for laundry, meal preparation, shopping, personal care and transportation that is not covered by traditional health insurances. There are non-profit organizations and community centers that provide services to the elderly such as transportation, social activities, health classes, and case management. Programs offered by Cayuga County Office of the Aging assists with meals, emergency home repair programs and HEAP. In 2014 the Office of the Aging served 283 meals to the City's seniors, 198 of these seniors live alone.

In addition, many seniors are limited in driving, and rely on family and friends for transportation which may be burdensome and/or unreliable. There are agencies that offer transportation services, yet the service is limited to seniors because of scheduling and in some cases cost. The need for senior transportation will only increase as the aging population rises while the lack of funding for transportation services such as the SCAT Van continues.

Elderly and Frail Facilities and Services include:

- Aurora of CNY
  - Hearing and visual aids
- Cayuga County Office of the Aging
  - In home services for the elderly
  - Transportation
  - Home delivered meals
  - HEAP
  - Emergency Home Repair
- Cayuga County Long Term Care
- ElderChoice
- Home Instead Senior Care
- Boyle Senior Center
  - Social and health activities
- Faatz-Croftut Home
- Evergreen Heights
- Catholic Charities

### SSI case management

- Seniors Helping Seniors
- Westminster Manor
- Northbrook Heights Assisted Living
- Daybreak on St. Anthony, Adult Medical Program
- Alzheimer's Association

### Persons with Disabilities

For both individuals with developmental disabilities and individuals with physical disabilities finding appropriate, affordable quality housing continues to be an issue. There is a coordinated system of assisting those with mental retardation/development disabilities throughout Cayuga County. Of late, there is an increased need for respite services for families who are caring for these loved one and for independent housing options that would provide residential supervisor over site to ensure independence and success.

There remains a need for accessible rental housing for people with disabilities. Additionally, there is a need for supportive housing and/or transitional housing programs to assist with their self-sufficiency. Case management or supportive housing would assist the individual in maintaining their housing by learning good rental skills – as many individuals with disabilities are eligible for subsidized housing (which requires regular housing inspections) a case manager can assist tenants in being good tenants. Additionally, case managers can regular inspect the property to ensure that the landlord is keeping the property well maintained for the tenant.

Services for persons with disabilities include:

- Aurora of CNY
- Unity House
- Arise
  - Home Access Program
  - Advocacy
  - Supported House Program
- E. John Gavras Center
- Auburn Housing Authority Shelter Plus Care Program
- Cayuga Seneca Community Action Agency Permanent Housing programs
- Chapel House Permanent Supportive Housing program
- Freedom Recreation
- Seneca/ Cayuga ARC
- Cayuga County Mental Health Center
- National Alliance of Mental Illness of Cayuga County
- Cayuga Counseling Services
- Cayuga Centers
- Hillside Family of Agencies

## **Substance Abuse or Drug Addiction**

As outlined in the needs assessment, Cayuga County has an excessive drinking rate which is considerably higher than the state rate and more than twice the rate of neighboring Seneca County. This excessive drinking rate is also coupled with high rates of tobacco use. The County and the City have also been facing a heroin epidemic along with other drug addictions. Safe housing, free of drug and alcohol influences remains a need for this population. In fact, according to Cayuga Seneca County Community Profile, since 2000, the rate of people admitted to treatment programs in Cayuga County has increased fifty-two percent.

G.R.A.C.E house is a chemical dependency community for men and women that provides apartment style housing with case management support. Outpatient support for drug and alcohol dependencies in Cayuga County are present in the community with a number of support and fellowship groups.

- C.H.A.D.
- Recovery Counseling
- Older Adult Recovery Program
- Unity House/GRACE House
- Auburn Drug and Alcohol Treatment Court

## **Persons with HIV/AIDS and their families**

Less than 1% of the populations in Cayuga County are persons with HIV/AIDS. Therefore Cayuga County lacks significant resources provided to this population. However there are HIV Primary and Acute Care, Nursing Home/Residential Health Care Facilities and Home Care Resources for Central Counties in surrounding communities including Syracuse and Ithaca, NY.

- AIDS Community Resources
  - HIV Education/Risk Reduction
- Health Home HIV Care Management

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

Cayuga County Mental Health has a Clinic program has professionally trained staff who provide confidential treatment designed to reduce symptoms, improve patient functioning, and to provide ongoing support. Services include outpatient treatment, emergency, psychosocial and rehabilitation services, consultation and community education.

Unity House has a Unity Employment Services (UES) program that provides qualified, job-ready employment candidates with disabilities who are pre-screened to match employers' specific job needs. UES turns "Help Wanted" into: Help Hired" by assessing and helping candidates discover and develop their skills and interests; developing strategies for candidates to use in pursuing attainable careers; teaching and overseeing resume development, job application techniques, interview strategies, networking and job skills; and matching trained employees with employer's needs. UES provides worksite employee and employer supports by providing on site job coach;

on-going support service and support monitoring of job performance and satisfaction' progress reviews with employers; development of positive, productive relationships among supported employee, co-workers and employer; and training and direction during non-work hours. The overall focus of UES is on career development and job retention.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

**CDBG-Public Services**

Funding will be provided in the 2015-2016 program year for social, educational, nutritional, recreational, and transportation services for seniors. Funding will also be used to provide adaptive aids for the elderly so they may remain independent in their homes. The City is also providing funding for Freedom Recreational Services which provides a structured supportive environment with summer programming for children with disabilities.

**CDBG- Residential Rehab**

The residential rehab loan program will provide funding for the rehabilitation of existing owner-occupied structures to ensure the availability of decent, safe, and affordable housing for low- and moderate-income households. This program is open to all eligible homeowners including persons with special needs.

**CDBG- Home Access Program**

This program provides ramps and/or accessibility modifications for physically disabled low to moderate income persons in the City of Auburn.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Barriers to fair housing include the following public policies. Please also see our 2014 Analysis of Impediments which was recently completed for a full list of barriers to affordable housing.

- HUD Income Guidelines to access CDBG programs. OPEd has denied people for being as a little as a few hundred dollars over the guidelines for programs that would have increased fair housing choice in the city of Auburn.
- HUD rent calculation formula for Section 8 and homeless programs. HUD counts households that receive child support as part of their income and does not factor child support as an expense for those who pay it. As a result, there have been disabled individuals living on the streets and places unfit for human habitation even though they receive SSI/SSDI as income. And households that receive child support, especially low or extremely low income households, pay a higher rent and too often far into the HUD “housing vulnerable” category.

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

### Introduction

### 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, Mining, Oil & Gas Extraction	141	0	2	0	-2
Arts, Entertainment, Accommodations	1,086	1,325	13	11	-2
Construction	293	275	3	2	-1
Education and Health Care Services	2,005	3,542	24	29	5
Finance, Insurance, and Real Estate	305	311	4	3	-1
Information	103	144	1	1	0
Manufacturing	1,452	1,870	17	15	-2
Other Services	428	748	5	6	1
Professional, Scientific, Management Services	454	759	5	6	1
Public Administration	0	0	0	0	0
Retail Trade	1,283	2,229	15	18	3
Transportation and Warehousing	183	198	2	2	-1
Wholesale Trade	286	393	3	3	0
Total	8,019	11,794	--	--	--

**Table 38 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	13,683
Civilian Employed Population 16 years and over	12,565
Unemployment Rate	8.17
Unemployment Rate for Ages 16-24	25.02
Unemployment Rate for Ages 25-65	4.93

**Table 39 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	1,744
Farming, fisheries and forestry occupations	558
Service	1,552
Sales and office	3,163
Construction, extraction, maintenance and repair	955
Production, transportation and material moving	1,081

**Table 40 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,001	82%
30-59 Minutes	1,821	15%
60 or More Minutes	317	3%
<b>Total</b>	<b>12,139</b>	<b>100%</b>

**Table 41 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	878	137	1,329
High school graduate (includes equivalency)	3,030	280	1,339
Some college or Associate's degree	3,836	283	971

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	2,518	42	377

**Table 42 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	40	120	166	345	272
9th to 12th grade, no diploma	583	553	582	578	1,039
High school graduate, GED, or alternative	677	877	1,338	2,434	1,862
Some college, no degree	793	926	653	1,434	712
Associate's degree	144	550	587	940	348
Bachelor's degree	135	649	396	977	235
Graduate or professional degree	24	278	203	453	235

**Table 43 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,596
High school graduate (includes equivalency)	27,111
Some college or Associate's degree	32,065
Bachelor's degree	42,230
Graduate or professional degree	52,364

**Table 44 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

### Discussion

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

The major employment sectors within the City of Auburn are Education & Health Services, Manufacturing, Retail Trade, and Arts Entertainment and Accommodations. This is supported by Table 39.

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

Currently, our community faces significant workforce development issues. The City does not have enough people in the workforce with the skills to fill engineering and other high-tech positions that are available, as well as positions requiring mechanical skills, or truck driving. As for entry level positions that do not require skilled labor, there is a need for soft skills development (ie. coming to work on time, being productive and motivated, etc.), coupled with on the job training that companies are typically offering.

Infrastructure is also an issue with which the City struggles. Companies have indicated that increased rail access throughout the City is key to reducing their transportation costs and bettering their competitive positions in their respective markets. As is true in many communities with aging water and sewer services, City forces continually work to repair breaks in service in order to keep businesses open. The cost of utilities in general, especially energy costs, are a significant challenge to retaining and recruiting businesses. In addition, the City's Technology Park needs updates to its water, sewer and road infrastructure, as well as the installation of lighting.

Even with the needs outline above, however, Auburn was recently named by the Talent Tribune as the number 1 place in the Northeast for small business. The City experienced 2% net small business employee growth, adding more than 100 employees to its small businesses. A full 70% of the City's businesses employ 20 people or fewer. This highlights the continued need for entrepreneurship and business planning support.

**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.**

NYS Governor Andrew Cuomo is investing 1. The \$100 million investment of Cayuga Milk Ingredients, a user of advanced technology to produce milk products, has driven significant interest in value-added agriculture in the Auburn community. Complementary industries, such as yogurt manufacturers, have looked at property in close proximity to Cayuga Milk Ingredients. During the five years of the City's Consolidated Plan, it is anticipated that the land available adjacent to Cayuga Milk Ingredients will be built out with other value-added food manufacturers. Although the company is located just outside the City, this investment will continue to impact job and business growth opportunities for City residents.

5 billion in grants, in the form of a business competition. His plan will allow seven regions north and west of New York City vie for one of three \$500 million revitalization grants. This will require significant regional cooperation among communities in the Central New York Regional Economic Development Council (REDC), which includes the City of Auburn, in order to have competitive projects funded. As outlined in the CNY REDC Strategic Plan, continued collaboration is essential, and our economic objectives must also address the social opportunities

and challenges we have throughout the region. As a result, the strategic plan for the CNY REDC is built around three priority goals to guide the region's collective actions:

- Strengthen Targeted Industry Concentrations that Leverage Unique Economic Assets
- Improve Competitiveness in, and Connections to, the Regional, national, and Global Economies
- Revitalize our Region's Urban Cores, Main Streets, and Neighborhoods.

The City is anticipating a major change in the local business economy, namely the closure of the Daikin-McQuay facility, which currently employs 335 people. There will be an influx of aging laborers with a very specific skill set into the workforce, which highlights the need for cross-training.

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

The community currently has job postings that are not being filled because of the lack of the right skill set in the workforce for the available jobs. There are workforce development services in the community, but we need to do a better job of making the right connections. This issue is being worked on as part of the strategic planning process for the Cayuga Economic Development Agency (CEDA), the community's one-stop agency for economic development.

**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.**

The Cayuga Economic Development Agency (CEDA) has a strategic plan from 2011, and the agency is currently working on a new strategic plan. Workforce redevelopment is and will be a major theme in the strategic plan as it is paramount to our community's success.

The Cayuga Community College (CCC) creates customized training programs to meet the specific needs of businesses and organizations. Whether it is computer skills or leadership training, the college works with businesses to design a program tailored to meet their immediate and long-range goals. The local community college, CCC, has a workforce development study called "Path to Jobs." This will connect WIB and BOCES together.

The Cayuga Works Career Center (CWCC) operates under the federal Workforce Investment Act. It is part of a system of "One-Stop" Career Centers across the country. In New York State these Centers comprise the "Workforce New York Program". The Center is a single site in our community where job seekers and businesses can access information about training, education and employment services. Currently there are eight (8) community agencies co-located at the CWCC to bring a full range of employment and training services.

Cayuga-Onondaga BOCES offers a range of Adult Education programs, including a commercial driving program, career and technical education for adults, English as a Second Language (ESL), literacy/high school equivalency preparation, nurse aide, and practical nursing.

The City of Auburn School District has partnered with the local community college and business leaders in the community for a degree program called the P-Tech program. This will allow Auburn students to graduate with a degree in electrical or mechanical technology with a plastics option. Currently, one of our businesses in Auburn has to travel to Pennsylvania to find qualified people to fill open positions at a plastics manufacturing plant.

Cayuga/Seneca Community Community Action Agency has received funding for a program through the New York State Consolidated Funding Application (CFA) process. The Employment Pathways Program is a new initiative launched January 2015 in partnership with Cayuga County Health and Human Services, Cayuga-Onondaga BOCES, Cayuga Works Career Center and private employers. This program connects people in poverty to local employment opportunities within demand occupations including healthcare, agribusiness, food processing and advanced manufacturing.

The Employment Pathways Program provides case management, training, and flexible subsidies to help program participants overcome individual barriers to employment. Subsidies will primarily offset the cost to pursue a NYS High School Equivalency Diploma, certificate or degree program offered through Cayuga/Onondaga BOCES and/or Cayuga Community College but may be used for other ancillary expenses including transportation and/or child care as needed. Subsidies will be utilized as gap financing based on individual need and other available local, state and federal financial aid.

The goals of the Employment Pathways Program are 1) to provide coordinated support services, education and training in order to prepare low-income individuals to obtain and sustain full-time employment within regional demand occupations; and 2) to provide critical skills training (soft skills), including: completing applications, writing a résumé, preparing for an interview, understanding business etiquette and employer expectations, identifying values, building self-confidence, solving problems, maintaining a positive attitude and developing a strong work ethic.

**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's Consolidated Plan proposes to continue the Small Business Assistance Program and Special Development Project funding. All projects, whether small business start-ups, business expansions or business attractions, have gaps in the ability to put a deal together. Flexible gap financing is going to continue to be important in the support of the City's business community, in order to provide job opportunities for our residents.

## MA-50 Needs and Market Analysis Discussion

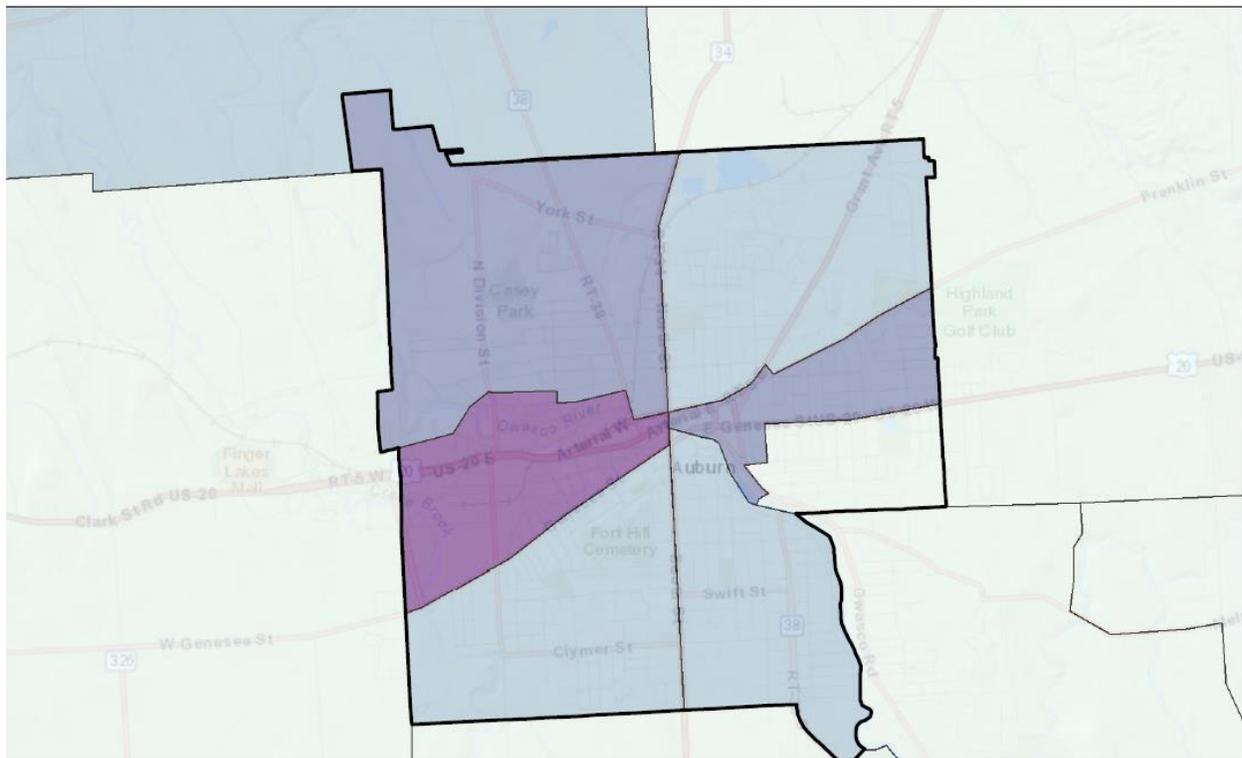
**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

No, there does not seem to be areas where households with multiple housing problems are located.

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

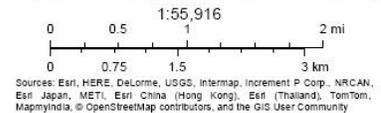
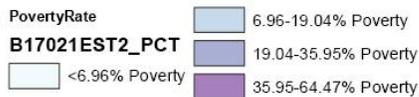
Census Tract 421 shows a concentration of minorities and low income families. A concentration occurs when a certain area in the City shows a higher distribution than other areas.

Poverty Rate - City of Auburn, NY

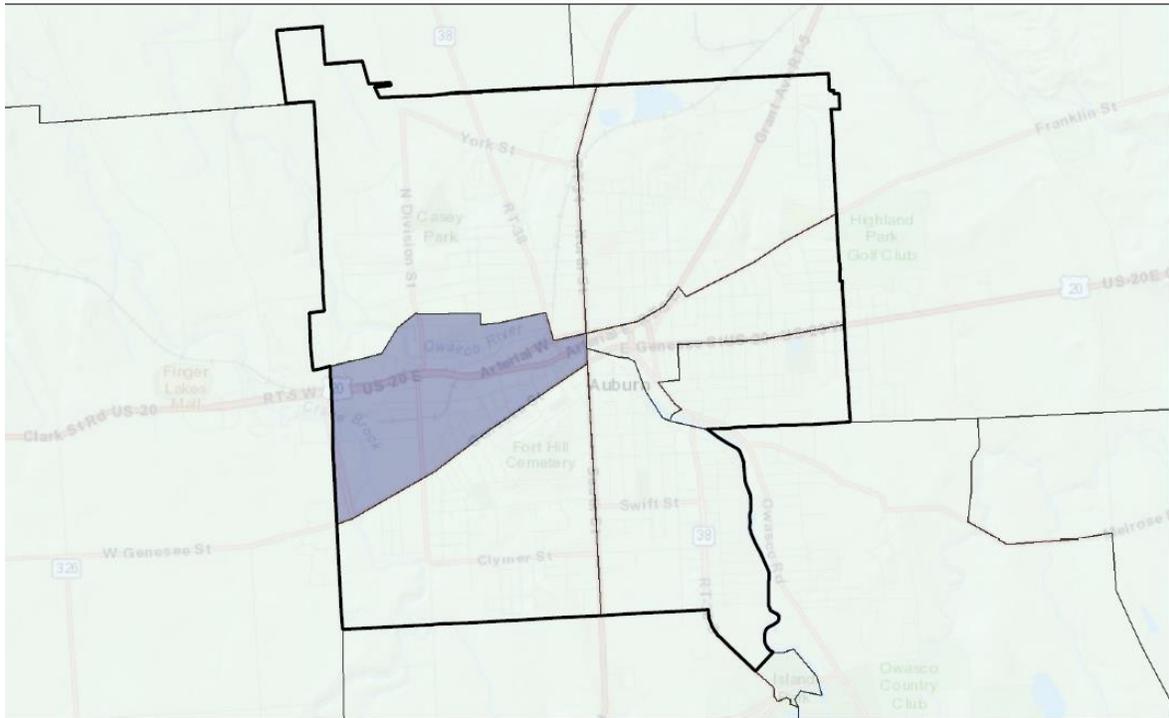


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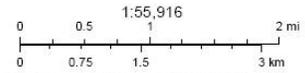


City of Auburn - Location of Blacks / African Americans



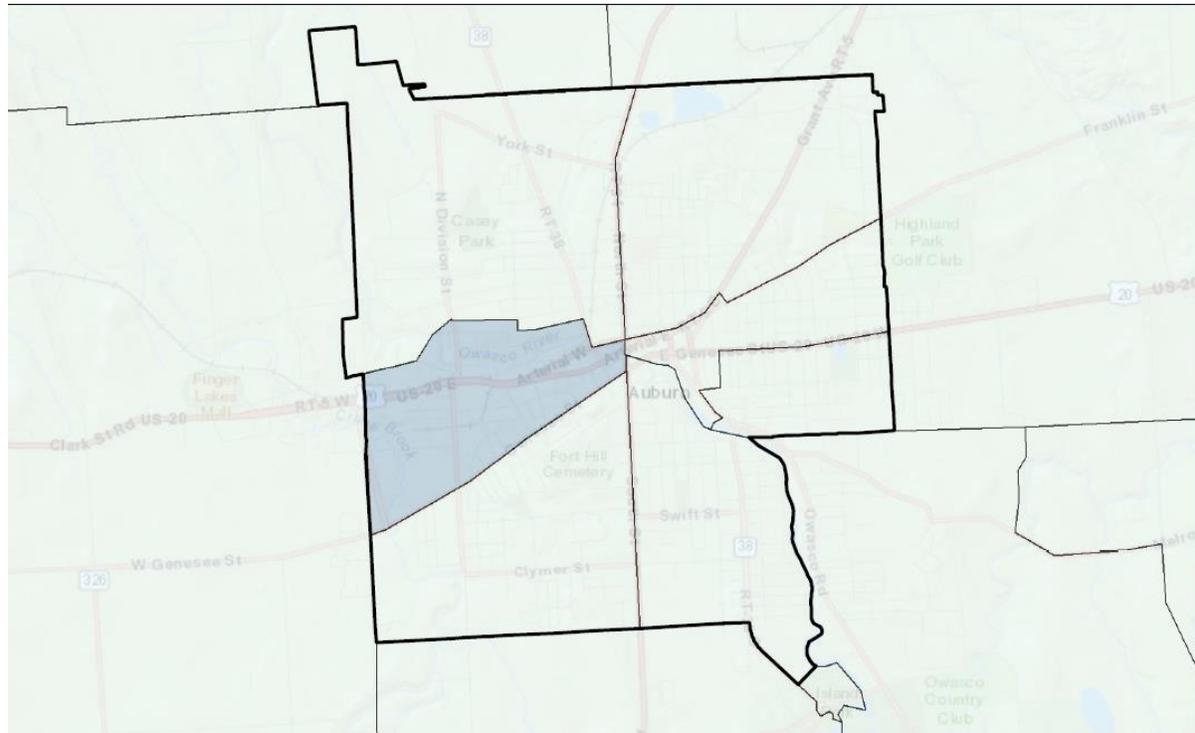
2015

Variable 1 **BlackAfricanAmericanAlone** 22.46-45.16%  
**B03002EST4\_PCT**  
 <6.83%



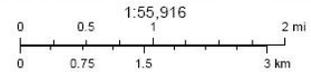
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

City of Auburn - Location of Blacks / African Americans



2015

Variable 1 **HispanicOrigin** 7.05-22.59%  
**B03002EST12\_PCT**  
 <7.05%



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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

The characteristics in these neighborhoods, as well as others identified in SP-10, are the age of housing, lack of funds for investment in rehabilitation, old infrastructures, and the concentration of the population with supportive social service needs. Community assets include a program of new school construction as well as improvements in recreational facilities. These areas are served by numerous social services programs, many of which receive CDBG funding.

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

There are several community assets in Census Tract 421. Some of these assets include the Orchard Street Neighborhood Association, the recently completed SE Payne Cornerstone Project, the Benton Street Playground which recently had improvements completed, and the beautiful St. Francis Park and Playground which is slated for improvements during the next Action Plan.

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

Other strategic opportunities in this area are:

- Orchard Street Neighborhood
- St. Francis Park Neighborhood

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The preceding sections of this Consolidated Plan have focused on an assessment of needs. These needs have been identified through a process of review of applicable studies and analyses, statistical research, consultation with public and private agencies and organizations, a needs public hearing, and citizen participation.

In response to these identified needs, this Strategic Plan includes geographic priorities, description of priority needs, market influences on these needs, anticipated resources to meet identified needs, goals, and the institutional structure for delivery programs and resources to achieve the goals.

Within the strategy there are specific components that will be addressed including public housing, barriers to affordable housing, homelessness, lead-based paint hazards, and poverty. There is also a description of monitoring procedures to assess progress toward achieving goals.

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

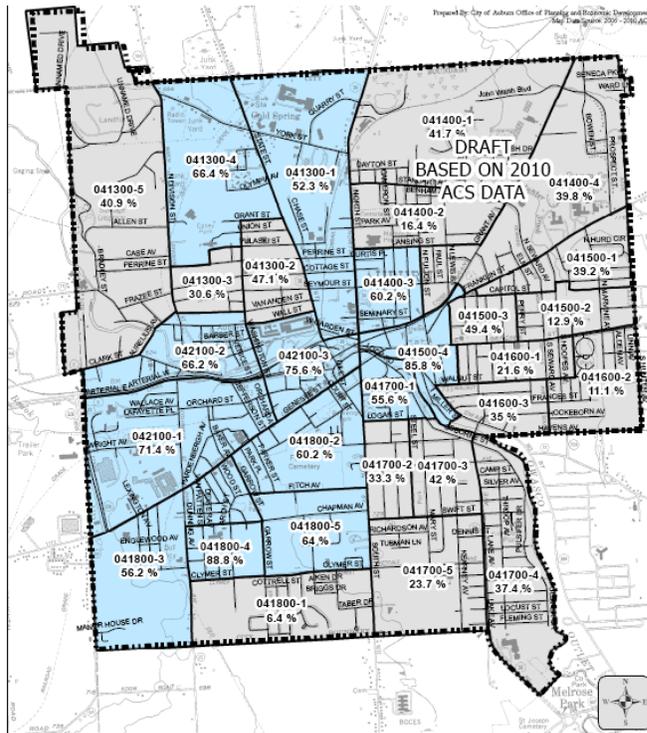
## Geographic Area

Table 45 - Geographic Priority Areas

### General Allocation Priorities

CDBG funds are allocated to either direct-benefit activities or to benefit low to moderate income areas. At least 70 percent of aggregate CDBG expenditures over a three-year certification period must be for activities benefiting low to moderate income persons.

Work will continue in Census Tract 421 which is considered a financially distressed area with many minorities living in it. Work will also continue in Census Tract 418 in income-eligible block groups and then move into eligible block groups in Census Tract 413. This is not to say that these are the only low-income areas in the City in which we will work but these are currently the areas where we have comprehensive efforts planned for CDBG funds. All of the census tracts listed are located on the west side of the City which is generally considered a “poor” section as compared to the east side of the City. Please see attached map for all income-eligible areas where the City of Auburn may conduct area-wide projects.



**City of Auburn, New York**

**Census Block Groups**

- Eligible Block Groups >51% LMI
- Ineligible Block Groups <51% LMI

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

### Priority Needs

Table 46 – Priority Needs Summary

Table 47 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Direct Financial Assistance to Homebuyers Residential Rehab Substantial Rehab
	<b>Description</b>	Affordable Housing priority needs include rehabilitation of renter and owner-occupied homes and homeownership assistance.
	<b>Basis for Relative Priority</b>	
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Chronic Homelessness Individuals Families with Children
<b>Geographic Areas Affected</b>		
<b>Associated Goals</b>		Homelessness Prevention
<b>Description</b>		Providing permanent housing for chronically homeless & disabled persons. Programs are for families with children and single men.

	<b>Basis for Relative Priority</b>	
<b>3</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Funding of public services for low to moderate income persons with or without special needs.
	<b>Basis for Relative Priority</b>	
<b>4</b>	<b>Priority Need Name</b>	Non-Housing Community Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Facilities Public Infrastructure
	<b>Description</b>	Funding of improvements to public infrastructure and public facilities.
	<b>Basis for Relative Priority</b>	
<b>5</b>	<b>Priority Need Name</b>	Community Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Clearance
	<b>Description</b>	Community Development priority needs include clearance and demolition and brownfield remediation.
	<b>Basis for Relative Priority</b>	
6	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Section 108 Repayment Business Lending
	<b>Description</b>	Section 108 Loan Repayment
	<b>Basis for Relative Priority</b>	
7	<b>Priority Need Name</b>	Administration/Planning
	<b>Priority Level</b>	Low
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Administration
	<b>Description</b>	Planning and Administration of the CDBG program.
	<b>Basis for Relative Priority</b>	

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	See below
TBRA for Non-Homeless Special Needs	See below
New Unit Production	See below
Rehabilitation	See below
Acquisition, including preservation	See below

**Table 48 – Influence of Market Conditions**

#### Tenant Based Rental Assistance

The data presented in section NA-10 underscores the need for Tenant Based Rental Assistance as the number one housing problem is cost burden. Tenant Based Rental Assistance would decrease the cost burden for renters who are affected the most by cost burden.

#### Tenant Based Rental Assistance of Non-Homeless Special Needs

Human Service Agencies advocated for the need of tenant based rental assistance for non-homeless special needs populations.

#### New Unit Production

New units will be built by AHA Development Corp to serve as transitional housing for low to moderate income households. New units are also needed in neighborhoods where there is blight and dilapidated housing that is beyond rehabilitation. The City's housing stock is old and in need of rehabilitation but not all houses can be rehabilitated and in those cases should be demolished and new units constructed.

#### Rehabilitation

Housing built before 1980 is in need of rehabilitation not only for lead paint purposes but also for energy efficient upgrades and general maintenance as well. MA-20 underscores the need of rehabilitation as its data shows that 95% of owner occupied homes were built before 1980 and 90% of renter occupied homes were built before 1980.

#### Acquisition, including preservation

The City will acquire properties through tax foreclosure. The list of properties being acquired will be reviewed by the Office of and Planning and Economic Development to see if there are any properties that should be either demolished in a CDBG eligible area, or in need of preservation via significant rehab. In the latter case, the Office of Planning and Economic Development will approach community partners to see if CDBG funds could be leveraged with another source for the significant rehab.

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

### Introduction

The City of Auburn receives federal funds through the U.S. Department of Housing and Urban Development on an annual basis. During the first program year of this Five Year Plan the City anticipates receiving \$815,000.00 in CDBG entitlement allocations.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin Economic Development Housing Public Facilities & Improvement Public Services	815,000	202,821	2,258,844	3,276,665	4,071,284	The amount expected for the remainder of the 5 Year Plan is estimated by multiplying the remaining 4 years of the con plan, assuming funding remains the same each year.
Continuum of Care	public - federal	Other	294,763	0	0	294,763	1,179,052	

Table 49 - 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**

### Housing

The City of Auburn will continue to partner with Homsite Fund, Inc. and Home Headquarters. The following resources will be available to leverage the City's Home Repair Assistance Program and Special Development Projects:

- RESTORE - \$2,300 per case for emergency home improvement repairs (furnace, hot water tank, flooring, plumbing, etc). The intention is to do a total of 20 cases before the contract is completed on 9/30/15. Approximately \$10,000 will be provided after July 1 prior to the contract end date.
- AHC Home Improvement – Funds will be available in April/May 2015. The total contract is \$500,000 over a two year timeframe. The plan is to max the funds per unit at \$10,000, with half of the funds expended in the first year.

Homsite and Home Headquarters will also be making applications as outlined below. The awards will be announced in calendar year 2015, for contracts in late 2015/early 2016.

- AHC Home Improvement – The total application request is \$900,000. This would likely be awarded in 2015 (end of the calendar year). The plan would be to deploy \$300,000 in Cayuga County over a 2 year period, the majority of which would be deployed in the City in order to use CDBG for the match. This would provide \$10,000 per case.
- AHC Acquisition Rehab – This funding would be utilized to substantially rehabilitate 7 vacant/deteriorating properties in the City of Auburn. The total application request will be \$245,000, utilizing funds from the City of Auburn CDBG to leverage the project.
- RESTORE – The application request will be for a total of \$50,000 grant request.

In addition, Home HeadQuarters, as a Community Development Financial Institution (CDFI) has lending capital, through a Revolving Loan Fund, available to lend in Cayuga County (Auburn). At this point, with limited marketing, Home HeadQuarters typically serves 10 homeowners a year in the City specifically with these funds, with capital of up to \$10,000-15,000 per property. There are no upper income limits; these funds are typically for those who have limited equity in their homes, so qualifying with a traditional lender is challenging. The homeowner needs to have the ability to pay back the loan. The Interest rate is 3.99%, and term is 7 years. HHQ is the only CDFI in Cayuga County.

In 2015, Homsite and Home HeadQuarters expect that there will be another round of HOME that can be applied for. They will put in another application for Home Improvement (up to \$400,000) and likely an acquisition rehabilitation application, as the latter will be a good companion grant to the AHC application.

### Public Improvements

The City of Auburn secured a grant through the NYS Department of Transportation (DOT) Transportation Enhancement Program (TEP) in the amount of \$1,322,000 for the first phase construction of the Owasco River Greenway Trail. The City of Auburn CDBG Program would provide match in the amount of \$330,000 during the 2015-2016 and 2016-2017 Action Plans.

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

The City of Auburn was awarded \$1,322,000 dollars in funding assistance from the New York State Department of Transportation Enhancement Program and will receive \$330,000 in support from US HUD CDBG entitlement funds to construct a 2.1 mile multi-modal segment of the Owasco River Greenway Trail. The construction of a 2.1 mile trail segment is the commencement of a 12 mile shared use trail system that extends from trailhead, Wadsworth Park in the northwest quadrant of the City southward along the Owasco River to Emerson Park at Owasco Lake. The trail consists of 14 major and minor trail nodes sited along the trail route for parking, seating, overlooks of the river, picnic facilities, interpretive and directional signage, trash receptacles etc . The off-road portion of the trail is located on publically owned property and will be constructed for continued connectivity and to allow trail users to get closer to the Owasco River.

The purpose and goal of the Owasco River Greenway Trail is to augment the existing non-motorized transportation system that connects the City's low-to-moderate income residential neighborhoods to Auburn's Central Business District, employment centers and recreational opportunities. The 2.1 mile downtown trail segment is entirely located within Census Tracts 417 and 419 which are US HUD CDBG designated low-to-moderate income neighborhoods. Expanding the City's multi-modal system within these census tracts will allow for safe, reliable, affordable and alternative transportation choices to the motor vehicle. The trail will provide much needed designated pedestrian and cycling connections from homes and places of business and services.

In addition to the Owasco Greenway Trail the City of Auburn is committed to providing quality recreational opportunities and greenspaces within neighborhoods. Neighborhood parks are key to quality of life within a City; therefore public park improvements will include an assessment of the park including historical usage and community involvement. Playground and park improvements will be focused in US HUD CDBG designated low to moderate income areas. For the 5 Year Consolidated Plan the following public parks and playgrounds, located in the corresponding Census Tracts, will be improved:

Columbian Park- Census Tract 418

St. Francis Park- Census Tract 421

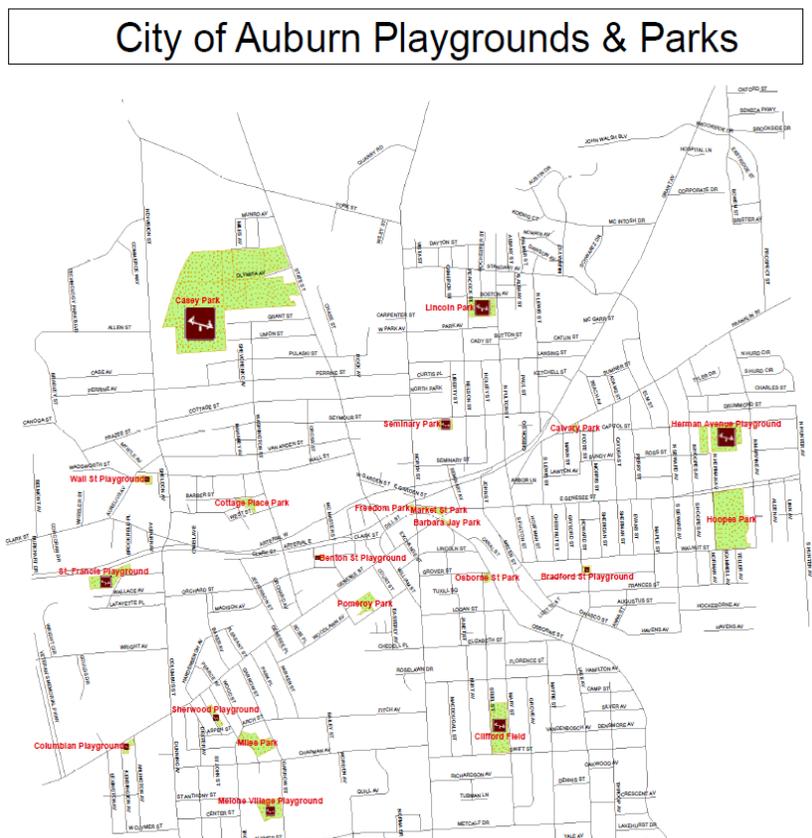
Casey Park- Census Tract 413

Sherwood Park- Census Tract 418

Seminary Park- Census Tract 414

Consolidated Plan

OMB Control No: 2506-0117 (exp. 07/31/2015)



## 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
City of Auburn OPED	Government	Community Development Public Facilities Public Infrastructure Neighborhood Improvements Planning Non-Homeless Special Needs Public Service	City of Auburn
City of Auburn/Cayuga County Homeless Task Force	CoC	Homeless needs	City of Auburn and Cayuga County
Auburn Housing Authority	Public Housing Authority	Public Housing	City of Auburn
Homsite	Non-profit Community Development	Housing	City of Auburn and Cayuga County
Cayuga Economic Development Agency	Non-profit Economic Development Agency	Economic Development	City of Auburn and Cayuga County

Table 50 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The goals outlined in a previous section of this Strategic Plan will be carried out by several organizations. The structure is summarized as follows:

#### City of Auburn Office of Planning and Economic Development

The Office of Planning and Economic Development is responsible for the administration of the CDBG funds. Responsibilities include coordination of the citizen participation process, hosting public hearings, soliciting applications for CDBG funding, reviewing applications with the application review committee, prepare the Consolidated Plan and Annual Action Plans for funding, preparation of all sub-recipient agreements with sub-grantees, monitoring of activities and preparation of the CAPER report on performance. The Office of Planning and Economic Development is also responsible for the implementation of the recommendations of the Fair Housing Analysis of Impediments.

### City of Auburn Departments

City departments including public works, parks and recreation, and engineering assist in the identification of needs as well as goals needed to improve the infrastructure. These departments also implement infrastructure projects selected for funding. The Corporation Counsel reviews contracts before recommending execution by the Mayor.

### Sub-Recipient Agencies and Organizations

There is a network of local human service and non-profit agencies, which provide programs and assistance to low to moderate income individuals. These programs work with individuals in providing assistance to meet life basic needs including emergency food, rental assistance, case management and counseling support, hearing and visual aids, transportation, legal aid, health and recreational programming for youth, seniors and the disabled.

#### Auburn Housing Authority

The Auburn Housing Authority is responsible for providing affordable, decent housing for lower income households. This includes both public housing units and Section 8 vouchers.

#### Homsite

Homsite is a non-profit community development agency that serves the City of Auburn and Cayuga County. Homsite provides housing and community development services specifically to assist low- and moderate-income persons and improve neighborhoods.

#### City of Auburn/Cayuga County Homeless Task Force

The City of Auburn Continuum of Care also known as the City of Auburn/Cayuga County Homeless Task Force is comprised of representatives from human service agencies. The homeless task force is responsible for homeless Point in Time Count, HMIS reporting, the preparation of the NOFA, soliciting applications for HUD CoC funding, review of the applications and a recommendation as to activities to be funded, and the amount of such funding.

#### Cayuga Economic Development Agency

CEDA is a non-profit organization that attracts, grows and expands businesses in the City of Auburn and Cayuga County.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
Other			

**Table 51 - 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)**

The City of Auburn Cayuga County Homeless Task Force, the Continuum of Care, and active participation of Steering Committee members is the key organization meeting the needs of the homeless.

**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 strength of the delivery system is an active Continuum of Care Steering Committee representing numerous agencies and programs. A gap exists in the lack of funding for permanent affordable housing and supportive housing.

**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 Auburn will continue to rely on the Continuum of Care structure to overcome gaps in Homeless needs. The Office of Planning and Economic Development as part of its planning, application and monitoring processes, working with individual human service agencies and the public to continue to identify needs and overcome gaps in services.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Residential Rehab	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$3,164,395	Homeowner Housing Rehabilitated: 80 Household Housing Unit
2	Direct Financial Assistance to Homebuyers	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$90,000	Direct Financial Assistance to Homebuyers: 30 Households Assisted
3	Substantial Rehab	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$683,923	Homeowner Housing Rehabilitated: 2 Household Housing Unit
4	Homelessness Prevention	2015	2019	Homeless		Homeless	Continuum of Care: \$1,394,970	Homelessness Prevention: 240 Persons Assisted
5	Public Services	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$582,500	Public service activities other than Low/Moderate Income Housing Benefit: 7300 Persons Assisted  Homelessness Prevention: 200 Persons Assisted
6	Business Lending	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$485,000	Jobs created/retained: 25 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Facilities	2015	2019	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$650,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2370 Persons Assisted
8	Public Infrastructure	2015	2019	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$770,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
9	Clearance	2015	2019	Community Development		Community Development	CDBG: \$1,060,000	Brownfield acres remediated: 26 Acre Buildings Demolished: 2 Buildings
10	Section 108 Repayment	2015	2019	Non-Housing Community Development		Economic Development		
11	Administration	2015	2019	Administration		Administration/Planning	CDBG: \$600,000	Other: 1 Other

**Table 52 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Residential Rehab
	<b>Goal Description</b>	Rehab program for low to moderate income households. Can include basic rehab, home modifications for accessibility purposes, and installation of photoelectric smoke detectors. The funding allocated also includes funding for the program delivery of housing programs.
2	<b>Goal Name</b>	Direct Financial Assistance to Homebuyers
	<b>Goal Description</b>	Assisting first-time homebuyers in the City of Auburn with downpayment or closing costs.
3	<b>Goal Name</b>	Substantial Rehab
	<b>Goal Description</b>	Substantial rehab of units for low to moderate income households that revitalizes a neighborhood.
4	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	The creation of homeless beds is funded through the City of Auburn Continuum of Care and includes permanent housing project to serve chronically homeless and supportive housing programs to serve individuals and families that are homeless.
5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public Services for low to moderate income households of both special needs and non special needs.
6	<b>Goal Name</b>	Business Lending
	<b>Goal Description</b>	The Small Business Assistance Program provides "gap" financing to small businesses in the City of Auburn that will be creating or retaining jobs for low to moderate income persons. Funding Allocated also includes funds for program delivery.
7	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Improvements and new construction of parks, trails, and playgrounds.

8	<b>Goal Name</b>	Public Infrastructure
	<b>Goal Description</b>	Public Infrastructure improvements to low to moderate income neighborhoods.
9	<b>Goal Name</b>	Clearance
	<b>Goal Description</b>	Funding for clearance, demolition, and brownfield remediation in low to moderate income areas.
10	<b>Goal Name</b>	Section 108 Repayment
	<b>Goal Description</b>	Section 108 Repayment
11	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administration costs for the CDBG program, the Homeless Task Force, and the Human Services Coalition.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

City does not receive HOME funding so question is not applicable.

## **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)**

#### **Activities to Increase Resident Involvements**

#### **Is the public housing agency designated as troubled under 24 CFR part 902?**

#### **Plan to remove the ‘troubled’ designation**

Auburn Housing Authority was under a Section 504 Voluntary Compliance Agreement (VCA) but it was closed on January 24, 2012. The VCA did not require any increase in the number of accessible units at their Federal property. Although the VCA did not require any increase in the number of accessible units, there is currently a waiting list for accessible units and there is a need to increase the number of accessible units.

There is always a need for increased resident involvement and the Auburn Housing Authority has many activities they offer to try to increase involvement. A quarterly newsletter is issued with information about programs and about planned improvements or issues at properties. When considering improvements at the properties, surveys are often conducted to gather information about which improvements are most important to the residents. NYS Public Housing Law requires that two members of the Board of Commissioners be elected tenant representatives.

One of the most effective ways found to encourage resident involvement has been community gardens. There are currently 3 community gardens at Melone Village and there are plans to build additional community gardens at Brogan Manor this coming summer. These gardens bring residents together and encourage them to take more pride in the properties. An annual tenant picnic is held each year as well as a school supply giveaway. Staff also works with residents and local human service agencies, churches, food pantries, and schools to ensure that residents are aware of and know how to access the various programs available. One challenge faced with increasing resident involvement is the fact that the Auburn Housing Authority does not have a community center or meeting space at Melone Village or Olympia Terrace.

The Auburn Housing Authority is not designated as “troubled” under 24 CFR part 902.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Barriers identified in the 2014 Analysis of Impediments to Fair Housing include:

- Landlords not making needed repairs such as fixing stoves, refrigerators, heating equipment as well as not addressing lead and mold issues for low income households. Failure to make repairs has put these households at greater risk of becoming homeless and negatively impacted their quality of life.
- Landlords have refused to lease to some households based on source of income. In particular those households that have public assistance or Section 8 housing grants.
- Landlords not following proper legal procedures when retaking possession of premises from low income households violating basic due process.
- Landlords intentionally or unintentionally misusing City Code to condemn their own premises (i.e. not paying utilities to remove tenant, removing door to apartment).
- Denial of housing opportunities based on familiar status.
- Screening criteria at affordable housing complexes.
- Adults not able to get utilities turned on in their name. A number of households owe significant utility arrears. Some adults seek to overcome this obstacle by placing the utilities in their children's name. Electric and gas companies typically only ask for social security numbers. Companies like NYSEG, do have a Customer Advocate to set up payment plans and get utilities turned on. However for many households with utility arrears they do not view housing that does not include utilities in the rent as an option. Thus limiting housing choice.
- Predatory lending by rent to own and credit card companies.
- HUD Income Guidelines to access CDBG programs. OPED has denied people for being as a little as a few hundred dollars over the guidelines for programs that would have increased fair housing choice in the city of Auburn.
- HUD rent calculation formula for Section 8 and homeless programs. HUD counts households that receive child support as part of their income and does not factor child support as an expense for those who pay it. As a result, there have been disabled individuals living on the streets and places unfit for human habitation even though they receive SSI/SSDI as income. And households that receive child support, especially low or extremely low income households, pay a higher rent and too often far into the HUD "housing vulnerable" category.

- Auburn Human Rights Commission is staffed part-time with limited resources and has a broad mission. Housing discrimination complaints are not systematically categorized by outcome and basis of complaint and forwarded to Executive branch of Auburn City government. When New York State OTDA issued request for proposals for Fair Housing Enforcement and Information programs no entity from Auburn applied for funds. The enforcement money could have helped resource the Auburn Human Rights Commission and a non-profit agency could have used the informational money to help educate and promote fair housing choice.
- Failure to utilize Social Security's Ticket to Work Program

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Strategies to remove barriers to affordable housing recommended in the 2014 Analysis of Impediments to Fair Housing include:

- Commission the City Manager and/or City Office of Planning and Economic Development (OPED) to study a City Land Bank. On June 29, 2011 New York Governor Andrew Cuomo signed historic land bank legislation, allowing municipalities to take control of problem properties and then redevelop or dispose of them in a manner consistent with the public interest. The New York State Land Bank Act adds a new article 16 to the not-for-profit corporation law. This article allows municipalities to establish land banks for the purpose of acquiring real property that is tax delinquent, tax foreclosed, vacant or abandoned. Once municipalities establish a land bank, municipalities can then design, develop, construct, demolish, reconstruct, rehabilitate, renovate, relocate and otherwise improve upon banked real property. Since June 2011, 9 land banks have been created in New York State and subsequent legislation has authorized the creation of up to 20 land banks. In July 2013, New York State Attorney General's Office launched a Land Banks Community Revitalization Initiative, which is dedicating a portion of the funds awarded to New York under the National Mortgage Settlement to support legally designated Land Banks, formed under the New York State Land Bank Act of 2011 (New York State Attorney General Land Bank Community Revitalization Initiative). On October 29, 2013, the first round of grants awarded \$13 million to eight land banks statewide (*I.D.*). In the second round of funding, the Attorney General Office's Initiative will be making up to \$20 million available to land banks statewide. Applications for this second round of funding are available now (*I.D.*). Land Banks have had a tremendous impact helping to revitalize communities both nationally and through New York State. For example, in the first four years of the Cuyahoga Land Bank's (Ohio) existence "over 750 home renovations that were facilitated through private investment; field servicing and maintenance of thousands of properties pending disposition; over 2000 demolitions of seriously blighted and hazardous houses; lot re-use for homeowner yard expansions; urban agriculture, business expansion, faith-based and institutional land re-use" (Cuyahoga County Land Revitalization Corporation 2013 Annual Report page 4). In Syracuse, New York before the land bank was created, there were 3,800 properties eligible for foreclosure, and the existing collection policies were not adequately addressing the scale of the issue (Center for Community Progress, Luke Johnson February 27, 2014). With the creation of the land bank, however, the City and

the County have been able to move towards a comprehensive foreclosure policy with the land bank taking title of those properties that do not get redeemed (*I.D.*). This is resulting in a marked increase in revenue coming into the city, a portion of which is being shared with the land bank to continue its good work (*I.D.*). However, Land Banks are not without challenges. Notably how to finance day to day operations and acquire capital to obtain or renovate real property (Madeline Fletcher, the Consulting Director of the Newburgh Land Bank). By commissioning the City Manager and/or OPED to sustain the viability, sustainability and impact of a City Land Bank, the City of Auburn may gain a powerful tool to create or rehab the City's housing stock and potentially increase fair housing choice as well as foster economic development.

- Discrimination against people in protected classes by real estate and other housing professionals may go undetected and unaddressed if not adequately monitored and enforced. Considering the growing number of residents in protected classes, there is a greater need for fair housing awareness, education and enforcement opportunities.
- Track zoning variance and local permit applications as well as substantially adjusted residential permit applications to monitor any potential impediments to fair housing. According to the OPED within the next 24 months the City will have the capacity to be able to track zoning variance and local permit applications through computer software. An analysis of these factors may identify patterns, potential impediments to fair housing choice or a lack thereof to be included in the 2019 AI.
- Apply for New York State Office of Temporary and Disability Assistance Solutions to End Homelessness Program (STEPH) funding in August 2014 to assist protected classes end homelessness and increase fair housing choice.
- Create City of Auburn Affordable Housing Fair by encouraging financial institutions to partner with realtors and public and private housing professionals to educate, prepare and equip renters for home ownership. This will help address the high renter rate in the City and increase minority and low income household home ownership.
- Create Centralized Intake and Assessment System for all Housing Vulnerable and Homeless Persons. Currently Housing Vulnerable and Homeless Persons go agency to agency in search of assistance. This process is very timing consuming and frustrating for those seeking help and too often they are given a "referral" instead of housing assistance. The current system also promotes organization waste among agencies who ask similar questions to those seeking assistance. It is not uncommon for multiple agencies to be duplicating efforts to assist this population. A Central Intake and Assessment System will be more user friendly for consumers, streamline operations and prioritize those most at-risk.
- Track housing discrimination complaints in more detailed systematic manner. Complaints should be tracked not only by number but outcome and basis and an annual report should be provided to the Auburn City government executive branch.

- Establish Bi-Annual Fair Housing Work Group

The AI structure should provide for effective, ongoing relationships with *all* elements of the community including the chief executive with clear and continuous exchange of concerns, ideas, analysis, and evaluation of results (Fair Housing Planning Guide Volume 1, Chapter 2, page 12). Establish biannual Fair Housing work group made up Fair Housing Organizations, Local Government (i.e. City Planning, Code Enforcement, Planning Board), Advocacy groups (especially those that have housing needs of particular segments of the population, such as people with disabilities; families with children; immigrants and homeless persons; and specific racial ethnic minorities); Housing Providers (both those who are aware of problems of providing affordable housing in Auburn and landowners); Banks and Other Financial Institutions, Cayuga Community College; Neighborhood Organizations (that can provide information, ideas or support in identifying impediments to fair housing choice at the neighborhood level and help in developing actions to address these problems); and have members of general public that are members of a protected class. The work group can review progress to plan action steps that remove impediments to fair housing choice as well as identify new or potential impediments.

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

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

In November 2010 the City of Auburn developed and accepted a Ten Year Plan to End Homelessness (see 10 Year Plan attachment). The goals of the Ten Year Plan are 1. Homeless Prevention 2. Rapid Re-Housing 3. Increase Employment, Income, and Access to Services 4. Increase the Availability of Safe, Quality, and Affordable Housing 5. Reduce the Number of Chronically Homeless People and 6. Planning for Outcomes and Accountability. The plan has helped provide a framework for local government and community stakeholders. In the past year the Cayuga County Department of Social Services and Mental Health have been developing cross systems changes in part to better serve those who are at-risk of homelessness (can be found in 2015 Cayuga Mental Health Plan).

### **Outreach**

Meeting people where they are—geographically, philosophically, emotionally—is the essence of homeless outreach. Outreach workers and volunteers across the county take services to where people are. These outreach workers are often the first and only point of contact for people who might otherwise be disconnected. When people use the terms “outreach” and “engagement,” they can mean many things. For some, outreach can mean “going out” into the waiting room of a shelter or a soup kitchen. For others, outreach takes place in the streets, under bridges and in abandoned buildings. Outreach can mean efforts to educate the community about available services or it can be a place where other services happen. Many view outreach as a service in itself – a process of building a personal connection that may play a role in helping a person improve their health status, housing situation or support network. “Engagement” most commonly means engagement in services or the process of building a trusting relationship.

The Auburn homeless outreach plan seeks to

- Identify those who are homeless;
- Build relationships with those who are homeless;
- Meet people’s basic needs such as food, clothing and shelter;
- Use outreach teams with knowledge of mental health and substance abuse issues and barriers to housing. Former homeless individuals often participate as a member of the team;
- Be flexible and creative not only in terms of where, when and how outreach is conducted but also in connecting households with needed services;
- Educate the community about homelessness and what can be done to end homelessness;
- Serve people who have difficulty accessing services such as the chronically homeless, individuals struggling with unmanaged mental health and/or substance abuse issues;
- End homelessness one person at a time and integrate people back into the community.

Chapel House, Auburn Rescue Mission, Veteran’s Administration social workers and community volunteers conduct bi-weekly street outreach throughout the City of Auburn. A

“Help Now” map, Community Services Directory and “211” is widely available listing housing resources and other basic needs. The 24 hour Veteran’s Call Center number has been a great resource for homeless veteran’s usually receiving assistance within 24 hours of a call. The Auburn Police Department works closely with the local emergency shelter and homeless taskforce when homeless individuals are identified to secure emergency housing and services. School social workers coordinate efforts with homeless providers to identify homeless youth, provide housing and enable young people to continue their education

The City of Auburn Homeless Taskforce Community Awareness Committee partners with local news media on Homelessness and Poverty series. News media have accompanied homeless outreach teams helping to create much needed awareness. The Homeless Taskforce is active on social media helping to create awareness around homelessness in our community, resources available and how community members can help. Churches, businesses, food pantry providers and concerned citizens have often called the City of Auburn or HTF chair when potential homeless households need assistance.

Our local HUD funded permanent supportive housing programs prioritize chronically homeless individuals and families with children when they have openings. HUD VA VASH housing vouchers are available to chronically homeless veterans and their families for permanent subsidized housing with supportive services.

### **Addressing the emergency and transitional housing needs of homeless persons**

Auburn has two emergency shelters one that serves homeless men and a domestic violence shelter for woman and households with children fleeing domestic violence. Both shelters can be accessed 24 hours a day. Veterans from an 18 county area may access the men’s emergency shelter. The Cayuga County Department of Social Services (DSS) emergency houses individuals and families who cannot find shelter when they are homeless. Therefore, they do not have friends or family where they can stay and do not have liquid resources to house themselves. DSS has an after-hours emergency number where those seeking housing can call for assistance. DSS also contracts with Catholic Charities to assist individuals that are unable to work to apply for SSI/SSDI assistance to increase their income and housing options.

Chapel House is starting an 8 unit transitional housing program for hard to serve individuals (i.e. high barrier parolees, chronically homeless, substance abuse, mental health) that provides supportive housing and aftercare along with a pathway to permanent housing.

The Auburn Rescue Mission and Cayuga/Seneca Community Action Agency (CSCAA) have transitional housing programs for homeless women and families with children. Both programs utilize trauma-informed care principles.

CSCAA has a transitional supportive housing Young Adult program for homeless youth ages 18-25 years of age that provides supportive services and stability for homeless youth.

**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.**

Our community has placed great emphasis on ending an episode of homelessness as quickly as possible. The Cayuga County Department of Social Services (DSS) hired a Homeless Coordinator to track and assist all homeless households that the county is helping to pay for emergency housing find a pathway to permanent housing as quickly as possible. DSS contracts with Chapel House to fund a rapid re-housing case manager that assists homeless single adults with housing search and placement and follow up case management to increase housing stability. DSS was awarded \$73,000 a year for the next 5 years to rapidly re-house homeless single men and women from emergency shelters and motels. The monies may be used for rental assistance and security deposits. DSS also contracts with the Auburn Rescue Mission to fund a rapid re-housing case manager that assists households with children with housing search and placement and follow up case management. DSS often provides needed security deposits and starter furnishings. Homeless emergency motel length of stays have been reduced by weeks since DSS started its rapid re-housing initiatives.

**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**

Every effort should be made to keep individuals and families in their existing housing. Our community has moved towards a Coordinated Assessment which has helped streamline paperwork and duplication of efforts. DSS will assist eligible households with assistance to prevent eviction if the household has the income to sustain such housing. The CSCAA, Catholic Charities, Auburn Rescue Mission and Salvation Army have limited resources which they often pool together to help prevent homelessness. Soldier On operates a homeless prevention rapid re-housing program for veterans and their families that has money for rental arrears and rental assistance.

One of the key components of our community's strategy to end homelessness is to grow more affordable housing. The number of people who rent in the City of Auburn is much higher than the national average and as a result, rents are higher. The City of Auburn Homeless Taskforce created an affordable housing committee to identify opportunities to grow housing. On 9/19/2014 the Auburn Housing Authority Development Corporation received a 6.4 million dollar grant to build 28 new housing units (14 three bedroom, 10 two bedroom and 4 one bedroom) for homeless families with children and a community center to provide onsite supportive services.

The Homsite Development Corporation has applied for funding to build 35 new apartments for single men and woman who are homeless and/or belong to a special needs population.

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

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City will continue to fund the Home Repair Assistance Program and will test each property for lead-based paint hazards to comply with lead based paint regulations issued under Sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, which is Title X of the Housing and Community Development Act of 1992.

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

The actions above help to decrease the amount of lead poisoning and hazards. With that being said, it is not enough to address all of the lead based paint issues in the City since 95% of owner occupied homes and 90% of renter occupied homes were built before 1980 and lead based paint was not outlawed until 1978.

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

Home Repair Assistance Program experience maintains that, for most projects, abatement is more cost-effective than the labor-intensive interim controls. For example, it is most times less costly to replace a window than perform the specialized cleaning, wet scraping, temporary containment, painting, ongoing maintenance, etc. involved with interim controls.

At this time, the Home Repair Program can assist both homeowners and apartment complexes with home rehabilitation expenses.

## **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 2009-2013 American Community Survey indicates that approximately 20 percent of Auburn's households are living below the poverty level. Therefore, the City of Auburn has a multi-pronged approach to reducing the number of families in poverty including collaboration with public service agencies and supporting the delivery of homeless intervention and prevention programs.

The City of Auburn collaborates with many community-based organizations to address the needs of households living below poverty in the City of Auburn. This is evident in the City's efforts to reduce and eliminate the homelessness in the City and County. The City of Auburn /Cayuga County Homeless Task Force collaborates with various nonprofit organizations to meet the needs of the homeless living in the City through Continuum of Care funding (CoC). Seven programs are supported through this annual funding request including four permanent housing projects to serve the chronically homeless, two permanent supportive housing programs to serve individuals or families that are homeless and have a qualifying disability and a data collection project (HMIS) that is required for funding. The City of Auburn's involvement and support in the Auburn/ Cayuga County Homeless Task Force has identified and provided a better understanding of the needs these agencies are seeing in their programs and with their clients. Agencies representing homeless and those at risk are represented on the Executive Committee and attend subcommittees. The City will continue its efforts to decrease this population and will support grant applications and program development that is effective in reducing the number of families in crisis. On an annual basis the City will make adjustments and introduce new programs that will better serve the poor and low to moderate income residents of the City of Auburn. When a program and/or service that is funded with CDBG is no longer being effective and does not meet its identified outcomes and objectives, Office of Planning and Economic Development staff will work with partners and the residents of Auburn themselves to tweak and recalibrate programs to best meet the needs of the City.

Although the City of Auburn antipoverty strategy is not a separate strategy on its own, it instead manifests itself in the activities the City offers or supports through the CDBG Program, including public services, economic development, and housing.

The availability and retention of jobs is a critical component of the City's antipoverty strategy. To this extent the City will continue to fund the Small Business Assistance Program and Economic Development Special Development Projects. The primary purpose of these initiatives is to retain and create jobs for low and moderate income residents of the City.

The City will continue to fund housing activities that support the City's antipoverty strategy by ensuring that housing stock in the City, both owner occupied and rental, remains affordable, maintained, and available to low and moderate income residents. These CDBG funded programs include MAP, HRAP, HAP, and Housing Special Development Projects.

## **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 required for some CDBG Activities. These activities are comprised of the Home Repair Assistance Program loans, Mortgage Assistance Program grants, Small Business Assistance Program loans, Human Services Program sub-recipients, and the Neighborhood Sidewalk and Curb Replacement Program.

Monitoring for both the Home Repair Assistance Program Loans and the Mortgage Assistance Program grants consists of mailing out a letter that must be filled out and returned to the City of Auburn to ensure that mortgagees and grantees are still living in their homes. We also include a pre-addressed stamped envelope with the letter to make it easier for people to respond and also to ensure that people that cannot afford postage and envelopes will respond.

Small Business Assistance Program Loan monitoring consists of meeting with the small business which was assisted and ensuring that the business still has the loan collateral and that it is in good condition, as well as documenting job creation. This also allows the business to share any concerns or challenges they are facing.

Human Services Monitoring includes a meeting with each subrecipient, where it is verified that the subrecipient has followed appropriate policies and procedures as outlined in their subrecipient manual which will be available starting in PY 2015.

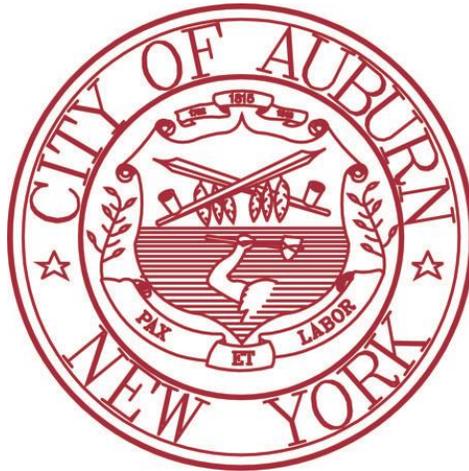
The CDBG Sidewalk and Curb Replacement Program is an annual capital project fully administered and monitored by City of Auburn staff. The project budget is approximately \$175,000, and as such, is advertised and publically bid each year. The City Engineering department completes the bid specification book, coordinates with the NYS Department of Labor to obtain a Wage Rate Determination, and completes all necessary bid coordination and issuance of addendums if necessary. Once a contractor is hired through the competitive bid process, the City of Auburn Engineering and Planning Departments field verify and identify all ADA non-compliant walk ways within the pre-determined CDBG eligible area.

Full time construction management and inspection services are provided by the City Engineering Department. The contractor is observed daily performing all work related tasks including but not limited to excavation, stone placement, installing concrete forms, pouring concrete, replacing ADA handicap curb ramps, and final restoration to ensure industry standard sidewalk and curb placement procedures are followed. The Engineering Department manages and coordinates all payment requests with the Contractor during construction process.

In addition to the construction of new ADA facilities, the Engineering Department also request and files all Certified Payrolls for this project. At least one time during the construction period the designated inspector completes a labor questionnaire with the employees of the contractor. The form used during this process is Form HUD-11 (attached).

The Planning Department keeps a running tabulation of sidewalk installation utilizing ARCGIS and annually updates a City wide sidewalk map.

# City of Auburn



## Annual Action Plan 2015-2016

**Prepared by the City of Auburn**

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**Office of Planning and Economic Development**

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## Expected Resources

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

The City of Auburn receives federal funds through the U.S. Department of Housing and Urban Development on an annual basis. During the first program year of this Five Year Plan the City anticipates receiving \$815,000.00 in CDBG entitlement allocations.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Administration Economic Development Housing Public facilities Improvements Public Services	\$815,000	\$202,821	\$2,258,844	\$3,276,665	\$4,071,284	The amount expected for the remainder of the Consolidated Plan is estimated by multiplying this year's grant by the remaining four years in the Consolidated Plan. This is assuming that funding levels remain the same.
Continuum of Care	public - federal	Other	\$294,763	0	0	\$294,763	\$1,179,052	

**Table 53 - 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

The use of CDBG funds does not require match however the City of Auburn works with community partners to leverage the City's CDBG funds with other funding sources coming into the community.

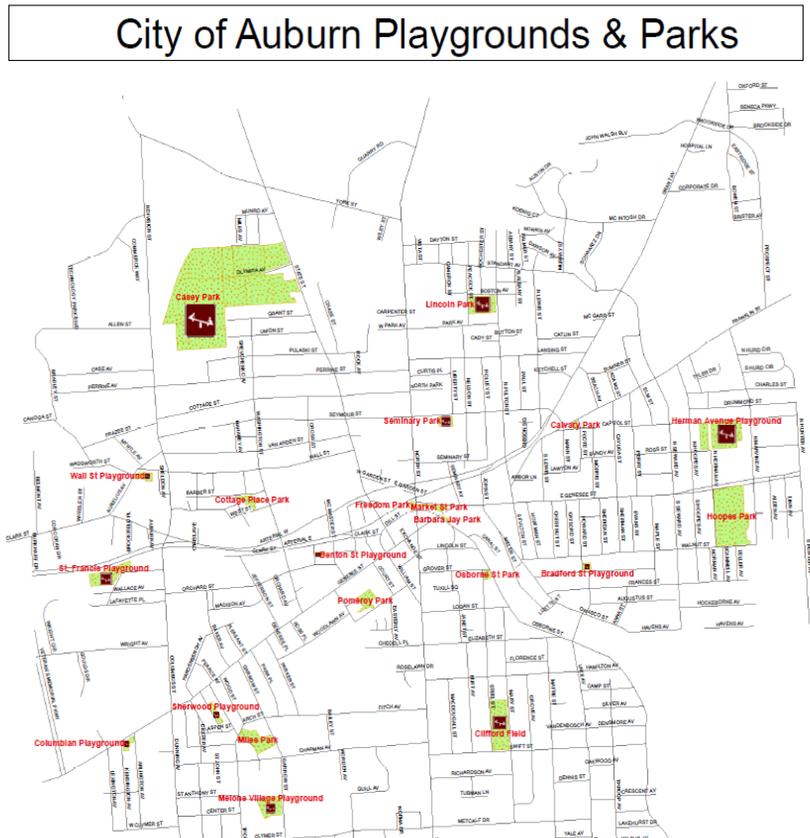
**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Auburn was awarded \$1,322,000 dollars in funding assistance from the New York State Department of Transportation Enhancement Program and will receive \$330,000 in support from US HUD CDBG entitlement funds to construct a 2.1 mile multi-modal segment of the Owasco River Greenway Trail. The construction of a 2.1 mile trail segment is the commencement of a 12 mile shared use trail system that extends from trailhead, Wadsworth Park in the northwest quadrant of the City southward along the Owasco River to Emerson Park at Owasco Lake. The trail consists of 14 major and minor trail nodes sited along the trail route for parking, seating, overlooks of the river, picnic facilities, interpretive and directional signage, trash receptacles etc . The off-road portion of the trail is located on publically owned property and will be constructed for continued connectivity and to allow trail users to get closer to the Owasco River.

The purpose and goal of the Owasco River Greenway Trail is to augment the existing non-motorized transportation system that connects the City's low-to-moderate income residential neighborhoods to Auburn's Central Business District, employment centers and recreational opportunities. The 2.1 mile downtown trail segment is entirely located within Census Tracts 417 and 419 which are US HUD CDBG designated low-to-moderate income neighborhoods. Expanding the City's multi-modal system within these census tracts will allow for safe, reliable, affordable and alternative transportation choices to the motor vehicle. The trail will provide much needed designated pedestrian and cycling connections from homes and places of business and services.

In addition to the Owasco Greenway Trail the City of Auburn is committed to providing quality recreational opportunities and greenspaces within neighborhoods. Neighborhood parks are key to quality of life within a City; therefore public park improvements will include an assessment of the park including historical usage and community involvement. Playground and park improvements will be focused in US HUD CDBG designated low to moderate income areas. For the 5 Year Consolidated Plan the following public parks and playgrounds, located in the corresponding Census Tracts, will be improved:

- Columbian Park- Census Tract 418
- St. Francis Park- Census Tract 421
- Casey Park- Census Tract 413
- Sherwood Park- Census Tract 418
- Seminary Park- Census Tract 414



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Goal Name	Category	Geographic Area	Needs Addressed	Anticipated 2015 Funds	2014 Funds	Revolving Loan	Goal Outcome Indicator
Residential Rehab	DH	City wide	Affordable Housing	\$75,000	\$247,491	\$399,950	16 units
Mortgage Assistance	DH	City wide	Affordable Housing	\$18,000	\$21,000		6 households
Substantial Rehab	DH	City wide	Affordable Housing			\$536,507	0 units
Public Services	SL	City wide	Public Services/Homeless	\$116,500			1,000 persons
Economic Development	EO	City wide	Economic Development		\$22,042	\$930,756	5 jobs created/retained
Public Facilities	SL	Low/Mod area	Non Housing Community Dev 't	\$100,000	\$176,504		1,670 persons
Public Infrastructure	SL	Low/Mod area	Non Housing Community Dev 't	\$180,000			495 persons
Clearance	SL	Low/Mod area	Community Development		\$127,415		1 acre/ building Brownfield
Section 108 Repayment	N/A	N/A	N/A	\$185,000			N/A
Administration	N/A	N/A	N/A	\$140,000			N/A

**Table 54 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Residential Rehab	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$75,000	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 14 Household Housing Unit
2	Direct Financial Assistance to Homebuyers	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$18,000	Direct Financial Assistance to Homebuyers: 6 Households Assisted
3	Public Services	2015	2019	Non-Housing Community Development		Homeless Public Services	CDBG: \$116,500	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Homelessness Prevention: 200 Persons Assisted
4	Homelessness Prevention	2015	2019	Homeless			Continuum of Care: \$294,763	Homelessness Prevention: 48 Persons Assisted
5	Business Lending	2015	2019	Non-Housing Community Development		Economic Development		Jobs created/retained: 5 Jobs
6	Public Facilities	2015	2019	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$100,000	Public Facility or Infrastructure activities other than Low/Moderate Income Housing Benefit: 1670 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Infrastructure	2015	2019	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$180,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 495 Persons Assisted
8	Clearance	2015	2019	Community Development		Community Development		Brownfield acres remediated: 1 Acre
9	Section 108 Repayment	2015	2019	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$185,000	
10	Administration	2015	2019	Administration		Administration/Planning	CDBG: \$140,000	

All programs and projects for the 2015-2016 year are funded with CDBG dollars and will begin on July 1, 2015 and will conclude on June 30, 2016.

## Goal Descriptions

1	<b>Goal Name</b>	Residential Rehab
	<b>Goal Description</b>	Residential Rehab includes the Home Access Program, which serves low to moderate income persons; Emergency Home Repair Program, serve low to moderate income persons that are facing a Home Repair Emergency; Housing Program Delivery; and Home Access Program, serving low to moderate income individuals with a disability.
2	<b>Goal Name</b>	Direct Financial Assistance to Homebuyers
	<b>Goal Description</b>	Assists first-time homebuyers in the City of Auburn with down payment or closing costs.
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public Services for low to moderate income individuals and households in the City of Auburn
4	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	The creation of homeless beds funded through the City of Auburn Continuum of Care and includes permanent housing projects that serve chronically homeless and supportive housing programs to serve individuals and families that are homeless.
5	<b>Goal Name</b>	Business Lending
	<b>Goal Description</b>	The small business assistance program provides "gap" financing to small businesses in the City of Auburn that will create and/or retain jobs for low to moderate income persons. Funding will be allocated through 2014 CDBG funds and Revolving Loan Funds. Allocated funds are also for program delivery.
6	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Includes improvements and new construction of parks, trails and playgrounds.

7	<b>Goal Name</b>	Public Infrastructure
	<b>Goal Description</b>	Public infrastructure improvements, such as sidewalks, in low to moderate income neighborhoods.
8	<b>Goal Name</b>	Clearance
	<b>Goal Description</b>	Funding for clearance, demolition, and brownfield remediation in low to moderate income areas. Funding for the 2015-2016 year is available from 2014-2015 funds and revolving loan funds.
9	<b>Goal Name</b>	Section 108 Repayment
	<b>Goal Description</b>	Section 108 repayment.
10	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administration costs for staff administering the CDBG program, the Homeless Task Force and the Human Service Coalition.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Auburn allocated its CDBG resources in a manner that addresses its identified housing and community development needs. The projects and programs selected for funding over the upcoming program year are ranked according to project number followed by the project's name and needs that are address. Funding for each program is also identified in the following chart following table.

Project #	Project Name	Needs Addressed	Anticipated 2015 Funds	2014 Funds	Revolving Loan
1	<b>Home Repair Assistance</b>	Affordable Housing		\$147,929	\$399,950
	Housing Program Delivery	N/A	\$65,000	\$65,000	
2	<b>Mortgage Assistance</b>	Affordable Housing	\$18,000	\$21,000	
3	<b>Home Access Program</b>		\$10,000		
4	<b>Substantial Rehab</b>	Affordable Housing			\$536,507
5	<b>Public Services</b>				
	P1 Cayuga Counseling	Youth	\$14,000		
	P2 Freedom Recreation	Youth	\$7,500		
	P3 Rescue Mission	Homeless	\$18,000		
	P4 CSCAA	Homeless	\$5,000		
	P5 Chapel House	Homeless	\$13,000		
	P6 Legal Aid	DV/Homeless	\$10,000		
	P7 Aurora CNY	Senior Services	\$10,000		
	P8 SCAT Van	Senior Services	\$10,000		
	P9 Boyle Senior Center	Senior Services	\$12,000		
	P10 Calvary Food Pantry	Emergency Food	\$10,000		
P11 Childcare Solutions	Childcare	\$7,000			
6	<b>Economic Development</b>	Economic Development			\$930,756
	Economic Program Delivery	N/A		\$22,0472	
7	<b>Park Improvements</b>	Non Housing Community Dev't	\$100,000	\$176,504	
8	<b>Sidewalk Program</b>	Non Housing Community Dev't	\$180,000		
9	<b>Clearance</b>	Community Development		\$127,415	
10	<b>Section 108 Repayment</b>	N/A	\$185,000		
11	<b>Administration</b>	N/A	\$115,000		
	Human Services Coalition	N/A	\$10,000		
	Homeless Task Force	N/A	\$15,000		

**Table 55 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The Office of Planning and Economic Development considered all public comments submitted during the public hearings, meetings, surveys and public comment period. The above priorities are a result of the public participation process for the 5 year Consolidated Plan and this Annual Action Plan and are meant to meet the community's needs. The greatest obstacle to meeting the all of a community's underserved needs continues to be limited financial resources with which to finance programs and projects.

## **AP-38 Project Summary**

Community feedback identifies that issues affecting the quality of the City's neighborhoods and housing are of highest concern. To address these issues the City plans to commit CDBG resources to increasing home ownership, improving the quality and accessibility of housing, removing vacant and deteriorated housing, and improving the quality of our neighborhoods through sidewalk replacement, and park improvements. CDBG funding will also meet the needs of low to moderate income individuals and families through human service programming.

### **Home Repair Assistance Program (HRAP)**

The HRAP will continue to focus on the rehabilitation of existing housing stock for occupancy by low and moderate income persons. The program will provide low interest loans to low and moderate income owner-occupants. It is the policy of the program to ensure that the funds distributed through the HRAP are returned to the housing rehabilitation revolving loan fund to the maximum extent possible.

Due to escalating project costs, staff reorganization, and a continued desire to ensure the long term viability of the HRAP, it is necessary to re-evaluate the structure of the HRAP. The City and Homsite, our non-profit community based housing development partner, will evaluate program structure. Proposed improvements to the program will minimize City risk, maximize CDBG leverage, and ensure affordability for the participant. New loan terms will be considered that better match the life expectancy of the improvements while maintaining affordable payments for the low or moderate income participants. CDBG funded grant portions of the projects will be leveraged with other available sources to ensure HRAP sustainability. This will translate into a higher percentage of grant funding for a project.

New underwriting criteria will be developed for the program based upon recommendations from Homsite, what repayment options will be offered to program participants. The lowest income home owners, whose monthly income does not fit the standard underwriting criteria, may be eligible for loans without monthly payments, but will be required to reimburse the City upon sale of the house.

In addition to providing funding for repairs of owner-occupant homes, the HRAP is available to investors wishing to rehab buildings with four (4) or less rental units. A minimum of 51%, or 50% in the case of a duplex, of the rehabbed rental units will be made available to low- and moderate-income tenants. To ensure the greatest level of transparency, cost reasonableness, and compliance, all HRAP projects must utilize the formal bid process and eligible contractor(s). In general, owner-contractors will not be eligible for HRAP funding.

The HRAP will make \$25,000 available (limit \$5,000 per property) for emergency home repair needs of owner occupied, income eligible property owners. The grant source would only be used for an emergency repair such as an emergency roof repair, furnace, or hot water heater replacement and would not be used in conjunction with the HRAP loan program for bigger home repair projects. If necessary, these funds can be partnered with other grant sources if additional resources are needed for emergency repairs.

### **Mortgage Assistance Program (MAP): \$18,000**

The MAP will be used to assist first-time homebuyers with a grant of \$3,000 for down payment and closing cost assistance for income qualified, first-time homebuyers of an owner-occupied single-family, two-family, or three-family home. Participants must have gone through a certified homebuyers class or training and provide a certificate of completion. This program will benefit 6 households.

### **Home Access Program (HAP): \$10,000**

The Home Access Program provides ramps and/or accessibility modifications for physically disabled low and moderate income persons living in the City of Auburn. The City of Auburn will contract with the local Independent Living Center, ARISE, as a Sub recipient to implement the HAP. This program will benefit 4 units.

### **Clearance/Distressed Property Program:**

The Distressed Property Program will identify underutilized property in areas targeted for revitalization. The current target area is Census Tract 418 and Census Tract 421 and areas adjacent. Combined with Housing Special Development Project funding and Home Repair Assistance Program funds, this fund will allow for the substantial rehabilitation and/or the demolition of housing that is deteriorating a neighborhood and that if not for this program the neighborhood could be faced with declining assessed values and depressed self-image. When appropriate the City of Auburn will work with Home Headquarters, Homesite, and/or the City's Department of Engineering Services to implement this program.

The City has identified five sites, approximately 26 acres, in low to moderate income area Census Tracts 421, 413, and 417 that would benefit from Brownfield Cleanup funding. Identified sites were in the EPA Brownfields Assessment Program and have undergone Phase I and Phase II Environmental Site Assessments. Redevelopment Plans have been prepared for most of these sites. This funding is anticipated to be used from the City's healthy Revolving Loan Fund balance. Sites include City owned properties 55 Washington Street, 144 Clark Street, 1-15 Pulaski Street, 9 Owasco Street and privately owned (non-profit) 16 South Street.

### **Housing Programs Delivery-\$65,000**

Administration and delivery of the MAP, HRAP, including the Emergency Repair Grant Fund, HAP, and Distressed Property Program will be provided through a partnership between the City of Auburn, non-profit agencies, and contractors. Policies and procedures for each program will follow the guidelines set forth in the appropriate "policy and procedures manuals" (to be available in the Office of Planning and Economic Development).

For the Distressed Property Program, OPED will consult with the City of Auburn Engineering Department and Code Enforcement Office for technical assistance, as needed and work with Homesite Fund, Inc for substantial rehab work under the HRAP guidelines.

For the HAP, the City will enter into a Subrecipient agreement with ARISE of Seneca and Cayuga Counties for implementation of the program. ARISE will conduct a range of activities to implement the program, including marketing, intake, assessment and verification of client income and disability, oversight of the contractor bidding process, and monitoring and evaluation of the awarded contractor's work.

The City of Auburn will continue to contract with Homsite Fund, Inc. (HFI) to assist with the delivery of the Home Repair Assistance Program (HRAP) and Mortgage Assistance Program (MAP). As in prior program years, HFI will provide project delivery services including initial site visits, property condition reviews, preparation of work scopes, bid specifications, and contacts, facilitate project bidding and bid award, monitor rehabilitation work progress, and submit contractor payment requests. In addition to these project delivery services, HFI will also assist the City by providing the following program administration related functions: HRAP marketing and outreach, application distribution and in-take, application processing, loan/grant structuring, mortgage preparation, project set-up and reporting, and project close-out. The City will remain responsible for the approving the underwriting, awarding the loan/grant, filing the mortgage, and issuing contractor payments.

Brief descriptions of the HRAP administrative functions to be provided by HFI are as follow:

- The HRAP will be marketed alongside HFI's housing repair programs on "Homsite's" new website, which is presently being updated
- Outreach materials for local service providers will include information on both the City's program and HFI's programs, as appropriate.
- A single comprehensive housing repair application will be developed that collects participant information needed for each potential funding source.
- HFI will accept and process the applications on a first-come, first-serve basis and will assist applicants by directing them to sources of the information needed.
- HFI will provide the City with a recommended funding/financing structure, based on available funding, for each project that minimizes the City's risk, maximizes CDBG leverage, and provides an affordable project for the participant.
- With the City's approval of the funding, HFI will prepare the Mortgage on behalf of the City.
- HFI will, as a City assigned subrecipient, set-up and report-on the project in IDIS.
- To ensure proper oversight within IDIS, HFI will prepare a project close-out form and submit it to the City. This form will provide the City with the information necessary to review and close-out the project in IDIS.

Brief descriptions of the MAP administrative functions to be provided by HFI are as follow:

- Marketing of the MAP
- HFI will accept and process the applications on a first-come, first-serve basis and will assist applicants by directing them to sources of the information needed.
- Coordinate with closing attorneys for the grant payment. Request payment from OPED.
- HFI will, as a City assigned subrecipient, set-up and report-on the project in IDIS.

- To ensure proper oversight within IDIS, HFI will prepare a project close-out form and submit it to the City. This form will provide the City with the information necessary to review and close-out the project in IDIS.

For all housing programs involving Subrecipient agreements, the OPED will monitor and evaluate the Subrecipient's progress, and coordinate payment drawdowns for completed construction or demolition.

### **Public Services: \$116,000**

The City of Auburn utilizes a portion of the Community Development Block Grant funding annually to provide program support to human services agencies and the activities they administer that serve low to moderate income persons in the City of Auburn and meet one of the three main goals outlined by HUD which include suitable living environment, decent housing and economic opportunity.

Specific funding allocations for human services programs were identified through a process that involved an assessment of community input and priority needs, review of applications including needs addresses, program structure/delivery, program impact in the community, and reporting performance.

#### Programs Recommended for Funding

##### AURORA of CNY – Outreach to Seniors with Vision/Hearing Loss \$10,000

Funding was requested to provide 1:1 counseling to seniors with hearing and vision loss so that they can remain independent in their homes. The program also provides for a small equipment stipend should the individual need adaptive equipment. The program will assist 15 persons

##### Boyle Senior Center – Senior Center Programming \$12,000

This funding is used to provide health and social/recreational programming to seniors who live at the Boyle Center and within the community to decrease the rates of isolation and depression. Program will assist 200 persons

##### Calvary Food Pantry – General Support for the Purchase of Food \$10,000

Funds were requested for the purchase of nonperishable food items for the Pantry's regular food basket give away. Program will assist 600 persons

##### Cayuga Counseling Services – Children's Crisis Services Initiative \$14,000

Assist families with children between the ages of 5-18 years of age who have risk factors for out of home placement because of their emotional and/or behavioral difficulties. The agency provides case management, therapeutic and parent partner support to both the families and children. Program will assist 50 youth.

##### Cayuga/Seneca Community Action Agency – Homeless Intervention Program \$5,000

This program is for the intervention of families and individuals who may find themselves homeless. Funds are used to pay first month's rent and/or security deposit. On a limited basis,

these funds may also shelter a family/individual if the homeless shelter is not an appropriate housing solution. Program will assist 10 persons

**Child Care Solutions – Child Care Scholarship Program \$7,000**

This is a child care subsidy program for parents who are working full time or going to school full time but are in need of registered or licensed child care. Scholarships are provided to parents based on income. Program will assist 4-8 families.

**Freedom Recreational Services – Freedom Camp \$7,500**

Funding will support a summer day camp experience for special needs youth between the ages of 4-21 years of age who reside in the City of Auburn. Camp is held for 4 weeks at Casey Park and accommodates approximately 100 campers each year.

**Legal Aid of Mid-NY – Legal Services for Victims of Domestic Violence \$10,000**

Funding for this program serves women who are victims of domestic violence and are in need of legal assistance and representation as a result of the violence. The program works in conjunction with the local domestic violence shelter. The program will assist 10 persons

**Rescue Mission Alliance of Syracuse, NY– Family Transitions \$18,000**

The program will provide transitional and permanent housing, case management, permanent housing search and placement, employment services, clothing, and other basic needs to families low income homeless families and single women. Program will assist 90 persons.

**Transportation Project of Cayuga County – SCAT Van \$10,000**

Funding is for the SCAT Van, which is a specialized, fully accessible demand-respond transportation service for seniors over 60 and disabled citizens who might otherwise not be able to access critical community services. The program will assist 100 persons.

**Chapel House- Supportive Housing \$13,000**

Funding for this program will provide rental assistance and case management services for Chapel House Homeless Shelter clients. These individuals are homeless or are at risk of becoming homeless. Program will assist 26 persons.

**Administration of Community Development Public Services**

The Office of Planning and Economic Development is responsible for the general management and administration of the community development public services, including monitoring and processing reimbursement requests. To facilitate the administration and day-to-day operation of these programs and activities, approval of the Action Plan authorizes the City Mayor to enter into agreements with Subrecipients to provide the community development public services listed earlier. These contracts will be prepared by the OPED in cooperation with the Subrecipient agencies and reviewed by the Corporation Counsel prior to execution.

## **Business Assistance**

The Office of Planning and Economic Development continues to make available the Small Business Assistance Program to support new business development and business retention/expansion. The overall business assistance strategy requires a pool of flexible funding that can be used to meet the needs of larger economic development projects that may develop at any time. This is accomplished through the continuation of the Special Development Projects (described in a later section).

### **Small Business Assistance Program (SBAP)**

The SBAP provides a revolving loan fund that utilizes the revolving loan fund income as an ongoing funding source. This program line capitalizes the program at the anticipated levels required for the coming program year. The funding allocation will utilize revolving loan fund income (as opposed to Entitlement Funding) for the capitalization. Repayments from this loan program will be put back into a revolving loan fund and utilized for economic development activities.

The SBAP will continue to offer flexible gap financing to small businesses and developers. The City has successfully administered the SBAP for nearly 20 years and the program often plays a catalyst role in the business community. Working cooperatively with local lending institutions, the City supports economic activity that would otherwise not occur without SBAP subordinate lending.

SBAP loans are used to create or retain jobs with a required focus on job creation for low and/or moderate income individuals. Loan funds may be used for permanent working capital, inventory, property acquisition, and/or the purchase of machinery and equipment.

Application intake and underwriting for the SBAP is performed under the direction of the Office of Planning and Economic Development. Potential borrowers must provide a complete application and supporting documentation including financials. Underwriting is completed to review each application for credit-worthiness, sufficient cash flow, and collateral coverage. Analysis of the application is done to facilitate a recommendation to the SBAP loan committee for approval as is, modification or denial.

Following approval, closing documents, including the promissory note, HUD commitments, personal guarantees, and collateral security documents which may include collateral mortgages or UCCs, are prepared. Appropriate actions are then taken to record security documents, as necessary and loan payment coupons for the repayment of the loan(s) are generated.

The City of Auburn has started discussions with Cayuga Economic Development Agency (CEDA), the local one-stop economic development agency for Cayuga County, regarding the delivery and administration of the SBAP. The City anticipates a subrecipient agreement with CEDA during the 2015-2016 program year, the scope of which would include the responsibilities as outlined above.

## **Playground Improvements**

Neighborhood parks are vital to a City's quality of life and the City of Auburn is committed to providing quality recreational opportunities and green spaces within City neighborhoods.

The Office of Planning and Economic Development in coordination with the Department of Public Works, and the Department of Engineering Services will work together to complete park and playground improvements specific to the neighborhoods needs and priorities.

Depending on the park or playground, improvements may include the installation of new playground equipment, replacing broken or unsafe equipment, rehabbing sports courts, and installing lighting, pathways, landscaping, etc.

The parks and playgrounds targeted for improvements are located in low to moderate income neighborhoods. The Consolidated Plan established a general priority list based on Census Tracts and are listed in the AP-15 section of the Annual Action Plan. According to the comments that the OPED received during the last program year and this year's public meetings, the City intends to address the following parks and playgrounds:

- Columbian Playground
- Saint Francis Park
- The Owasco River Greenway Trail Project

## **Sidewalk Replacement Program**

The City of Auburn will continue to implement a sidewalk replacement program in income eligible neighborhoods. The purpose of this program is to ensure that all residents, regardless of their ability, are provided with a safe and accessible pedestrian network of sidewalks within the City.

In consultation with the City's Department of Engineering Services, sidewalks that are in poor condition will be replaced in the areas identified. All sidewalks will be reviewed and replaced on a comprehensive manner to ensure an interconnected network of sidewalks.

The Consolidated Plan outlines Census Tract priorities for public infrastructure including sidewalk replacement. As part of 2015 Action Plan, it is the City's intent to continue following those priorities and address areas within Census Tract 418, where neighborhood improvements, including parks and playgrounds are taking place.

## **Special Development Projects**

This allocation represents a mixture of anticipated revolving loan fund income (program revenue generated through the repayment of prior year project loans, mortgages and/or fees) and entitlement program funding (part of the annual grant award to the City from HUD). A portion of

this, \$185,000, is allocated to the City's 108 Loan Repayment and the remaining portion of revolving loan fund income is allocated to Special Development Project loans.

### **SDP: 108 Repayment- \$185,000**

The City of Auburn borrowed \$1,744,331 through a HUD Section 108 Loan allocation for comprehensive public improvements in the City's Downtown. This loan is to be repaid over 20 years at Treasury rates and is secured by future CDBG funds. This allocation is to provide for the loan payments during the program year. Projects related to the use of the funds were part of the Section 108 Loan application submitted to the Department of Housing and Urban Development, as identified in the Synthesis Auburn Downtown Design Study.

If the full budget amount is not required for payment on the Section 108 loan during the 2015-2016 program year, remaining funds will be reprogrammed to an eligible activity.

### **Special Development Loans**

The Special Development Projects line is similar in scope and scale to the HUD 108 Loan programs, in that the funding can provide for fixed asset financing of larger economic development projects that anticipate significant low and moderate income job creation and/or retention, or larger housing projects. These funds, used to leverage private financing, will be used for loans and low-interest financing or equity injection where there is at least an equal amount of private funds for the project(s). Maximum loan amounts will be determined by the scope of the project and the amount and/or type of collateral available.

Activities that will utilize Special Development Program funding for targeted infrastructure and economic development initiatives within the downtown area will be reviewed by OPED staff with regard to compliance with the City's Comprehensive Plan and, additionally, for compliance with HUD requirements.

The Action Plan provides for the administration of loans generated through the Special Development Project budget line by authorizing the City Manager to administer Special Development Project Loan Commitments which have been recommended by the OPED and that have been reviewed and approved by the appropriate loan review committees. Rate, term, and return in investment for the loans and/or equity injection will be negotiated relative to an evaluation of the borrower's needs and the anticipated economic/community development impacts and relative risk of the proposed project. Loans and equity injection will be reviewed by the OPED staff and appropriate loan committees (such as the SBAP or Investor HRAP loan committees), using underwriting criteria similar to that used by the SBAP Loan Program.

The administration and delivery of Special Development Projects is anticipated to be included in the subrecipient agreement with Cayuga Economic Development Agency (CEDA).

## **Administration \$140,000**

This budget allocation is used for the personnel and non-personnel costs associated with the administration of the CDBG Entitlement Program for the City of Auburn. The activities and staff functions covered under this allocation include: general administration; planning, including housing, economic development, public improvement, capital improvement, and neighborhood planning; performance reporting; fair housing and equal opportunity compliance and programming; the implementation of the public outreach and citizen participation for the 5 year Consolidated Plan planning process as well as the dissemination information and public participation needed to further the goals and objectives of Annual Action Plans. Additionally this allocation helps to cover costs associated with the Continuum of Care and other homeless services, as appropriate.

All administration and planning activity costs are included within this line item. In addition to salary reimbursement for staff, this administration allocation also includes other costs related to the implementation of the CDBG program such as computer hardware/software, office supplies, support materials and staff training.

The following sections describe the program activities covered under this budget allocation line.

- Program administration, planning and capacity building activities include:
  - Providing technical assistance to local not-for-profit community service and development agencies for project and program development and implementation
  - Feasibility studies for housing and economic development projects as they become available
  - The process of preparing the five-year Consolidated Planning Strategy (CPS) and related annual Action Plans including the public participation process, and offering it for public review and comment
  - Preparing and maintaining the annual Consolidated Annual Performance and Evaluation Report (CAPER), as required by HUD
  - Implementing and monitoring City-staffed CDBG activities
  - Negotiating, preparing and monitoring contracts for CDBG program subrecipients and contractors
  - Documenting the program benefits for all CDBG funded activities
  - Providing for Fair Housing Enforcement and outreach activities
  - Other administration activities as they become necessary during the Program Year

Although reviewed as part of the Public Services applications, the Human Services Coalition of Cayuga County is funded as an administration activity. Funding will be used to support the Coalition's coordination of area human service agencies. The Coalition prepares an annual community directory, updates a community website, provides opportunities for human services agencies to collaborate and network and offers opportunities for professional development among human service professionals.

The Rescue Mission Alliance of Syracuse, NY will be responsible for coordinating and implementing the Auburn/Cayuga County Homeless Task Force and Continuum of Care Lead Agency program. The scope of work funded as an administration activities includes but is not limited to supporting the Homeless Task Force and Executive Committee, grant writing and technical support in response to HUD's Notice of Funding Availability (NOFA), and Consolidated Plan and reporting support to the City.

The Action Plan line items associated with program delivery in the Housing and Economic Development sections of the Plan are not related to this budget line, and are related to specific programs that lead to a direct benefit to a program participant, targeted area, or client.

**AP-50 Geographic Distribution – 91.220(f)**

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

**Geographic Distribution table is OPTIONAL**

<b>Target Area</b>	<b>Percentage of Funds</b>
Census Tract 421	
Census Tract 418	
Census Tract 413	

**Table 56 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

**Discussion**

The activities proposed for funding in this Annual Action Plan have not been specifically distributed on a geographic percentage basis. As noted in the Strategic Plan section SP 10 Geographic Priorities, there are three primary Census Tracts that the City of Auburn will be conducting improvements in. These Census Tracts include:

- Census Tract 421
- Census Tract 418
- Census Tract 413

During the 2015-2016 year funding of specific activities will based upon an evaluation of which ones best meet identified needs for Census Tract 421 and Census Tract 418.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	12
Special-Needs	4
Total	16

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	16
Acquisition of Existing Units	
Total	16

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Auburn Housing Authority is the primary provider of housing for low to moderate income households in the City of Auburn. However, the City will continue to work with Auburn Housing Authority in collaboration and leverage funding for improvements.

### **Actions planned during the next year to address the needs to public housing**

Auburn Housing Authority will complete a lighting replacement and improvement project at Melone Village, which will result in a great deal of additional exterior lighting at the property. The exterior lighting will enhance security and make moving about the property more convenient for tenants and guests.

In addition, Auburn Housing Authority plans to replace sidewalks surrounding 34 units at Melone Village, repave a parking lot, and remove paved clothesline areas that have deteriorated over the years, which pose a safety hazard to tenants' children. The clothesline areas will be replaced with grass.

At the Housing Authority's Olympia Terrace, 2015 will begin the planning process to modernize half bathrooms in all 50 apartments, and the Housing Authority will continue to address ongoing water main leaks.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Two of the seven seats on the Auburn Housing Authority's Board are reserved for tenants residing in the Housing Authority's public housing complexes. Tenants are elected every 2 years, both seats are currently occupied. Tenant commissioners play an integral role in policy formulation. Auburn Housing Authority has surveyed tenants regarding needed improvements at both public housing complexes, and the improvements that the Housing Authority plan to make directly reflect the priorities noted in the surveys, especially when it comes to lighting improvements and the removal of clothesline areas. While developing the Auburn Housing Authority's Five-Year Plan, tenants are consulted for feedback, comments and/or concerns. In addition a public hearing prior to adopting the Housing Authority's Five-Year Plan will be held.

Auburn Housing Authority works closely with Cayuga County Homsite and Home Headquarters to ensure that tenants are aware of their homeownership programs. Auburn Housing Authority frequently distributes marketing materials to their tenants, and have allowed Cayuga County Homsite and Home Headquarters to hold informational sessions/trainings on site.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Auburn Housing Authority is not designated as trouble.

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

### **Introduction**

The Continuum of Care has prepared a Ten Year Plan to end homelessness. This plan contains goals, outreach methods and how to address emergency shelter and transitional housing needs of the homeless. The Ten Year Plan to End Homelessness can be accessed at the Office of Planning and Economic Development.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

The City of Auburn/ Cayuga County Homeless taskforce has identified Homeless Prevention as the number one priority. Great emphasis has been placed on stakeholders working together sharing information and limited resources to keep households in permanent housing.

- Chapel House is starting an 8 bed homeless permanent supportive program
- The Auburn Housing Authority Development Corporation will begin construction on a 28 unit new housing complex (14 three bedroom, 10 two bedroom and 4 one bedroom) for homeless families with children and a community center to provide onsite supportive services. A homeless coordinated assessment to reduce the duplication of services and create an easier pathway to services and housing homeless persons.
- Cayuga County Department of Social Services contracts with the emergency shelter, Chapel House, and Auburn Rescue Mission in rapidly rehousing men, women and families.
- NYS OTDA Solutions to End Homelessness will rapidly rehouse homeless men and women including women from Domestic Violence shelters, homeless shelters, motels and places unfit for human habitation.
- The City of Auburn/ Cayuga County Homeless Task Force will work to update the 10 Year Plan to End Homelessness.

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

The Auburn homeless outreach plan seeks to

- Identify those who are homeless;
- Build relationships with those who are homeless;
- Meet people's basic needs such as food, clothing and shelter;
- Use outreach teams with knowledge of mental health and substance abuse issues and barriers to housing. Former homeless individuals often participate as a member of the team;
- Be flexible and creative not only in terms of where, when and how outreach is conducted but also in connecting households with needed services;
- Educate the community about homelessness and what can be done to end homelessness;

- Serve people who have difficulty accessing services such as the chronically homeless, individuals struggling with unmanaged mental health and/or substance abuse issues;
- End homelessness one person at a time and integrate people back into the community.

Chapel House, Auburn’s emergency men’s homeless shelter; Auburn Rescue Mission; Veteran’s Administration social workers and community volunteers conduct bi-weekly Street outreach throughout the City of Auburn. A “Help Now” map, Community Services Directory and “211” is widely available listing housing resources and other basic needs. The 24 hour Veteran’s Call Center number has been a great resource for homeless veteran’s usually receiving assistance within 24 hours of a call. The Auburn Police Department works closely with the local emergency shelter and homeless taskforce when homeless individuals are identified to secure emergency housing and services. School social workers coordinate efforts with homeless providers to identify homeless youth, provide housing and enable young people to continue their education.

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

Auburn has two emergency shelters one that serves homeless men and a Domestic Violence shelter for woman and households with children fleeing domestic violence. Both shelters can be accessed 24 hours a day. Veterans from an 18 county area may access the men’s emergency shelter. The Cayuga County Department of Social Services (DSS) emergency houses individuals and families who cannot find shelter when they are homeless, therefore they do not have friends or family they can stay with and do not have the liquid resources to house themselves. DSS has an after-hours emergency number where those seeking housing can call for assistance. DSS also contracts with Catholic Charities to assist individuals that are unable to work apply for SSI/SSDI assistance to increase their income and housing options.

Chapel House is starting an 8 unit transitional housing program for hard to serve individuals (i.e. high barrier parolees, chronically homeless, substance abuse, mental health) that provides supportive housing and aftercare along with a pathway to permanent housing.

The Auburn Rescue Mission and Cayuga/Seneca Community Action Agency (CSCAA) have transitional housing programs for homeless women and families with children. Both programs utilize trauma-informed care principles.

**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**

Our community has placed great emphasis on ending an episode of homelessness as quickly as possible. The Cayuga County Department of Social Services (DSS) hired a Homeless Coordinator to track and assist all homeless households that the county is helping to pay for emergency housing find a pathway to permanent housing as quickly as possible. DSS contracts

with Chapel House to fund a rapid re-housing case manager that assists homeless single adults with housing search and placement and follow up case management to increase housing stability. DSS was awarded \$73,000 a year for the next 5 years to rapidly re-house homeless single men and women from emergency shelters and motels. The monies may be used for rental assistance and security deposits. DSS also contracts with the Auburn Rescue Mission to fund a rapid re-housing case manager that assists households with children with housing search and placement and follow up case management. DSS often provides needed security deposits and starter furnishings. Homeless emergency motel length of stays have been reduced by weeks since DSS started its rapid re-housing initiatives.

CSCAA has a transitional supportive housing Young Adult program for homeless youth ages 18-25 years of age that provides supportive services and stability for homeless youth.

**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**

Every effort should be made to keep individuals and families in their existing housing. Our community has moved towards a Coordinated Assessment which has helped streamline paperwork and duplication of efforts. DSS will assist eligible households with assistance to prevent eviction if the household has the income to sustain such housing. The CSCAA, Catholic Charities, Auburn Rescue Mission and Salvation Army have limited resources which they often pool together to help prevent homelessness. Soldier On operates a homeless prevention rapid re-housing program for veterans and their families that has money for rental arrears and rental assistance.

One of the key components of our community's strategy to end homelessness is to grow more affordable housing. The number of people who rent in the City of Auburn is much higher than the national average and as a result rents are higher. The City of Auburn Homeless Taskforce created an affordable housing committee to identify opportunities to grow housing.

On 9/19/2014 the Auburn Housing Authority Development Corporation received a 6.4 million dollar grant to build 28 new housing units (14 three bedroom, 10 two bedroom and 4 one bedroom) for homeless families with children and a community center to provide onsite supportive services. The Homsite Development Corporation has applied for funding to build 35 new apartments for single men and woman who are homeless and/or belong to a special needs population.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Auburn will be working towards removing barriers to Affordable Housing. One of the first things the City will do to work towards removing these will be to establish a bi-annual Fair Housing Work Group. It is also anticipated that the City will be reviewing and rewriting the zoning code as necessary in 2016.

### **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**

Strategies to remove barriers to affordable housing recommended in the 2014 Analysis of Impediments to Fair Housing include:

- Commission the City Manager and/or City Office of Planning and Economic Development (OPED) to study a City Land Bank. On June 29, 2011 New York Governor Andrew Cuomo signed historic land bank legislation, allowing municipalities to take control of problem properties and then redevelop or dispose of them in a manner consistent with the public interest. The New York State Land Bank Act adds a new article 16 to the not-for-profit corporation law. This article allows municipalities to establish land banks for the purpose of acquiring real property that is tax delinquent, tax foreclosed, vacant or abandoned. Once municipalities establish a land bank, municipalities can then design, develop, construct, demolish, reconstruct, rehabilitate, renovate, relocate and otherwise improve upon banked real property. Since June 2011, 9 land banks have been created in New York State and subsequent legislation has authorized the creation of up to 20 land banks. In July 2013, New York State Attorney General's Office launched a Land Banks Community Revitalization Initiative, which is dedicating a portion of the funds awarded to New York under the National Mortgage Settlement to support legally designated Land Banks, formed under the New York State Land Bank Act of 2011 (New York State Attorney General Land Bank Community Revitalization Initiative). On October 29, 2013, the first round of grants awarded \$13 million to eight land banks statewide (*I.D.*). In the second round of funding, the Attorney General Office's Initiative will be making up to \$20 million available to land banks statewide. Applications for this second round of funding are available now (*I.D.*). Land Banks have had a tremendous impact helping to revitalize communities both nationally and through New York State. For example, in the first four years of the Cuyahoga Land Bank's (Ohio) existence "over 750 home renovations that were facilitated through private investment; field servicing and maintenance of thousands of properties pending disposition; over 2000 demolitions of seriously blighted and hazardous houses; lot re-use for homeowner yard expansions; urban agriculture, business expansion, faith-based and institutional land re-use" (Cuyahoga County Land Revitalization Corporation 2013 Annual Report page 4). In Syracuse, New York before the land bank was created, there were 3,800 properties eligible for foreclosure, and the existing collection policies were

not adequately addressing the scale of the issue (Center for Community Progress, Luke Johnson February 27, 2014). With the creation of the land bank, however, the City and the County have been able to move towards a comprehensive foreclosure policy with the land bank taking title of those properties that do not get redeemed (*I.D.*). This is resulting in a marked increase in revenue coming into the city, a portion of which is being shared with the land bank to continue its good work (*I.D.*). However, Land Banks are not without challenges. Notably how to finance day to day operations and acquire capital to obtain or renovate real property (Madeline Fletcher, the Consulting Director of the Newburgh Land Bank). By commissioning the City Manager and/or OPED to sustain the viability, sustainability and impact of a City Land Bank, the City of Auburn may gain a powerful tool to create or rehab the City's housing stock and potentially increase fair housing choice as well as foster economic development.

- Discrimination against people in protected classes by real estate and other housing professionals may go undetected and unaddressed if not adequately monitored and enforced. Considering the growing number of residents in protected classes, there is a greater need for fair housing awareness, education and enforcement opportunities.
- Track zoning variance and local permit applications as well as substantially adjusted residential permit applications to monitor any potential impediments to fair housing. According to the OPED within the next 24 months the City will have the capacity to be able to track zoning variance and local permit applications through computer software. An analysis of these factors may identify patterns, potential impediments to fair housing choice or a lack thereof to be included in the 2019 AI.
- Apply for New York State Office of Temporary and Disability Assistance Solutions to End Homelessness Program (STEPH) funding in August 2014 to assist protected classes end homelessness and increase fair housing choice.
- Create City of Auburn Affordable Housing Fair by encouraging financial institutions to partner with realtors and public and private housing professionals to educate, prepare and equip renters for home ownership. This will help address the high renter rate in the City and increase minority and low income household home ownership.
- Create Centralized Intake and Assessment System for all Housing Vulnerable and Homeless Persons. Currently Housing Vulnerable and Homeless Persons go agency to agency in search of assistance. This process is very timing consuming and frustrating for those seeking help and too often they are given a "referral" instead of housing assistance. The current system also promotes organization waste among agencies who ask similar questions to those seeking assistance. It is not uncommon for multiple agencies to be duplicating efforts to assist this population. A Central Intake and Assessment System will be more user friendly for consumers, streamline operations and prioritize those most at-risk.

- Track housing discrimination complaints in more detailed systematic manner. Complaints should be tracked not only by number but outcome and basis and an annual report should be provided to the Auburn City government executive branch.
- Establish Bi-Annual Fair Housing Work Group  
The AI structure should provide for effective, ongoing relationships with *all* elements of the community including the chief executive with clear and continuous exchange of concerns, ideas, analysis, and evaluation of results (Fair Housing Planning Guide Volume 1, Chapter 2, page 12). Establish biannual Fair Housing work group made up Fair Housing Organizations, Local Government (i.e. City Planning, Code Enforcement, Planning Board), Advocacy groups (especially those that have housing needs of particular segments of the population, such as people with disabilities; families with children; immigrants and homeless persons; and specific racial ethnic minorities); Housing Providers (both those who are aware of problems of providing affordable housing in Auburn and landowners); Banks and Other Financial Institutions, Cayuga Community College; Neighborhood Organizations (that can provide information, ideas or support in identifying impediments to fair housing choice at the neighborhood level and help in developing actions to address these problems); and have members of general public that are members of a protected class. The work group can review progress to plan action steps that remove impediments to fair housing choice as well as identify new or potential impediments.

**Discussion:**

The City of Auburn will be working on accomplishing these recommendations over the course of the 2015-2019 Consolidated Plan starting with the 2015-2016 Action Plan. Progress will be reported in each subsequent CAPER.

## **AP-85 Other Actions – 91.220(k)**

The Strategic Plan addresses the issue of meeting underserved needs through a variety of initiatives. Several of these initiatives are proposed for funding in this Annual Action Plan.

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

The greatest obstacle that the city faces to address all needs is the limited community development dollars available from federal, state, local, and private sources. To address this, the City is proactive seeking leveraging dollars and combining funds from various sources in order to achieve project goals and address community needs.

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

The City will continue to collaborate with local housing and community development agencies to foster and maintain affordable housing. In addition the City has taken a comprehensive approach in revitalizing neighborhoods with existing housing and working with investors through the CDBG Home Repair Program. Zoning is a critical component of affordable housing. The City, as part of its Brownfield Opportunity Area (BOA) grant, will be updating its zoning code in the downtown district as well as some of the City's most vulnerable neighborhoods.

### **Actions planned to reduce lead-based paint hazards**

The City will continue to fund the Home Repair Assistance Program and will test each property for lead-based paint hazards to comply with lead based paint regulations issued under Sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, which is Title X of the Housing and Community Development Act of 1992. The City will continue to work with the Cayuga County Health Department on lead based paint hazards in homes.

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

The City will continue to pursue an improvement in the local economy and employment opportunities. This includes brownfields remediation, workforce development and business development for the creation of low to moderate income jobs. In addition the City will continue to work with human service agencies that provide case management services and programming to poverty level families.

### **Actions planned to develop institutional structure**

The current institutional structure is considered satisfactory however, the City will monitor and reevaluate as necessary.

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

The City's involvement in the Homeless Task Force Committee (Continuum of Care) and the Executive Committee will continue to assist in the coordination of public and private housing and social service agencies.

## Program Specific Requirements

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

The City has prepared program specific requirements for the use of CDBG program income. Please see the attached budget for details.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$202,821.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	<b>\$202,821.00</b>

#### Other CDBG Requirements

1. The amount of urgent need activities **\$0.00**

## Appendix - Alternate/Local Data Sources

CITY OF AUBURN							
Community Development Block Grant Program							
2015 Annual Action Plan - Proposed Budget							
		Anticipated 2015 PY Ent.	Current Entitlement Funds	2015 Revolving Loan Fund	Available RLF	Total	
<b>Housing &amp; Neighborhood Programming</b>							
H1	Mortgage Assistance Program (MAP)	\$ 18,000	\$ 21,000	\$ -	\$ -	\$ 39,000	
H2	Home Repair Assistance Program (HRAP)	\$ -	\$ 147,929	\$ 72,476	\$ 327,474	\$ 547,879	
H3	Home Access Program (HAP)	\$ 10,000	\$ 28,047	\$ -	\$ -	\$ 38,047	
H4	Distressed Property Program	\$ -	\$ 127,415	\$ -	\$ -	\$ 127,415	
H5	Housing Programs Delivery	\$ 65,000	\$ 65,000	\$ -	\$ -	\$ 130,000	
H6	Sidewalks Replacement Program	\$ 180,500	\$ -	\$ -	\$ -	\$ 180,500	
H7	Neighborhood Playground Improvements	\$ 100,000	\$ 176,504	\$ -	\$ -	\$ 276,504	
<b>Total Housing &amp; Neighborhood Improvements</b>		<b>\$ 373,500</b>	<b>\$ 565,895</b>	<b>\$ 72,476</b>	<b>\$ 327,474</b>	<b>\$ 1,339,345</b>	
<b>Public Services</b>							
P1	Aurora of CNY	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	
P2	Boyle Senior Center	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000	
P3	Cayuga Counseling	\$ 14,000	\$ -	\$ -	\$ -	\$ 14,000	
P4	Cayuga Seneca Community Action Agency	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000	
P5	Rescue Mission	\$ 18,000	\$ -	\$ -	\$ -	\$ 18,000	
P6	Childcare Solutions	\$ 7,000	\$ -	\$ -	\$ -	\$ 7,000	
P7	Freedom Recreation	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500	
P8	Legal Aid	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	
P9	Calvary Food Pantry	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	
P10	Scat Van	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	
P11	Chapel House	\$ 13,000	\$ -	\$ -	\$ -	\$ 13,000	
<b>Total CD Support Services</b>		<b>\$ 116,500</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 116,500</b>	
<b>Business Assistance</b>							
E1	Small Business Assistance Program	\$ -	\$ -	\$ 109,408	\$ 821,348	\$ 930,756	
E2	Economic Development Program Delivery	\$ -	\$ 22,042	\$ -	\$ -	\$ 22,042	
<b>Total Economic Development</b>		<b>\$ -</b>	<b>\$ 22,042</b>	<b>\$ 109,408</b>	<b>\$ 821,348</b>	<b>\$ 952,798</b>	
<b>Special Development Projects</b>							
S1	SDP: 108 Repayment	\$ 185,000	\$ -	\$ -	\$ -	\$ 185,000	
S2	Special Development Loans	\$ -	\$ -	\$ 20,937	\$ 515,570	\$ 536,507	
<b>Total Special Development Projects</b>		<b>\$ 185,000</b>	<b>\$ -</b>	<b>\$ 20,937</b>	<b>\$ 515,570</b>	<b>\$ 721,507</b>	
<b>Administration</b>							
A1	Planning and Administration	\$ 120,000	\$ -	\$ -	\$ -	\$ 120,000	
A2	Homeless Task Force Administration	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	
A3	Human Services Coalition	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	
<b>Total Planning and Administration</b>		<b>\$ 140,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 140,000</b>	
<b>TOTAL ALL PROGRAMS</b>		<b>\$ 815,000</b>	<b>\$ 587,937</b>	<b>\$ 202,821</b>	<b>\$ 1,664,392</b>	<b>\$ 3,270,150</b>	



## COMMUNITY MEETING

Residents, business owners, community-based organizations and other stakeholders are invited to attend one of two community meetings to provide input on the Community Development Block Grant (CDBG) Program. Please help the City of Auburn decide how these federal grant funds should be used to assist low-moderate income city residents during the next 5 years.

**City Hall  
Council Chambers  
24 South Street  
Wednesday, October 22<sup>nd</sup>  
10:00-Noon**

**Plaza of the Arts  
2<sup>nd</sup> Floor Conference Room  
161 Genesee Street  
Wednesday, November 12<sup>th</sup>  
4:00 to 6:00 pm**

You are welcome to visit any time during the meeting and share your thoughts.  
A little bit of your time will influence our community for a lifetime.

For more information about these community meetings, please call 315-255-4115. Individuals unable to attend the meetings may submit written statements by November 12, 2014 to the Office of Planning and Economic Development, 24 South Street, Auburn, NY 13021 or e-mail: [rjensen@auburnny.gov](mailto:rjensen@auburnny.gov).

Please participate in our survey found at [www.auburnny.gov](http://www.auburnny.gov).



*All meetings are accessible to people with disabilities. If you need a sign language interpreter or materials in an alternate format, please contact the Planning Office 10 days in advance.*

**YOUR OPINION COUNTS!**  
**Community Development Block Grant Program**  
**Goals of the 5<sup>th</sup> Consolidated Planning Strategy**  
**2015-2019**

Please help the City decide how federal grant funds should be used to help  
low-moderate income city residents and areas.

1. Please provide address and city of residence.

Address:

\_\_\_\_\_

The City of Auburn     Cayuga County     Outside Cayuga County

2. Do you work in the City of Auburn:

Yes     No

3. Please **X** your top 3 priorities under each category heading.

**Housing**

<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Lead Abatement
<input type="checkbox"/> Code Enforcement	<input type="checkbox"/> 1 <sup>st</sup> Time Homebuyer Assistance
<input type="checkbox"/> Demolition of blighting structures	<input type="checkbox"/> Increasing home accessibility
<input type="checkbox"/> Increasing energy efficiency	

**Public Facilities**

<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Street Trees
<input type="checkbox"/> Water/Sewers Replacement	<input type="checkbox"/> Parks and Recreation
<input type="checkbox"/> Increasing Accessibility of Public Facilities	

**Public Services**

<input type="checkbox"/> Child Care	<input type="checkbox"/> Counseling
<input type="checkbox"/> Senior Services	<input type="checkbox"/> Foreclosure Prevention
<input type="checkbox"/> Emergency Food	<input type="checkbox"/> Rental Assistance
<input type="checkbox"/> Youth Services	<input type="checkbox"/> Homeless Services
<input type="checkbox"/> Parenting	<input type="checkbox"/> Health Services

**Economic Development**

<input type="checkbox"/> Job training	<input type="checkbox"/> Technical Assistance to Businesses
<input type="checkbox"/> Small Business Loans	<input type="checkbox"/> Micro-Training
<input type="checkbox"/> Small Business Education	<input type="checkbox"/> Micro-Loans



4. Please identify which of these categories (#1-4) is your highest (**H**) priority, a medium (**M**) priority or the lowest (**L**) priority. You must have at least one of each!

\_\_\_\_\_ **Housing**

\_\_\_\_\_ **Public Facilities**

\_\_\_\_\_ **Public Services**

\_\_\_\_\_ **Economic Development**

5. Areas of concern:

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6. Areas to celebrate:

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7. Missing priorities:

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*Thank you for your input!*