



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

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 census data.

The City of Auburn has successfully used these 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 to address needs that come up between Action Plans.

Further, whenever possible the City will meet with residents to ensure that the programming planned and the budget allocated meets the needs of the low to moderate income resident. Public meetings with residents, meetings with partners and review of available data will be done annually to ensure that the information presented here still remains accurate. This will especially be the case as we begin to receive data from the 2010 Census in the middle of this 5 year plan.

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

Strategic Plan

Mission:

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:

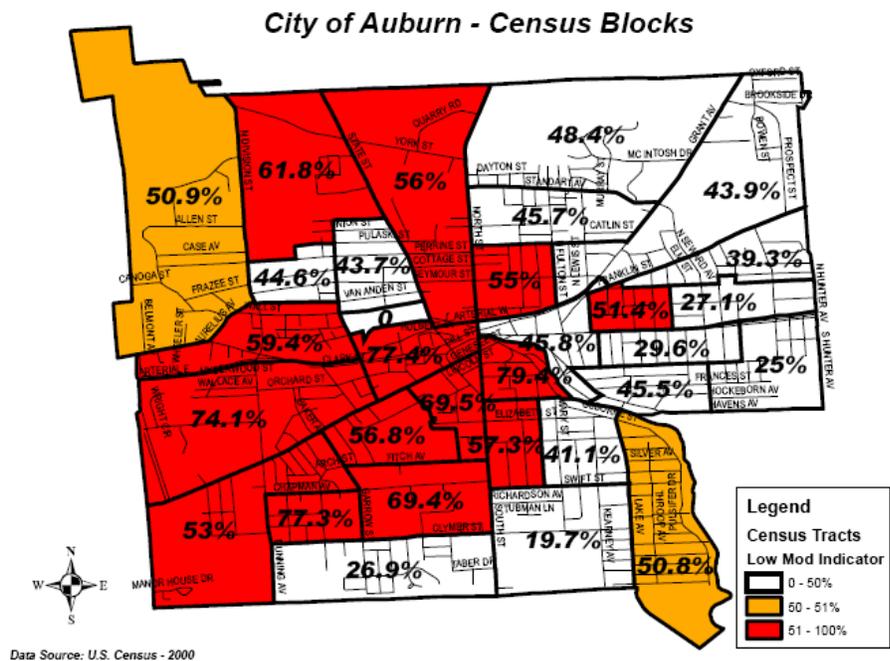
- Providing Decent Housing
- Providing a Suitable Living Environment
- Expanding Economic Opportunities

Further, the City is undertaking this 5 year Strategy with a collaborative approach with both the public and other strategic partners working with the City to help in meeting the three previously described goals.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

Many of the programs and services described in the Plan will be available City-wide to eligible low and moderate income residents. However, there will also be a component of each annual Action Plan to conduct targeted neighborhood programming (which includes public infrastructure and parks improvements) as an area benefit in low to moderate income neighborhoods as prescribed by 2000 Census data. As the 2010 Census data becomes available, the City will make adjustments should areas no longer be eligible or should new areas become eligible.



This map outlines the City as well as identifies the low to moderate income areas (2000 Census).

- Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

As a result of the various community meetings held, the City will target some of its CDBG funds on a geographical basis during this 5-year Strategy. The areas targeted will be located in low to moderate income neighborhoods as defined by HUD. It will be the City's goal to target between 20-30% of its entitlement grant to these neighborhoods.

Priority groups include census tracts (in order of priority) 419, 418, 413, 414, and 417 – there are 14 low to moderate census block groups. Primarily these tracts and block groups are on the West side of the City and adjacent to the City's downtown center city.

The City, working with housing, human service agencies and the area neighborhood association, is participating in a neighborhood revitalization effort on Orchard Street – located in census tract 419, within a block group that is 77.4% low to moderate income. Within this area the City will focus other neighborhood improvements including sidewalk installation and park improvements.

**City of Auburn,
New York**

Priority 1
CT 419

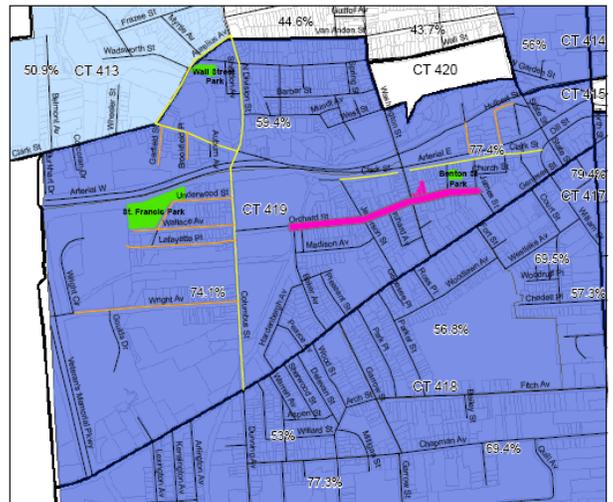
- Sidewalks
 Priority Sidewalk
 Review Sidewalk
 Percent of Low-Mod
 < 50%
 50% - 51%
 > 51%
 Park
 Orchard Street Project

The Orchard Street Project is the collaboration of the City of Auburn, HomeLife, Inc., and Home Handicapped to renovate Orchard Street. Through the project 25, 25, and 27 Orchard Street will be demolished and two new single family homes will be constructed in their place. Also, 29 Orchard Street is being rehabilitated and will be a single family home as well.



0 750 1,500
Feet

Map Creation Date: January 15, 2010
Prepared By: City of Auburn
Office of Planning and Economic Development



**City of Auburn,
New York**

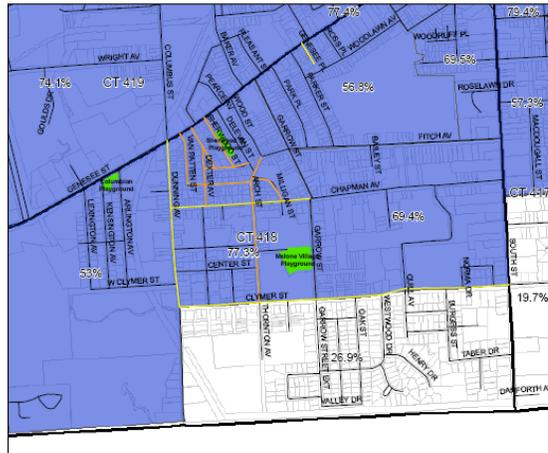
Priority 2
CT 418

- Sidewalks
 Priority Sidewalk
 Review Sidewalk
 Percent of Low-Mod
 < 50%
 50% - 51%
 > 51%
 Park



0 750 1,500
Feet

Map Creation Date: January 15, 2010
Prepared By: City of Auburn
Office of Planning and Economic Development



Once targeted work is completed in this area, park and sidewalk improvements are planned for census tract 418 where the eligible block groups combined are 65.2% low to moderate income. Likely within this 5 year plan, the City will not be able to get to all priority areas with the

funding at its current level. The City will continue to look for other funding sources and will "roll over" projects not completed into future Strategy Plans.

As previously stated however, many of the programs and services planned with CDBG funds will be made available throughout the City to qualifying residents. The City's Home Repair Assistance Program, Access to Home, Direct Benefit Sidewalk Program and the Sewer/Water Revolving Loan Program will be made available to residents throughout the City. The public services component, where the City contracts with various human service agencies to provide youth, senior, housing, emergency and other critical services will also offer their services to income eligible residents of the City.

Utilizing funds collected through its revolving loan fund, the City will also work with businesses wanting to expand or retain employees.

3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

The major obstacle in meeting the underserved needs in the City of Auburn is funding. Through the CDBG Program, the City simply does not have enough funds to address all of the neighborhood revitalization needs, fund agencies serving low to moderate income residents and providing enough grant resources to assist businesses in the current economic climate. Further, while the City is encouraged by increased cooperation among groups, there is still more work needed to enhance and expand collaboration and interaction. This would increase efficiencies and promote efficient use of resources.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

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 subrecipients.

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 the Engineering Department with 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.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

Specifically in preparing for this year's 5 year Strategy the City attended a variety of private and public community meetings to solicit feedback on goals for this Plan.

- Human Services Coalition Coordinating Council
- Elderly and Disabled Task Group
- Children and Families Task Group
- Women in Business Network
- Runaway and Homeless Youth Task Force
- Chapel House Board of Directors (Homeless Shelter)
- Neighborhood House Board of Directors (Child Care Center)
- Auburn Memorial Hospital Long Range Planning Committee
- Cayuga County Mental Health Social Club (client support group)
- A Homeless Forum was held to get a better understanding of the needs and gaps in service that exist in Auburn/Cayuga County.
- A meeting was held at Olympia Terrace/Brogan Manor to encourage participating in the design of the plan from Public Housing.
- Planning staff attended a community blood drive, organized by the local Chapter of the Red Cross, which was held at St. Mary's church to solicit input from a survey designed to collect input on community priorities.

The following Public Meetings were held:

- Boyle Senior Center (9/29/09)
- Neighborhood House (10/5/09)
- Cornell Cooperative Extension (10/28/09)
- Booker T. Washington Center (11/16/09)
- Clifford Club House (11/18/09)

A public hearing was held on November 4th, 2009 as part of the City's Planning Board. A second public hearing was held on January 28th, 2010 as part of a full City Council meeting.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

As outlined about, the OPED attempted to meet with diverse constituencies to solicit input on the development of this 5-Year Strategic Plan. Groups that serve families, youth, the homeless and seniors were all solicited. Their participation was done either at Task Group meetings, the homeless forum or through their attendance at the public meetings.

Beyond the preparation for this Strategic Plan, the OPED also meets regularly with housing providers including Homsite Fund, Inc., Home Headquarters, C/SCAA, Auburn Housing Authority and Options for Independence. These groups either develop and manage housing or provide housing to low to moderate income people.

OPED coordinates the Auburn/Cayuga County Homeless Task Force and submits the communities annual Continuum of Care application. Task Force meetings are held bi-monthly. The Task Force's Executive Committee also meets bi-monthly on opposite months.

Staff from the OPED attend various community meetings regularly to keep apprised of community issues – specially the Coordinating Council of the Human

Services Coalition and the Community Network Meeting. Community agencies, the department of social services, public utilities and housing developers attend these meetings. These meetings occur either monthly or bi-monthly.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.

The City's Citizen Participation process remains the same as what was undertaken in previous years and for the previous 5 year Strategic Plan. The City hosts public meetings to solicit comments and participation from the public. These meetings are advertised in advance of the meetings in the local newspapers. Utilizing its relationship with the Human Services Coalition, the Coalition sends out to its list serves meeting notifications. At their meetings announcements are made to encourage participation.

The City still believes a grassroots approach is best when soliciting participation from the general public on the plan and strategies for neighborhood planning. The meetings are held in various sections of the community where, according to census data as well as general knowledge of the City, low to moderate income residents live.

In preparing for this plan, the OPED met both with the public and also participated in community meetings organized by community groups – this could be in the form of Task Forces and Board of Director's meetings.

2. Provide a summary of citizen comments or views on the plan.

Comments received during the smaller group and community meetings:

Housing and Neighborhoods:

Larger neighborhood revitalization (like what was done on Fort/Westlake area), property maintenance, issues surrounding absentee landlords, tenant and landlord education programs, homeownership opportunities for young people (1st time home buyers program), code enforcement (increase fines and penalties for not complying), reduce blighting conditions, \$1 housing program (similar to the City of Syracuse), rental housing can be too expensive (need more section 8), increased energy efficiency in older homes, do something with 9-11 James Street, help property owners before the house gets "too bad" and nothing can be done with the funds available, increase marketing of home repair program, focus on Washington and Orchard Street – close to museums, improve the Bar area of State Street.

Infrastructure:

Park amenities (Benton Street has nothing), park maintenance (CCH&HS Foster Care program uses parks for family visits – sometimes not well maintained), community gardens, ability to get to the water downtown, urban forest, sidewalk replacement programs (Prospect Street – although not a low to moderate income area, sidewalks at Brogan Manor need to be replaced), snow removal on sidewalks, Clifford Park (although not a CDBG eligible park), Harmon Park, fix basketball courts.

Economic Opportunity:

Create job opportunities, keep young people here, child care for working families, façade improvements, create a arts district for artists (economic and housing component).

Public Services:

Increase services for the youth, increased senior services (especially transportation and recreation), services for those who are blind and/or with hearing loss, homeless services (especially transitional housing programs), preventative services so people won't become homeless, improved public transportation – expanded hours, elder care available in the home (age in place philosophy, child care subsidies for working and parents in school, training money for child care staff, league sports for kids (some sporting opportunities are expensive), medical centers open after 5pm (instead of using the ER), increased mental health services (people can't get timely services), what to do with sex offenders needing housing, youth sheltering program needed (transitional program for youth who are pregnant or parenting).

General Community:

Increase volunteerism, community involvement and interest, increased marketing of the programs and services available to people who are low to moderate income, opportunities to improve the communities self image, improved community policing.

Public Hearings:

No comments were received during the first public comment period. Anne McCarthy, a member of the Planning Board, did ask a question clarifying what income level was considered to be low to moderate income.

During the second public hearing Ron Chase, a member of the audience, commented that he supported the smoke detector demonstration program and the 2010-2011 Action Plan's proposal to purchase carbon monoxide detectors as part of the budget.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

The City continued to use paid advertising to solicit participation with the public meetings. Paid ads were purchased in the Citizen (the City's paper of record), the Post Standard, which publishes an Auburn/Cayuga County Neighbor's Section and the local Pennysaver.

For this CPS the City also disseminated a survey at all public meetings (except the Public Hearings) and attended a blood drive hosted by the American Red Cross in the City to solicit comments. More than 100 surveys were received and comments were used in determining program priorities. A breakdown of the comments received are included under a separate tab with the 2010-2014 Consolidated Planning Strategy and 2010-2011 Action Plan.

The Human Services Coalition has a large listserve which reaches a diverse group of agencies located in Auburn, Cayuga County and the region. The listserve was used to announce the public meetings to not only encourage participation of

agency staff but also the constituents they serve. The agencies that received this information included groups which serve minorities, individuals with low literacy, seniors and persons with disabilities. Additionally, when the plan was ready for review and comment the listserve was used to announce that the plan was available and how to access it.

With regards to the meeting held with residents of Public Housing – the Auburn Housing Authority disseminated a flyer designed by the OPED. All tenants of Olympia Terrace and Brogan Manor received a flyer asking them to participate. Refreshments were served to entice their participation.

All meeting notices identified that the meetings were held in a physically accessible location. Further, the City advertised the availability of materials in an alternate format and sign language interpreters if needed.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

All comments received through the public participation process have been accepted.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

The City of Auburn’s Office of Planning and Economic Development will be responsible for the overall planning and administration of the Consolidated Plan and its components.

The City utilizes many partners in meeting the objectives and goals of the Consolidated Plan. Private industry will continue to be primarily involved as borrowers, or in leveraging the economic development activities related to the Consolidated Plan. CDBG funds are used for "gap" financing, borrowers will need to have approvals for financing from banks or other lending institutions, as well as a commitment to equity injection.

Nonprofit housing developers such as Homsite Fund, Inc., Home HeadQuarters and Options for Independence will be involved with the construction management and administration of housing programs administered by the City. For housing activities, private contractors will be responsible for performing the home repair, accessibility, or demolition projects.

Each year the City will release a RFP to solicit proposals that will be considered for funding from the public services line. A variety of human service providers will be responsible for delivering the public services activities, with City staff monitoring expenditure and performance.

A collaborative organization will be involved with the delivery of the MicroEnterprise program to support economic development efforts.

The Auburn Housing Authority will continue to be involved in all efforts related to public housing.

Additionally, there are other City departments which are involved in the delivery of the Consolidated Plan. The Engineering Department manages the curb and sidewalk program, from measurement of proposed sidewalks and curbs, packaging contract bid packages, awarding contracts, overseeing contractors, and preparing payment requests. The Finance Department receives and posts all Community Development loan payments, generates delinquency letters, prepares all checks to pay project expenses, assists in tracking Entitlement grant expenditures, and tracks interest payments to HUD. The Office of Corporation Counsel reviews and approves all loan documents, and advises on all legal matters related to the program.

The OPED also has organized loan committees to review and approve economic development loans and housing loans to investors. The loan committees consist of bank representatives, attorneys, accountants, and representatives from other City Departments (City Manager, Finance Department, Mayor).

2. Assess the strengths and gaps in the delivery system.

The community partners work well together to overcome turf issues in order to meet the needs of the low to moderate income residents. Human service agencies collaborate on funding opportunities to maximize the chances of receiving funds. Businesses seek the assistance and support of the local Chamber of Commerce, SBDC, SCORE, County Economic Development and local financial institutions in order to remain successful.

Getting citizen participation in both neighborhood planning, the development of this 5 Year CPDS and annual Action Plans remains challenging. This is an area the City and the OPED works to improve on an annual basis.

It goes without saying that the lack of funding is a gap in realizing all of the goals and objectives a community has for itself. While presented here is a 5 year plan utilizing CDBG, this funding source can resolve all of the community issues faced by City of Auburn residents. The City, along with its partners, actively look for other Federal, State and Private resources to accomplish its goals.

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

The Auburn Housing Authority consists of five (5) Commissioners that are appointed by the City Manager. Commissioners are appointed for five year terms, with one expiring each year. The Housing Authority also has the ability to have two (2) resident Commissioners on the Board but the Housing Authority has had challenges getting tenant participation – there is currently 1 tenant resident on the Commission. The City does the Housing Authority’s environmental

reviews for capital projects when necessary. The Housing Authority's 5-year plan is included with this 5 year CPS.

Employees of the Housing Authority are Civil Service and the City of Auburn's Civil Service Commission administers the test and the Executive Director of the Housing Authority makes the hires.

The Housing Authority does its own procurement and contracting, following state and federal requirements.

The Housing Authority does work with the Auburn Police Department's Community Oriented Police Officer (COP). One police officer works with the Housing Authority to help with police projects, patrolling and consulting on any problem areas.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

The OPED is responsible for monitoring all activities undertaken with CDBG funds.

The OPED monitors all active revolving loan funds, including Housing, Small Business, and Special Development Projects. For loans to owner-occupants who have participated in the Home Repair Assistance Program or Mortgage Assistance Program, which was funded in the mid-1990, the office will prepare a letter and a self-addressed stamped envelope, requesting that the homeowner sign the letter verifying that the property is still the principal place of residence. Investor-owners assisted through the HRAP or housing-related Special Development Projects will be required to provide information on rents and tenant income, to ensure that they are charging less than fair market rent to eligible low or moderate income tenants during the term of the loan.

Those assisted through the Small Business Assistance Program loan or business-related Special Development Projects are required to provide income information on employees that have been hired to meet the job creation requirements, verify that collateral for the loan is in place, and submit financial statements on an annual basis.

Subrecipient contracts for housing, economic development and public service activities will be monitored for timely expenditures and program performance by OPED staff. Subrecipients will be required to submit expense and program reports monthly in order to track program progress. A formalized visit is conducted each Spring to discuss program performance, spending and any program concerns. Concerns will be reported back to the organization in writing. Monitoring visits can be made more frequently if monitoring results require corrective actions. All subrecipients will receive a copy of "Managing CDBG—A Guidebook for Grantees on Subrecipient Oversight" which has been tailored to fit our program.

In addition, the City will provide subrecipients with a basic training on the CDBG program and its objectives. We will use HUD's "Training CDBG Subrecipients in

Administrative Systems”, and provide all subrecipients with a copy of “Playing by the Rules—A Handbook for CDBG Subrecipients on Administrative Systems.”

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

The City continues to balance funding areas – housing, public services, community development – so that not one area is funded more than the other. All areas have been identified as a priority.

However, for this 5 Year Plan, the City will specifically begin allocating funds to meet priority needs in particular geographic areas as identified by current available Census data. By targeting particular neighborhoods the City’s plan is to make strategic impacts in areas where there are increased infrastructure and neighborhood need; however even this will be balanced with assisting residents who are income eligible but may live in non eligible areas.

2. Identify any obstacles to meeting underserved needs.

Funding remains the key challenge to meeting the needs of the underserved in Auburn. Each year, through the competitive RFP for public service funds through the CDBG Program, the City receives more than double in requests what can be awarded because of the public service cap. Further, agencies are regularly talking about Federal and State funding cuts that they need to factor into their operating budgets. Generally agencies work together to meet the needs of the low to moderate income public – with resources tight, it does take multiple service providers to assist in meeting needs and addressing community problems.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

According to Assessment Data, 67% of the single family homes were built before 1940. Below is a chart that breaks down the number of parcels and when the properties were built. As you can see, the City of Auburn’s housing stock is old.

	TOTAL PARCELS	Built Before 1940	Percent Built Before 1940	Built After 1940	Percent Built After 1940
Single Family Residence	5650	3789	67%	1862	33%
2 Family Residence	1414	1383	98%	31	2%
3 Family Residence	169	167	99%	2	1%
Multiple Residences	63	61	97%	2	3%
Apartment Building	192	84	44%	107	56%

TOTALS	7488	5484	73%	2004	27%
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It is difficult to make an assumption on how many of the parcels and/or rental units in the City are occupied by extremely low-income, low-income or moderate-income families. However, in reviewing the number of rental properties, a much higher percentage of the 2 and 3 unit houses were built before 1940 and a much smaller percentage of the property owners live on site in these units. Additionally there were 870 single family homes built before 1940 which are rental units. We can assume that a majority of these units are rented to low to moderate-income tenants which may expose them to lead based paint.

Additionally, according the City’s Housing Market Study, approximately 5.5% of extremely low-income households, 10.9% of low-income households and 17.9% of moderate-income households are home owners. We can assume that these households may also be exposed to lead based paint assuming that the homes they live in are older and the ability to rehab/abate lead based paint may be much lower.

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

The Cayuga County Health Department has a Lead Prevention Program that is tasked with developing a protocol for identifying and addressing lead based paint hazards throughout Cayuga County. According to NYS Public Health Law children at age 1 and 2 are mandated to be tested for lead and local physicians refer the child for the appropriate blood work. However, parents are not mandated to get the testing done. Labs who do test children for lead levels are required to input the data into the NYS Department of Health’s “Lead Web” which is monitored by local Department of Health. Children who have elevated lead levels are followed up on.

For children who are found to have lead levels between 10-14.9, a County Health nurse contacts the family to provide information and assistance on the risks of lead poisoning. The child is also retested in 3 months. According to the County, on average they have between 1-3 children each quarter who have elevated lead levels (15+mcd/dL) resulting in a County Nurse and a member of the Environmental department to go on site to do an investigation. Landlord and property owners are mandated to encapsulate the lead based paint found. Follow-up lead testing of the child and property are done.

According to the County, they have found that children with elevated lead levels are most often living in rental housing. They have also found low to moderate income children living with families who have bought older housing stock with elevated lead levels because the parents are not using proper procedures when doing home repairs.

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. Further the regulation appears in 24 CFR 35, subpart J, and applies to rehabilitation efforts funded with CDBG. Lead based paint requirements for rehabilitation fall into three (3) categories, which depend on the amount of rehabilitation provided:

- assistance up to and including \$5,000 per unit,
- assistance of more than \$5,000 per unit, up to and including \$25,000 per unit; and
- assistance of more than \$25,000.

Under current HRAP program practices, average per unit assistance is approximately \$22,000, including work related to lead-based paint hazards. Therefore, the requirements for rehabilitation listed at 24 CFR Part 35.930 would apply to most of the program's rehabilitation work. Generally, the requirements include:

- Conducting of paint testing, with the option of foregoing testing and establishing a presumption of presence of lead on all painted surfaces;
- Performing a Risk Assessment in the dwelling units receiving federal assistance, in common areas serving those units, and exterior painted surfaces, before rehabilitation begins; and
- Performing interim controls or abatement, depending on the level of assistance, of all lead-based paint hazards identified in the risk assessments and any hazards created as a result of the rehabilitation work.

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 up to \$40,000 total (including lead abatement grants). For single family homes, or owner occupied duplexes, the project can receive up to \$10,000 (or 25% of the project costs) as a lead grant to assist with abatement costs. For rental units, each unit is eligible for a \$2,500 (or 25% of the total project costs).

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).

According to the 2006 Market Study the City of Auburn has approximately 56% of its housing stock as owner occupied property; however with 44% being renter-occupied housing the City has far more renters than does the nation as whole (32% of the housing in the nation was renter occupied). It was concluded that the large percentage of renters in the City is most likely attributed to the significant number of individuals earning less than the area median income. Homeownership becomes increasingly difficult for lower income households. The Study projected that by 2011 that there would be more renters and this assumption can continue through to 2014 given the current economic climate, credit crunch and limited employment opportunities.

COST BURDEN

Number of Owners (out of 5,410)	Income Level	Percentage who are Moderately or Severely Cost Burden
55	Less than 30%	Moderately Cost Burden - 20%
155	Less than 30%	Severely Cost Burden - 57%
160	30.1 - 50%	Moderately Cost Burden - 28.5%
265	30.1 - 50%	Severely Cost Burden - 47%
300	50.1 - 80%	Moderately Cost Burden - 40%
30	50.1 - 80%	Severely Cost Burden - 4%
Number of Renters (out of 5,260)	Income Level	Percentage who are Moderately or Severely Cost Burden
215	Less than 30%	Moderately Cost Burden - 15%
1045	Less than 30%	Severely Cost Burden - 74%
800	30.1 - 50%	Moderately Cost Burden - 58%
195	30.1 - 50%	Severely Cost Burden - 14%
180*	50.1 - 80%	Moderately Cost Burden - 22%

0	50.1 - 80%	Severely Cost Burden - 0%
*10 of these households were in substandard housing		
4 rental households in the 30.1-50% income level experienced severe overcrowding.		

SOURCE: CHAS data, updated for 2009

As seen by the previous chart, struggle with paying their housing expenses on their income. Approximately 17% of the property owners within the income guidelines are either moderately or severely cost burden. As a City, this is of deep concern because these property owners are likely to have difficulty paying property taxes, water bills and maintaining their homes. Approximately 46% of renters are moderately to severely cost burden. Of concern is the number of renters earning less than 30% of the AMI who are severely cost burden – 74%. These tenants will struggle to pay rent and utilities and could find themselves precariously housed or homeless.

Available Section 8 and Waiting Lists:

There are two (2) agencies within the City of Auburn you manage and distribute Section 8 Housing Vouchers. Auburn Housing Authority has 229 vouchers available and there is a waiting list of 106. Cayuga County Homsite Development Corporation has 595 vouchers with 709 people on their waiting list.

Homsite waiting list: according to their data all but 13 of the 709 applicants made under \$25,000; 72% were female and 28% were male; 84% were white whereas 15% were black, 6% were Hispanic and just about 1% were Native American; almost 8% were elderly and 56% were disabled.

Auburn Housing Authority waiting list: of the information available from the organization, 88% of the people on the waiting list are extremely low income, 12 % are low income.

Housing for People with Disabilities

The local Independent Living Center (Options for Independence) reported that, on average, they receive 11-12 calls per week from people with disabilities needing accessible housing opportunities.

Both homeowners and renters who are in housing but have a need for accessibility modifications turn to Options for assistance with making these much needed modifications – be it the installation of a ramp for easy entry/exit from their home, to widening doors and bathroom and/or kitchen modifications. CDBG funds assist the agency with this task through the Home Access Program (HAP). The agency has also been successful in receiving state funds through the Access to Home Program. The HAP has been limited to installing electric door openers and the installation of ramps, some minor in-home modifications have been done, but the funding is very limited. The state funding has assisted them in doing large in-home modification projects. On average, 4-5 ramps are built per contract year with HAP funds.

Public Housing

The Auburn Housing Authority runs both State and Federally funded public housing projects. The two state projects (Melone Village and Brogan Manor) had 53 units vacant the federal project (Olympia Terrace) had 1 vacant unit.]

Even with these vacancies some agencies assisting those in need of housing have difficulty finding subsidized housing opportunities for their clients because they are not eligible for this housing. Strict public housing regulations eliminate individuals with a history of drug/alcohol abuse, limited/no rental history, criminal backgrounds, sex offenders, etc from being eligible for these housing units.

- To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

In reviewing data available to the City, we have not found that any minority group had a disproportionately greater need over another.

Priority Housing Needs (91.215 (b))

- Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

Housing Problems Output For All Households											
Name of Jurisdiction: Auburn (CDBG), New York			Source of Data: CHAS Data Book			Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
Household Income <=30% MFI	524	507	125	572	1,728	240	50	4	25	319	2,047
% with any housing problems	62.8	88.6	96.8	85.3	80.3	81.3	92	100	100	84.6	80.9
% Cost Burden >30%	62.8	88.6	87.2	84.6	79.3	79.6	92	100	100	83.4	80
% Cost Burden >50%	44.3	66.9	72.8	67.1	60.5	56.7	92	100	100	66.1	61.4
Household Income >30% to <=50% MFI	427	325	60	306	1,118	468	57	24	72	621	1,739
% with any housing problems	45.4	64.3	60	61.1	56	45.9	86	100	65.3	53.9	55.3
% Cost Burden >30%	45.4	64.3	46.7	59.8	54.9	45.9	86	100	65.3	53.9	54.6
% Cost Burden >50%	9.1	20	0	3.3	10.2	11.5	61.4	41.7	45.8	21.3	14.1
Household Income >50 to <=80% MFI	172	410	75	496	1,153	451	361	48	172	1,032	2,185
% with any housing problems	32.6	36.6	16	11.3	23.8	11.5	52.4	70.8	62.2	37	30
% Cost Burden >30%	32.6	36.6	10.7	11.3	23.4	11.5	51.2	45.8	59.9	35.1	28.9
% Cost Burden >50%	8.1	0	0	0	1.2	3.1	11.6	0	11.6	7.4	4.1
Household Income	248	620	53	560	1,481	866	2,093	449	448	3,856	5,337

>80% MFI											
% with any housing problems	0	0	28.3	0	1	3.9	6.6	3.1	12.9	6.3	4.9
% Cost Burden >30%	0	0	0	0	0	3.9	6.4	0	12.1	5.8	4.2
% Cost Burden >50%	0	0	0	0	0	1.2	0	0	0	0.3	0.2
Total Households	1,371	1,862	313	1,934	5,480	2,025	2,561	525	717	5,828	11,308
% with any housing problems	42.2	43.4	58.8	37.8	42	24.5	16.5	14.5	33.1	21.1	31.2
% Cost Burden >30	42.2	43.4	46.3	37.4	41.1	24.3	16.2	9.5	31.9	20.3	30.4
% Cost Burden >50	20.8	21.7	29.1	20.4	21.4	10.6	4.8	2.7	10.9	7.4	14.2

Renters

Not surprising, the very low to low income tenant are in apartments that are too expensive for them. Their cost burden is significant. With there currently being a significant waiting list for Section 8 vouchers there is no subsidy program for these individuals and families.

For those very low income tenants, who would qualify for help through the local department of social services, will find that the public assistance allotment for rent is too low to cover the Fair Market Rents in the area.

Single individuals with little to no income would have a great deal of difficulty finding rental units that would accept the PA allowances. Currently single individuals receive \$330.10 for rental assistance. A family of four would receive \$639.70 – this would increase the likelihood that the family could find a

FY 2009 Fair Market Rents for Cayuga County (including Auburn)

0 BR	\$601
1 BR	\$602
2 BR	\$722
3 BR	\$961
4 BR	\$1,115

Source:
http://www.huduser.org/datasets/fmr/fmrs/fy2009_code/2009summary.odn?inputname=NCNTY36011N36011
 *Cayuga County&county_select=yes&state_name=New York&statefp=36&fmrtype=Final&data=2009

landlord who would accept this amount as the monthly rent; however the Fair Market Rents (or the average landlords most likely ask for) can still price families out of safe and affordable housing.

Public Housing isn’t always an option for this population because they lack a rental history. Additionally, local public housing rules and regulations often block some from being eligible for their subsidized units because of past criminal activity and/or credit worthiness.

The other challenge for renters in general regardless of the very low, low or moderate income status is that many of the rental units are in serious need of repair. Often energy inefficient apartments result in large utility bills often, which are the burden of the tenant. Currently the only rehabilitation program available for investment property is through the City of Auburn’s Home Repair Program. This is a low interest loan with a small lead abatement grant. This program isn’t always enough to encourage rehabilitation.

Owners

The very low and low property owner often finds paying the mortgage along with taxes, utilities and other household expenses overwhelming. While New York State's STAR Program offers school tax reductions, especially those with limited resources, these owners typically do not have the resources to maintain or make improvements to their property.

This can also be true for the moderate income homeowner who may work and/or have other types of resources available but who also has difficulty maintaining their property and making needed emergency and preventative repair.

Elderly

The elderly live on fixed incomes with little to no chance of increasing their income. While the elderly homeowner typically does not have a mortgage these properties are usually much further behind in routine maintenance. Even with various tax exemptions available to them to help with school and local taxes, rising utility costs, insurances and prescription drugs, these individuals often find themselves having more expenses than income to pay.

The elderly who are homeowners and are interested in renting have three senior apartment complexes to choose from as well as other assisted living facilities should they need a higher level of care. What the senior complexes are reporting is that the elderly are remaining in their homes longer – the average age now being 80+ years moving into senior high rises. Two things are important to point out – seniors waiting to move out of their home often leave a home that is in need of more maintenance and rehabilitation and seniors are not able to stay in senior apartments very long because of their age and declining health.

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

The housing needs outlined above run the common theme for the need for housing rehabilitation funds to be available for both home owner occupied property as well as investor owned property. Terms need to be affordable in order to encourage program use.

With an aging housing stock and acknowledgement that there are people living in housing beyond their affordability the new HRAP program to increase grant funds to extremely low and low income homeowners should assist with these homeowners with making maintenance repairs at their homes. Additionally, the availability of grant funds for emergency housing repairs offered through the HRAP should also assist seniors, among other low to moderate income homeowners, in need of repairs but who have limited means to cover the repairs.

Not addressed by this CPS is the need for additional section 8 vouchers to assist renters with finding safe, affordable rental options. Additional advocacy is needed to persuade the funding entities to help the City of Auburn (and Cayuga County) meet this increasing need.

3. Describe the basis for assigning the priority given to each category of priority needs.

Through public participation, the City allocated funds to programs identified by the community. The City attempts to take a well balanced approach to allocating CDBG funds to all segments eligible – neighborhood revitalization, home repair, public infrastructure improvements, public services and economic development. Allocations address the needs of the low to moderate income resident and the overall needs of the community at large where they live.

4. Identify any obstacles to meeting underserved needs.

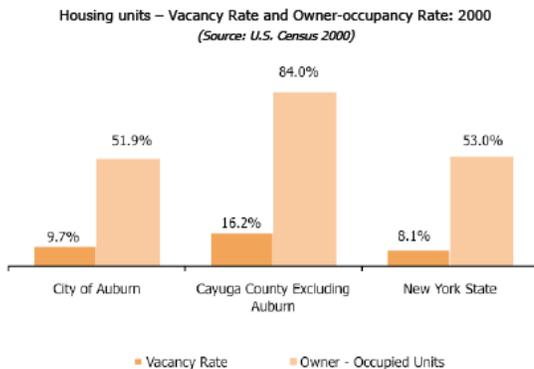
Again, as identified in other sections of this plan is the need for increased funding.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

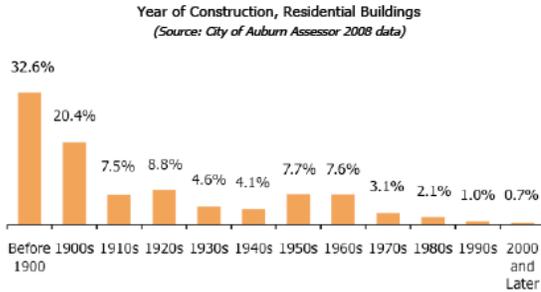
In information collected for the City’s Comprehensive Plan, which has recently been adopted, an entire chapter is dedicated to strategies improving the housing stock and neighborhoods. This Comprehensive Plan has some of the most current up to date information related to the City’s Housing stock and issues within the City which result in housing concerns.



While Auburn has a lower housing vacancy rate than the rest of Cayuga County it should be noted that approximately 71 percent of the vacancies in Cayuga County, excluding Auburn, are considered seasonal or recreational vacancies, meaning that they are vacation homes, summer homes, and the like, and therefore are not viewed as a negative impact. Also not surprising for an urban area, Auburn has lower levels of home ownership

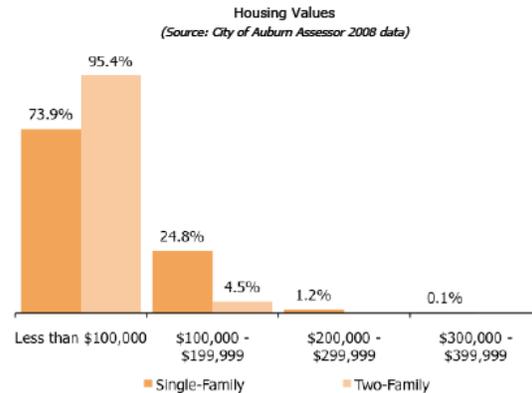
than both Cayuga County and the state. Not only expressed in the Comprehensive Plans public workshops which have been underway of the course of 2009, but also the public meetings held for this 5 year CPS, many residents expressed their concern about the number of absentee landlords in Auburn. Rentals should not always be universally portrayed as a negative aspect of a community. Rentals help keep a community diverse and often are the type of housing lower income families seek out given the resources the family has.

However, as is discussed throughout this Strategy, rentals need to be safe, affordable and well maintained or they can be a detriment to the neighborhood.



Auburn’s residential buildings tend to be older, with over half of them built before 1910. If properly maintained, older housing stock can be an asset to a community by preserving community character. However, it can also be a burden if regular upkeep is not performed, as is the case in many areas of Auburn.

Auburn’s housing values are fairly low, with very few homes worth more than \$200,000. The majority of both one- and two-family homes are worth less than \$100,000. No homes were valued at more than \$399,999.



The City of Auburn conducted a Housing Market Study in late 2006. The Study focused on three areas: demand, supply and vacant and abandoned properties. According to the research and analysis, the City of Auburn can continue to expect slight declines in population growth. Approximately 50% of the population is earning less than 50% of the City’s area median income of \$36,721. Seniors, whose expected population is expected to grow, earn significantly less and by 2011 40% of seniors are projected to earn less than \$25,000 per year.

There are 2,800 households that earn below 50% of the AMI (\$28,700). Of these households, the study points out, that approximately 2,000 (or 71%) have housing problems which are attributed to cost burden and over crowding.

Persons with Disabilities:

Options for Independence, using CDBG funds (Home Access Program) and Access to Home funds available the NYS DHCR has been making both rental and owner occupied housing more accessible for nearly 15 years; on average assisting 5 people each year with Home Access Program funding. If these units were to come on the rental/homeowner market these properties would presumably be available to low to moderate income disabled renters. Options does try to impress upon landlords to market their units to people with physical disabilities should the tenant leave the apartment assisted as well as give the agency a heads up. Tenants have only one opportunity to receive assistance so they are not eligible for funding a second time around should they leave the rental unit for another (unless for an undue hardship).

Abandoned/Condemned Properties:

According to the most recent property listing maintained by the City's Code Enforcement Office, there were 175 condemned, vacant and abandoned properties. Some are condemned because the utilities were shut off while others are condemned due to fire, code violations or because the owner abandoned the property.

2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

No units are expected to be lost, although there is always worry that the agencies distributing Section 8 vouchers will lose some available vouchers. This loss would negatively impact low to moderate income renters – in fact there is even more need for them based on the wait lists with the two agencies.

Out of the housing projects, which utilizes HUD funding for subsidies, there is no planned loss of actual housing units. There are 3 senior complexes for a total of 392 rental units. Auburn Housing Authority manages 326 housing units subsidized by Federal or State sources. Auburn Housing Authority remains concerned about the ability to provide capital improvements to the State funded housing projects. There is always the chance that apartments, which are beyond repair, may not be able to be rented. The state provides no operating subsidies for the management of these units, which impacts the bottom line for the Housing Authority.

3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

Clearly from the City's solicited Housing Market Study and from other information the City has available, the aging housing stock is of great concern. Additionally there is concern about the number of rental units the City has – it is nearly equal to the number of homeowner occupied properties. Whenever possible, the City will support affordable housing projects, which work within our existing neighborhoods.

The City, through the availability of CDBG Funds, will continue to promote home rehabilitation programs and make low interest loans available to both owner occupied homeowners as well as investors.

The City will promote neighborhood revitalization projects, which leverage local, state, federal, and private resources to address housing deterioration be through the homeowner having limited resources, property abandonment, vacancy or neglect.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
 - Improve the quality of existing housing stock.

- Provide funding for housing programs, such as the home repair assistance program.
 - Assist eight (8) owner-occupied properties through the Home Repair Program each year.
- Support non-profit and for-profit housing development that will put underutilized and distressed property back into productive use.
 - Provide construction financing for CHDO projects and other housing developers who will improve the housing in distressed neighborhoods. Property rehabbed will be made available to low to moderate income families. Provide financing options for at least two housing projects per year.
- Improve the quality of existing rental units.
 - Provide funding to assist landlords to improve their rental units, which will be available for low to moderate income tenants.
 - Assist one (1) investor owner who will rent to low to moderate income tenants through the Home Repair Program each year.
 - Look for financial resources that would encourage investor owners to make improvements to their rental property.
 - When appropriate make applications to funding opportunities.
 - Work on the feasibility and possible development of a Housing Rental/Landlord Registry Program to ensure safe rental housing units. This was also a recommendation of the City's Comprehensive Plan.
- Provide financial opportunities to assist in increasing the number of home owners.
 - Provide funding assistance through the Mortgage Assistance Program to assist first time home buyers with closing costs.
 - Provide up to seven grants to first time homebuyers who have gone through a certified home buyers program. Provide for up to \$3,000 grants to cover closing costs each year for owner occupied single family homes and/or owner occupied duplex/triplex properties.
 - In support of the City's recently completed Comprehensive Plan, the Consolidated Plan will promote the development of an Auburn "HomeStore" which would be a resource to people wanting to be homeowners. The "HomeStore" would help prospective buyers to learn about living in different city neighborhoods, information on how to obtain a mortgage, learn ways to fix their credit and find more information on incentives for purchasing and rehabilitating homes.
 - Work with housing partners to look at the design of such a program and try to have implemented by 2014.
- Reduce the number of vacant and abandoned housing.
 - As a result of the City's recently adopted Comprehensive Plan the OPED will be exploring the development of a vacant building initiative. Too many vacant buildings are unsightly and can contribute to the decline of property values and the overall loss of a sense of community.
 - Explore the possibility of using CDBG funds to conduct targeted code enforcement activities in distressed

neighborhoods, eligible for CDBG funds on an areas basis. Look to future Action Plans with this 5 Year Strategy to possibly cover code enforcement activities to ensure vacant buildings are maintained and not blighting the neighborhood.

- Implement a Distressed Property Program to assist in the demolition or acquisition of blighted property.
 - For those properties where the property owner has walked away from their responsibility or the building poses health and safety concerns, the City will utilize a Distressed Property Program to deal with these unsightly and dangerous structures. Whenever legally feasible, the City will pursue the property owners to reimburse the use of CDBG funds for demolition activities.
 - Demolish at least four (4) properties that are condemned or posing health and safety concerns in targeted neighborhoods. When necessary collaborate with non-profit housing organizations, such as Home HeadQuarters to acquire underutilized property in targeted revitalization areas, such as the Orchard Street area currently underway, and other neighborhood redevelopment projects that will be identified in the next 5 years.
 - When appropriate assist in the rehabilitation or consolidation of multi-family housing structures that are vacant or abandoned.
 - Promote incentives to reconvert homes to single family homes. The Home Repair Assistance Program will prioritize applicants wanting to decrease the density in the City of Auburn and take out underutilized apartment units. Additionally, market the availability of the city's tax incentive available to property owners who undertake this type of home rehabilitation project.
 - Assist community based organizations that provide direct housing assistance to targeted households.
 - Continue to provide support to housing development organizations that will further the above goals and objectives. This may include but not be limited to working with Cayuga County Homsite Development Corporation or Home HeadQuarters with funding applications to Federal, state and local resources.
 - Work with these entities to identify streets/neighborhood blocks in need of revitalization and devise strategies to increase home ownership, property maintenance and rehabilitation programs. Further, whenever possible the City should promote the organization of neighborhood associations throughout the City to assist with city planning especially around, community development issues (park improvements, infrastructure installation, housing needs, crime, etc).
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

The City will use CDBG funds to meet the objectives outlined above. Further, the City will partner with community-based housing programs to apply for other state

and federal funds to realize these objectives. Specifically, the City will work with both Homsite Development Corporation and Home HeadQuarters in their applications to HUD, New York State Division of Housing and Community Renewal and the NYS Affordable Housing Corporation.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

Auburn Housing Authority was consulted during the preparation of this narrative for the 5 year CPS. The Housing Authority administers four housing projects in total. One is Federally assisted where the other 3 are assisted by the State. The Housing Authority currently does not have a waiting list and there are vacancies in all but 1 (Elaine Estates) project.

Brogan Manor – 88 units
Elaine Estates – 12 units (handicap accessible)
Melone Village – 188 units
Olympia Terrace – 50 units (Federally assisted)

Capital Needs

Olympia Terrace is in good shape and regularly receives funding to address capital needs. There is currently a capital project planned to replace all primary doors, including installing screen doors, and residing the units. Other plans include renovating the bathrooms and kitchens. This project is the second newest of the other buildings.

The state operated units are significantly under funded when it comes to capital improvement projects and they are in need of new roofs and kitchens at Melone Village and new bathrooms, kitchens and exterior doors at Brogan Manor. Presently, the Housing Authority has found the funds to install new windows at Brogan Manor.

In all, the Housing Authority needs approximately \$7 million to complete all of the capital projects. The actual dollar amount of the capital improvement project that had been included in the 5 year PHA Strategic Plan (a copy is included under a separate tab with this report) was only for more routine maintenance items. In reality, Olympia Terrace has capital needs near \$1 million. Additionally the State Public Housing Units at Melone and Brogan Manor are in need of nearly \$6 million in improvements as outlined above.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

According to the most recent 5 year plan submitted by the Auburn Housing Authority, which will begin April 1, 2010, the public housing agency has the following goals and objectives:

Goal: Expand the supply of assisted housing.

Objective: Reduce public housing vacancies.

Goal: Improve the quality of assisted housing.

Objective: Renovate and modernize public housing units.

Goal: Provide an improved living environment.

Objective: Implement public housing security improvements.

Goal: Ensure equal opportunity and affirmatively further fair housing.

Objective: Undertake affirmative measures to ensure access, provide suitable living environments and ensure accessible housing for all Americans.

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

The City of Auburn will continue to support capital applications made by the Housing Authority to meet its capital improvement needs. The City will also support the Housing Authority in getting tenants more actively involved with tenant associations and/or home ownership.

Further, the City will, on an annual basis, engage public housing tenants, whether it is through formal tenant meetings at Olympia Terrace (where there is a tenant meeting room) or some other mechanism in order to solicit comments for the annual plan as was done with the preparation with this 5 year CPS. While only one tenant came out to this meeting, it is hoped that will regular attendance year after year, that more tenants will participate. It is at this time, that OPED will provide additional materials on homeownership and the first time home buyers classes offered by Homsite Development Corporation. Brochures and information on other programs/services will be made available to the Housing Authority to have in the rental/administrative offices.

3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

The local public housing agency (Auburn Housing Authority) is not designated as troubled by HUD.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The City of Auburn's Zoning Ordinance does not set minimum building size requirements that exceed the local housing or health code. There are no impact fees assessed for housing construction. The City's zoning ordinance and land use regulations permit manufactured (not mobile) housing "as of right" in all residential districts and zoning classification in which similar site built housing is permitted, subject to design, density, building size, foundation requirements and other similar requirements applicable to other housing.

The City does have building code language regarding housing rehabilitation that encourages rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings.

In planned developments, the City gives "as of right" density bonuses to offset the cost of building below market units, providing for an incentive for market rate residential development that includes a portion of affordable housing. The City does not require additional public review or special hearings of affordable housing projects, beyond what is normally required for any type of housing project, when the project otherwise is in full compliance with the zoning ordinance and other development regulations. Time limits for government review and approval or disapproval of development permits are also established.

Taxes and Utility Rates: While the cost of renting or owning a home in Auburn seems reasonable, utility rates and property taxes can pose as a barrier to affordable housing. Water and Sewer rates within the City of Auburn have increased over the years (and continue to) in order to pay for necessary infrastructure improvements. New York State requires affordable housing development to be assessed utilizing an income based approach. This typically results in much lower tax levies than those associated with market rate development.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

The City's policies and ordinances are not impacting the development of affordable housing or the rehabilitation of deteriorating property that can be used for affordable housing. The City remains committed to the development of affordable housing projects, especially those which reinvest in our already

existing neighborhoods, in order to improve the City as a whole. The OPED will continue to review policies and ordinances throughout the 5 year CPS to ensure that nothing changes which would be detrimental to the development of affordable housing projects.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.

A Forum was held with homeless providers to ascertain the needs of the homeless in Auburn (and Cayuga County). Below is an account of that Forum. This will be used as a planning document for the Auburn/Cayuga County Task Force in identifying gaps and additional service needs within the community in order to pursue funding resources (beyond the HUD McKinney-Vento funds) the community currently receives through the CoC.

Homeless Forum – September 28, 2009
Facilitated by Meg O’Connell, Allyn Foundation

Discussion

Who are the homeless and/or at risk? What subpopulations do they represent?

- Families with Children (large families)
- Single parents (both single moms and dads)
- Men without children
- Youth, 16-21 years, who can’t stay at home (limited options because of system restrictions - if under 18 can’t go to the local homeless shelter).
- Youth under 21 (18 and 19) with addiction or other family dynamic issues (parents using “tough love”).
- People that live “paycheck to paycheck” (low income families) or those who are “couch surfers” and precariously housed.
- Families facing foreclosure
- People with no rental history
- Subpops:
 - mental health
 - dual diagnosis
 - physical disabilities (limited accessibility)
 - sex offenders – limited housing options (only available in Syracuse – shelter). No section 8, no shelter. Sex offenders on parole – many in

hotels. Challenge to find permanent housing because of restrictions on where they can live (urban settings most challenging)

- older adults with mental and physical health issues
- veterans
- substance additions

What are people coming into agencies needing?

- EVERYTHING:
 - Jobs – lack of and limited job opportunities. Need training (on anger management, social skills, help understanding “job requirements”, interviewing, financial management). Limited education, literacy issues. Need money for job training. Health issues. Minimum wage is not enough to live on (especially if someone is paying back child support). Parenting (for teens too) and child care issues (need for quality, affordable child care). Transportation (bus fare).
 - Housing – family housing especially for those with large families. A training program to help tenants be a better tenant would be good. Vulnerable – those behind on their rent and facing eviction – can’t get emergency aid to families until sheriff warrant. Need affordable rents that include utilities. Code issues. More section 8. Security deposit assistance. Need more SRO units, emergency housing and transitional housing. Population often has poor rental history or no rental history. “Clean” environment – no drugs and/or alcohol. Housing for DV survivors (challenging because of no rental history). Furniture and toiletry items. Places to store furniture when in between housing.
 - Income – jobs and benefits.
 - Case management – supportive housing case management. Counseling services.
 - Basic needs – medical care, clothing and laundry services, access to a phone, food/meals, purpose, life direction, hope.
 - Information – more outreach on what is available.

What are the programs/services people don’t seem to be able to get – either because they don’t exist or because they don’t meet the needs?

- Food pantries are few and far between in County, now can get 3 meals a day in Auburn but only 1 hot meal.
- Cayuga County Detox Unit
- Shelter for sex offenders
- Section 8 vouchers (waiting list too long)
- Transitional housing – only thing that exists is the 3 unit house run by C/SCAA.
- Need different types of transitional – Emergency/short term (2-4 weeks), Medium term and Long-term (18-24 months)
- Sheltering people with pets, finding permanent housing for them – they can’t stay at the Chapel House.
- Jobs with an adequate wage to afford housing.
- Supportive Housing – case management and rent payment
- Money Management Skill Training – budgeting and understanding financial choices
- Case management – needs a hook for engagement. Flexible visits. 12+months for engagement. Need to help kids break the cycle. Mentoring, build trust, mandated case management.

- “Users” versus “needers” – plus there will always be chronically homeless and difficult to serve.
- Need medical care, health insurance
- Generational issues of poverty.
- Need hands on jobs training (example – green jobs program at C/SCAA – 8 slots but 30 people came). Employment training programs need to be able to serve people faster.
- Transportation outside of City.
- Need a Central Hub for information (have 211 but need a DSS information and referral line)
- Barriers to Services:
 - Emergency services through mental health, substance abuse.
 - Emergency Room at AMH – people being released without patient concerns being addressed (mental health, suicide attempts, medical). Hospital has transported to the shelter when the person wasn’t stable.
 - Staff capacity
- Who is still difficult to serve? Large families, mentally ill, those who have a need for extensive supports, alcohol and drug addiction.
- At Risk – those who have lost income and only need money to bridge a few months, those that fall in between income guidelines (make too much to qualify for some services but make too little to cover all bills/meet needs)

Are there waiting lists for services?

- Gaps – homeless definitions. Head Start definition (over crowding) versus HUD (on the street). School definition. NYC definition versus a rural definition. Starting to see more people coming from the street, not wanting to “shelter”.
- Early intervention – people can go from homeownership to homeless. Need to get more information out there on services. Quicker response to prevent homelessness.
- Behind on rent no place to go to get funding (now HPRP)
- Need to do lobbying to increase programs and services – show the cost savings for the funding. Census will be important – capture the people to keep funding.
- There are housing units available at Auburn Housing but need to find qualified tenants. They don’t do many evictions.
- Mental Health services
- Section 8
- Home Improvements/weatherization
- Child Care
- Legal Services
- Primary Care Physicians/medical services

Have things gotten better because of the availability of the HUD funding?

- Yes, but more needed, same issues but rearranged. Track record too short on HUD programs.
- There is now a realization that there are homeless.
- New funding can help those at risk. But, how do we continue the funds to address needs (only one-time money).

The BIG Idea: What is it that would solve the issue of homelessness if

money were no object – what does the program, service, housing look like?

- Service Coordinator for every family – approach holistically.
- Tenant Training – 3 hour rental training (need a hook)
- Landlord Accountability
- Accredited
- Tax breaks
- Rental assurances
- Apartment inspections
- Inspect DSS apartments just like section 8
- Landlord outreach – help them to understand what programs and services are available.
- Housing First Approach: stabilize first then address the issues.
- Transitional Housing
- Redevelop/develop safe, affordable housing stock (some housing already available to do this – vacant housing). Needs to be fully furnished. Find ways to pay the rents and provide case management. Engage landlords. Make available a variety of types (appropriate housing for aging seniors). Partnerships for service agencies and private developers.
- Need for two Transitional Programs - Comprehensive Transition Housing and Education Program (including pregnant and parenting teens) and Transitional Housing for large families (extended families).
- Services to provide: reduced rents, case management (based on needs), job “stuff” (i.e. training), volunteering, parenting and living skills, mental health services
- Detox, mental health, AA and NA
- Every person should have a Housing Plan at the Chapel House. Road map to Permanent Housing. Define services and supports based on individual needs.
- Employment – create adequate wage jobs in our community. Medical industry. Assist with promoting education (beyond high school). Job benefits – child care.
- “ONE ROOF” – Joy Junction in Albuquerque, NM. All needs served under 1 roof. Serves homeless (individuals and families). 21 days, every person gets a case management.

Beyond understanding what needs exist in the community there are also barriers with program restrictions and/or definitions of homeless that create challenges in meeting the needs of the at risk or homeless.

Locally, there are multiple definitions that agencies are using depending on the jurisdiction and program. Schools use the definition from No Child Left Behind. McKinney-Vento Funded programs use the HUD definition (as it is today). The state homeless definition is also different from the other two but more similar to the HUD definition. This makes it difficult to serve individuals who have a housing need. In general (and as discussed in another section of this CPS) individuals are doubled up or precariously housed. Many because they are severely cost burdened with their housing expenses are on the verge of homelessness. The HUD funded programs are not able to assist these individuals because they do not technically meet the homeless definition.

Further, while we have some chronic homeless beds available the Shelter+Care agency has a hard time filling the beds because this definition is also strict. We have found, through administrative Point In Time Counts that victims of domestic violence and some other homeless families are chronically homeless – however to be chronically homeless you can not be accompanied by a child.

HUD Definition of Homelessness – used by McKinney-Vento Funded agencies:

The United States Code contains the official federal definition of homeless. In Title 42, Chapter 119, Subchapter I, homeless is defined as:

§11302. General definition of homeless individual

(a) In general

For purposes of this chapter, the term "homeless" or "homeless individual or homeless person" includes-

1. an individual who lacks a fixed, regular, and adequate nighttime residence; and
2. an individual who has a primary nighttime residence that is -
 - A. a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - B. an institution that provides a temporary residence for individuals intended to be institutionalized; or
 - C. a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

(b) Income eligibility

1. In general

A homeless individual shall be eligible for assistance under any program provided by this chapter, only if the individual complies with the income eligibility requirements otherwise applicable to such program.

2. Exception

Notwithstanding paragraph (1), a homeless individual shall be eligible for assistance under title I of the Workforce Investment Act of 1998 [29 U.S.C. 2801 et seq.].

(c) Exclusion

For purposes of this chapter, the term "homeless" or "homeless individual" does not include any individual imprisoned or otherwise detained pursuant to an Act of the Congress or a State law.

Subtitle B of Title VII of the McKinney-Vento Homeless Assistance Act (Title X, Part C, of the No Child Left Behind Act) defines "homeless" as follows – used by area schools:

The term "homeless children and youths"--

(A) means individuals who lack a fixed, regular, and adequate nighttime residence (within the meaning of section 103(a)(1)); and

(B) includes--

- (i) children and youths who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason; are living in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations; are living in emergency or transitional shelters; are abandoned in hospitals; or are awaiting foster care placement;
- (ii) children and youths who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings (within the meaning of section 103(a)(2)(C));
- (iii) children and youths who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings; and
- (iv) migratory children (as such term is defined in section 1309 of the Elementary and Secondary Education Act of 1965) who qualify as homeless for the purposes of this subtitle because the children are living in circumstances described in clauses (i) through (iii).

All of these things make serving the homeless difficult because resources have strict guidelines that not all homeless “fall into”.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.

The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

The most recent Point in Time was conducted January 26, 2009. The following data was provided in the CoC application (1/1/2009):

Households with Dependent Children				
	Sheltered	Transitional	Unsheltered	Total
	Emergency			
Number of Households	1	2	0	3
Number of Persons (adults and children)	5	7	0	12

Households without Dependent Children				
	Sheltered	Transitional	Unsheltered	Total
	Emergency			
Number of Households	15	12	0	27
Number of Persons (adults and unaccompanied youth)	15	12	0	27

All Households/ All Persons				
	Sheltered	Transitional	Unsheltered	Total
	Emergency			
Total Households	16	14	0	30
Total Persons	20	19	0	39

	Sheltered	Unsheltered	Total
* Chronically Homeless (Federal definition)	7	0	7
* Severely Mentally Ill	5	0	5
* Chronic Substance Abuse	18	0	18
* Veterans	0	0	0
* Persons with HIV/AIDS	0	0	0
* Victims of Domestic Violence	3	0	3
* Unaccompanied Youth (under 18)	1	0	1

The challenge for a more rural City, like Auburn, in upstate NY is that the majority of the "homeless" individuals and families the homeless providers see are the "precariously" housed. These individuals/families do not always meet HUD true definition of homelessness. Therefore our Point in Time data is not reflective of the problems we face in Auburn.

HOMELESS OBJECTIVES

It should be noted that many of these objectives will not necessarily be carried out by the City of Auburn and the Office of Planning and Economic Development but may be carried out by individual human service agencies or the Auburn/Cayuga County Homeless Task Group.

- Continue to coordinate the Auburn/Cayuga County Homeless Task Group.
 - The City of Auburn, specifically staff from the OPED, will coordinate the effort of the Task Group and provide assistance to the Subcommittees as long as there is staff time, expertise and

- resources to do so.
 - Annually submit the Continuum of Care application for programs eligible for McKinney-Vento funding.
 - The City of Auburn will continue to coordinate and put together the community CoC application as long as there are resources and staff time to commit to it.
 - Prioritize CDBG public services funding to help meet the needs of the homeless and precariously housed in Auburn.
 - Prioritize funding applications received annually through the RFP process if the program has a homeless component.
 - Ensure that all programs funded with CDBG funds are inputting data into the community's Homeless Management Information System.
 - Analyze the local problem of homelessness utilizing the Homeless Management Information System and data obtained through human service agencies on the needs of those who are homeless and at risk of becoming homeless.
 - Identify funding options to help meet the needs of the homeless and those at risk and continue to support applications submitted by agencies who are servicing the homeless and at risk.
 - Conduct an annual point in time to comply with HUD CoC requirements as well as to track local trends.
 - Support the efforts of the local HMIS as it expands its efforts to get all homeless providers and HPRP funded entities.
 - Identify housing needs to meet the needs of the homeless and those who are at risk.
 - Determine if there is a need to pursue Emergency Shelter, Transitional Housing and/or other Permanent Housing Programs that would specifically meet the needs of the homeless. Identify subpopulations needing the housing – including but not limited to: mental health, youth, sex offenders, individuals with chemical addiction, families, those with disabilities, etc.
 - Continue to support programs funded that are available to meet housing needs. Currently there are two SHP funded leasing programs for people with disabilities (20 total units) and a Shelter + Care Program (5 units).
 - As outlined in the homeless forum, there is a strong need for a transitional housing program for families and a youth transitional housing program.
 - Identify rental and security deposit assistance programs that can help those who are homeless and at risk.
 - Pursue funding like the Homeless Prevention Rapid Re-housing Program that currently exists in Cayuga County (City of Auburn).
 - Identify funding sources available to meet the needs and support the development of these projects.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

To date, the Auburn/Cayuga County Homeless Task Force has not found significant numbers or increase in numbers of chronically homeless individuals.

However, there are two HUD McKinney-Vento funded programs, which are available to assist the chronically homeless. Options for Independence has set 2 beds in their SHP: Leasing program for the chronically homeless and all 5 beds available in the Shelter+Care program are for the chronically homeless. The S+C program is operated in conjunction with case management provided by Cayuga County Mental Health.

The Task Force continues to monitor this subpopulation of homeless and will plan accordingly should this population grow and have additional housing needs.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

Homeless Inventory

Shelter

- Chapel House
 - A privately funded 19 bed homeless shelter. Takes both single men and women and families. Only able to serve those over the age of 18.
- Domestic Violence Shelter (Safe Dwelling)
 - A 9 bed shelter operated by Cayuga/Seneca Community Action Agency. Women only shelter.

Transitional Housing

- Transitional Housing Program
 - Three apartments (total of 9 beds) located in one apartment building operated by Cayuga/Seneca Community Action Agency.
- Supportive Transitional Housing Programs
 - Operated by Unity House, the agency offers three programs to meet the needs of people with various disabilities who are in need of supportive housing. Individuals who are homeless with co-occurring disabilities (substance abuse, mental health, development disabilities) are served in these programs. These programs are not solely available to the homeless but anyone needing this level of support with the subpopulation necessary for the program.
 - The agency's programs and their capacity are Grace House – 30 beds, Supportive Housing Program – 33 beds, Congregate Care Community – 14 beds.

Permanent Supportive Housing

- Supportive Housing Programs
 - Options for Independence operates two Supportive Housing Programs with funding through McKinney-Vento, via the Continuum of Care, for people with any type of disability. A total of 20 beds (10 per program) is available to strictly homeless individuals/families with disabilities.
- Shelter + Care Program

- Auburn Housing Authority, in conjunction with the Cayuga County Mental Health Agency, offers 5 beds for chronically homeless individuals in need of housing.
- Permanent Supportive Housing
 - Operated by Unity House, this program will assist persons with mental health disabilities. This program is available to people who are homeless.

Other Services/Programs

- Supportive Services Only (SSO) Programs
 - Cayuga/Seneca Community Action Agency has two case management programs for individuals and families who are homeless. These programs are McKinney-Vento funded via the annual Continuum of Care application.
 - They also receive funds via the CDBG Public Services budget line to assist families who are homeless and/or at-risk with housing services.
 - The agency has CSBG funds available to assist those with housing needs.
 - C/SCAA runs two programs to assist at-risk youth.
- County Social Services
 - Cayuga County Health and Human Services, as the local jurisdiction, provides emergency services to the poor in Cayuga County. Services provided include: food stamps, Medicaid, TANF services, safety net services, shelter, utility assistance and other pertinent assistance to assist individuals and families in crisis.
- Community Services
 - Salvation Army – Rental/Mortgage Assistance
 - Catholic Charities of the Finger Lakes – Case Management, HEAP
 - Calvary Food Pantry, St. Alphonsus Food Pantry, First Love ministries, St. Peter and John, Salvation Army and C/SCAA – emergency food and/or soup kitchen.
 - Cayuga County Homsite Development Corporation and Auburn Housing Authority– Section 8 housing vouchers
 - American Red Cross – assistance to those who have lost their homes due to fire or other natural disaster.
 - Cayuga Counseling Services and Cayuga County Mental Health Center – counseling services, intensive case management, both organizations have therapists and doctors on staff.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

The City of Auburn continues to be the lead for the Continuum of Care application and submits the annual application on behalf of the Auburn/Cayuga County Homeless Task Force. Since 2004, the City has annually made the application and has received funding for either new or renewal projects. There are six programs funded in previous CoC applications, which will be available to individuals/families that are homeless or to support the planning process.

- Auburn Housing Authority, S+C – Shelter Plus Care program operated in conjunction with the Cayuga County Mental Health Center. A total of 5 units available for individuals/families with the head of household having a mental health diagnosis. Total funding received from HUD = \$141,600. Currently in a five-year grant cycle.
- Cayuga/Seneca Community Action Agency, SSO – Case management program for homeless families. This program is currently being renewed on an annual basis for \$59,870.
- Cayuga/Seneca Community Action Agency, SSO – Case management program for homeless individuals. Currently in a three-year grant cycle (total award = \$105,867). Renewal application was submitted with the November 2009 CoC application.
- Human Services Coalition of Cayuga County, HMIS – Homeless Management Information System. Total grant funding = \$46,380. This program will be renewed in the 2009 application.
- Options for Independence, SHP – Permanent Housing for Persons with Disabilities. A leasing program for providing for a total of 10 housing units. This program is being renewed on an annual basis for \$76,967.
- Options for Independence, SHP – Permanent Housing for Persons with Disabilities. This is a second leasing program for people with disabilities, a total of 10 housing units are available. This program is in a three-year grant cycle (total award = \$221,883).

HUD STRATEGIC GOALS:

These programs will meet the goals has prescribed and is reported on both with the agency APR and the annual Continuum of Care:

- Create permanent housing beds for the chronically homeless
- Increase the percentage of homeless staying in permanent housing over 6-months to 71.5%
- Increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 63.5% - N/A to Auburn/Cayuga County CoC because there are no HUD funded transitional housing programs as of this writing.
- Increase the percentage of homeless persons employed at exit to at least 19%
- Decrease the number of homeless households with children

The Task Force continues to look at other funding sources available through the State and area foundations to meet the needs of the homeless. The City of Auburn continues to commit staff time in coordinating the Task Force to address the needs of the homeless living in the City of Auburn.

Additionally, individual agencies have been successful in obtaining monies through various federal, state and local dollars – Cayuga/Seneca Community Action Agency’s Domestic Violence Program, Cayuga County Mental Health Center, the Salvation Army and Unity House all offer homeless assistance programs to various homeless populations living in and around the City of Auburn.

The City, through its CDBG Program, also makes funds available through its Public Services funds to assist agencies who serve those who are at risk of becoming homeless or who are homeless.

2. Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

The City of Auburn, and staff from the OPED, currently coordinate the annual CoC application and thus are intricately involved with planning around the issue of homelessness (including chronic homelessness).

The CoC has not begun its 10 year plan to end chronic homelessness.

3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

Beginning in October 2009, the community received State HPRP funds, which are being coordinated by Options for Independence. The City of Auburn was not a direct entitlement. Options for Independence put together a collaborative partnership with the local homeless shelter, Legal Aid, and other case management organizations to deliver the program. Program updates are provided at the bi-monthly Auburn/Cayuga County Homeless Task Force.

The City of Auburn, through CDBG Public Service funds, also prioritizes homeless and homeless prevention services in its competitive RFP. In past years, the City has funded Cayuga/Seneca Community Action Agency for homeless prevention funding. These funds were used for rental assistance to help keep people in their apartments. The City has also funded emergency service providers to assist with critical needs, such as food pantry, in order to help stretch food dollars to keep people in their homes.

4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

The City of Auburn’s OPED, in conjunction with members of the Auburn/Cayuga County Homeless Task Force, are tasked to work on the issues of homelessness. The Task Force is coordinated by the City’s Planning and Economic Development Program Manager however it has an Executive Committee which is organized to

provide direction and set policy for the full Task Force. Annually the City's OPED submits the annual Continuum of Care application. The Executive Committee will begin meeting monthly beginning in January 2009 (they had been meeting bi-monthly). The Task Force meets bi-monthly. Other subcommittees of the Task Force include Point In Time, Media and Data Quality subcommittees.

Members of the Task Force are listed below. Those with an astrix (*) are members of the Executive Committee.

- Barb Bowen* - Administrator, Humans Services Coalition of Cayuga County
 - Greg Guy* - Executive Director, Options for Independence
 - Gail Homick* - Executive Director, United Way of Cayuga County
 - Kathy Lipfert* - St. Mary's Church
 - Michael Mancini* - Deputy Director, Cayuga County Health and Human Services
 - Sgt. Dave Massi* - Cayuga County Sheriff's Department
 - Sandi Mettler* - Executive Director, Chapel House
 - Linda Murphy* - CCSI Director, Cayuga Counseling Services
 - Crystal Purcell* - City of Auburn
 - Laurie Trojnor* - Catholic Charities of the Finger Lakes
 - Liz Werner* - Executive Director, Unity House
 - Amanda Wetherbee* - Family Development Director, Cayuga/Seneca Community Action Agency
 - Ruth Mendillo/Susan English - Wegman's Food and Pharmacy
 - Arlene Ryan - Community Representative
 - Corey Kociela - Rescue Mission
 - James Breslin - Rescue Mission
 - Guy Cosentino - Stardust Foundation
 - Sara Douglass - Options for Independence
 - Pat McCarthy - Partnership for Results
 - Tom Falicchio - Homsite Fund, Inc.
 - Lydia Husak/Liz Vuillemot - Auburn Housing Authority
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

Foster Care:

The Continuum of Care has not specifically designed a Discharge Protocol for youth coming out of Foster Care. Instead the Continuum recognizes the Foster Care Discharge Protocol currently in place in Cayuga County.

Foster Care: Cayuga County Health and Human Services is the publicly funded social services district and operates under 18 NYCRR 430.12 related to foster care and the discharge of a child in foster care. This regulation describes the standards of discharge of a child from foster care to a parent, to

adoption, to independent living or to adult residential care. Section 4 relates to discharge planning. For each of the subgroups identified above, the social services official must have documentation of the Childs permanency goal. For children being discharged to independent living, the social services district must assess whether this is in the best interest of the child. Further in the regulation it states No child may be discharged to independent living, unless the child has a residence other than a shelter for adults, shelter for families, SRO hotel or any other congregate living arrangement which houses more than 10 unrelated persons and there is a reasonable expectation that the residence will remain available to the child for at least the first 12 months after discharge.

Health Care:

The Continuum of Care has not specifically designed a Discharge Protocol for individuals being released from the local hospital (Auburn Memorial Hospital). Instead, it acknowledges the discharge protocol currently in place at the hospital.

Health Care: The Auburn Memorial Hospital Social Work Services Department has established a policy that patients identified as homeless will be assisted in finding a place to stay upon discharge. The patient identified as homeless may be referred to Social Workers by physicians or nursing staff. The Social Worker will problem solve with the patient to find reasonable alternatives. If no alternative can be found through the patients own support network, community resources are explored, including: out-of-county shelters, emergency housing, respite programs, or a hotel. Arrangements are made for a place to stay and necessary transportation, with the exception that the patient will pay related costs as able.

Mental Health:

Mental Health: The Cayuga County Community Mental Health Center defines discharge planning as the process to prepare a person with psychiatric and/or substance use disorder for return or reentry to the community and linkage of the individual to essential community services and supports. In order to do this, the individual must be an active participant in developing the Discharge Plan. The Plan must include desirable options for follow-up treatment and supportive care. In every case, the Plan must be individualized around the persons preferences and needs, and at the same time, provide the confidentiality to which the person is entitled. The following areas are taken into consideration: (1) housing, health care and treatment; (2) income, employment and entitlements; and (3) personal support and life skills training. Because the Cayuga County Community Mental Health Center offers a variety of treatment options, the individual on entry into the system will be assessed for specific needs. With the individuals agreement and participation, he or she will be referred to the appropriate program.

Corrections:

The Continuum of Care has not specifically designed a Discharge Protocol for individuals being released from prison. Instead, it acknowledges the discharge protocol currently in place by NYS Corrections.

Corrections (New York State Parole): In order to be paroled from prison in New York State, the inmates must have a plan in place that includes stable housing and employment. Prior to being paroled, an inmate is initially referred to his county of commitment and/or last known address for residence. Inmates who do not meet the criteria are then referred back to the appropriate county for placement.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

NOT APPLICABLE

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.

This section of the Strategic Plan will focus on the City's efforts to improve the quality of life for its low to moderate income residents. As previously outlined above, the City will utilize CDBG funding to meet to purposes – address the needs of individual income eligible resident and plan for targeted neighborhood revitalization projects.

Public Services will be funded, up to the 15% cap allowed, to agencies who develop and implement programs that serve income eligible City residents. Programs are not funded on an area basis but rather are identified for individuals.

Economic Development Programs will also be available citywide.

Public improvements will be both individually based (Direct Benefit Sidewalk Program and Sewer/Water Revolving Loan) and targeted (Neighborhood Sidewalk Replacement Program and Park Improvements).

PUBLIC IMPROVEMENTS IN CITY INFRASTRUCTURE:

Whenever possible, funds used to install replacement sidewalks will be undertaken as other street and road improvements are scheduled in order to maximize and leverage resources going into these targeted areas. Over the course of the last three Consolidated Planning Strategies, the City has seen immediate and visible improvements when this has been done.

Over the past 15 years, the City has invested considerable CDBG funds into the replacement of residential sidewalks through the City in eligible areas; however there continues to be substantial need for public improvement in the streetscape in low and moderate income neighborhoods. With this 5-year Strategic Plan, OPED plans to continue this effort.

Sidewalk will be replaced on a comprehensive basis in the areas outlined below. Previously, the City focused only on sidewalk in front of residential property, skipping areas where there were commercial businesses in order to maximize funds. However, in consultation with the City's Engineering Services Department and based on public comment, the sidewalk replacement program outlined here will replace all public walkway that is in need of repair. Replacement curbing will only be undertaken when there are significant drainage issues or where they are integral to the sidewalk. The City may elect to determine impact on safety and the character of the neighborhood.

As part of the sidewalk replacement program, and when funds allow, the City will look at the installation of street trees in areas impacted during the Action Plan. The OPED, using CDBG funds, will coordinate efforts with the City's Department of Public Works and Engineering Services Department to install the plantings.

The City, in reviewing current Census data, will replace sidewalk based on neighborhood need and also taking into consideration where other neighborhood revitalization projects are underway or planned. Below are the priorities identified for the sidewalk replacement program. Within each area there are priority streets that were determined through community input and Engineering Department input as well as residential streets that will need to be surveyed for sidewalk that is in need of replacement.

A map of the priority areas with the identified streets and park improvements are included as a separate "tab" to this Plan and the 2010-2011 Action Plan.

Priority 1 - Focus on Census Tract 419

70.3% low to moderate income (entire census tract eligible)

- Columbus Street from Genesee Street to Arterial East.
- Clark Street (both sides of the Arterial)
- East side: Clark Street from Dill Street to Jefferson Street
- West side: Clark Street from North Division to Aurelius Avenue
- North Division Street from Clark Street to Aurelius Avenue
- Aurelius Avenue - East side only

Review condition of existing sidewalks in the following eligible residential neighborhoods:

- Wright Avenue from Columbus Street to Wright Circle
- Lafayette Place from Columbus Street to end
- Wallace Avenue from Columbus Street tot end
- Underwood Street from Columbus Street to Wallace Avenue
- Columbus Street from Genesee Street to Clark Street
- McMaster Street from Arterial East to Arterial West
- Hulbert Street
- Brookfield Place
- Garfield Place

Priority 2 - Focus on Census Tract 418

65.2% of eligible block groups are low to moderate income (entire census tract = 58.8%)

- Clymer Street (North Side only from South Street to Dunning Avenue)
- Dunning Avenue from Clymer Street to Genesee Street
- Chapman Avenue (from Garrow Street to Dunning Avenue)
- Genesee Place

Review condition of existing sidewalks in the following eligible residential neighborhoods:

- Sherwood Street
- Warren Avenue
- Van Patten Street
- Dexter Avenue
- Aspen Street
- Willard Street
- Arch Street
- Milligan Street

- Thornton Avenue (from Chapman Avenue to Clymer Street)

Priority 3 - Focus on Census Tract 413

58.9% of eligible block groups are low to moderate income (entire census tract = 51.4%)

- North Division Street from Perrine Street to Allen Street (East side of street only)
- Public Housing – Olympia Terrace
Review condition of existing sidewalks in the following eligible residential neighborhoods:
 - Rathburn Street
 - Hobson Avenue
 - Munro Avenue
 - Grant Street (North side only)
 - Chase Street
 - Rock Avenue
 - Perrine Street, Cottage Street and Seymour Street – only eligible between North and State Street

Priority 4 – Focus on Census Tract 414

55% of eligible block groups are low to moderate income (entire census tract = 48.25%)

Review condition of existing sidewalks in the following eligible residential neighborhoods:

- Curtis Place
- North Park
- Liberty Street
- Nelson Street (from Lansing Street to Seymour Street)
- Holly Street (from Lansing Street to Seymour Street)
- Seymour Street (from North Street to North Fulton Street)
- North Fulton Street (West side only from Lansing Street to Seymour Street)
- Lansing Street (West side only from North to North Fulton Street)

Priority 5 – Focus on Census Tract 417

57.3% of eligible block groups are low to moderate income (entire census tract = 49.66%)

Review condition of existing sidewalks in the following eligible residential neighborhoods:

- Steel Street (West side of street only from Logan Street to Swift Street)
- Burt Avenue (from Elizabeth Street to Swift Street)
- McDougall Street (from Hamilton Avenue to Swift Street)
- Hamilton Avenue (from South Street to Steel Street)
- Swift Street (North side only from South Street to Steel Street)

NEIGHBORHOOD PLAYGROUND IMPROVEMENTS

Some of the parks and playgrounds within targeted low and moderate income neighborhood are in serious disrepair. As part of the City’s public outreach efforts for this 5 Year Strategic Plan, the OPED heard on many occasions concerns over the current state of area playgrounds. Utilizing comprehensive assessments already completed for various City parks and playgrounds, the following playgrounds will receive new equipment and/or have resources spent on equipment maintenance. Annually the OPED will allocate CDBG funds for

playground improvements in each of its Action Plans. Playground improvements will be, as often as possible, undertaken in the same neighborhoods as other public improvements are planned. The OPED will coordinate its efforts of playground upgrades/maintenance with the City's Department of Public Works.

Priority 1 – Focus on Census Tract 419

There are three neighborhood playgrounds in need of attention:

- Benton Street Playground
- Wall Street Playground
- St. Francis Street Playground

Priority 2 – Focus on Census Tract 418

There are three neighborhood playgrounds in need of attention:

- Melone Village Playground
- Sherwood Street Playground
- Columbian Playground

PUBLIC SERVICES

The City will continue to make up to the 15% public services cap available to eligible non profit organizations that serve the low to moderate income person residing in the City. Public services which serve the homeless, the elderly and youth along with those who need emergency assistance and services will be the top priority.

Each November the City will release a competitive RFP to area nonprofit organizations soliciting proposals to meet the needs of low to moderate income individuals and families. An independent review committee will assist the OPED in determining funding levels for the agencies. This has been the process over the last 3 CPS and has allowed for a efficient allocation process.

ECONOMIC DEVELOPMENT

Expansion of economic opportunities, attraction of new employers, retention and expansion of existing businesses, job specific training and job skills development programs for local employees and residents mark the core of the City's ongoing economic development efforts.

The City will continue to offer a Small Business Assistance Program (SBAP) using revolving loan funds capitalized by the CDBG. Access to capital is a major part of ongoing economic development. The SBAP will provide the City opportunity to leverage public funding with other private funds in order to promote increased economic development and opportunities for low to moderate income job seekers.

The City will also encourage the entrepreneurial spirit through the funding of micro enterprise training and 1:1 technical assistance. The training and technical assistance will be done through a collaborative venture which may include but not be limited to Cayuga Community College, Cayuga County Chamber of Commerce, Cornell Cooperative Extension, SCORE and the Stardust Entrepreneurial Institute. This will offer business start-ups and micro enterprises the skills to realizing their full potential.

2. Describe the basis for assigning the priority given to each category of priority needs.

For the most part, all programs offered with CDBG funds are available to City residents regardless of where they live. There are a variety of programs that are available to income eligible residents to improve their quality of life – home repair programs, mortgage assistance, direct benefit sidewalk program and the public services offered by subcontracted human service agencies.

However, there are 14 census block groups that are deemed low to moderate income where an area benefit project could be undertaken (park improvements, sidewalk installation and/or neighborhood revitalization projects). With this 5 year CPS, as a result of the public participation process, the City will be earmarking funds to be used in these low to moderate income areas.

3. Identify any obstacles to meeting underserved needs.

As previously discussed funding remains the biggest obstacle to realizing all objectives and priorities identified in this 5-year CPS and subsequent Action Plans. The City takes a well balanced approach to budget allocations so that all priorities receive funding in order to realize objectives.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Public Facilities/Public Improvement/Neighborhood Goals:

- Develop a systematic, scheduled maintenance and improvement program for sidewalks and curbs in low- or moderate-income neighborhoods as defined by 2000 US Census data, or neighborhoods where low- or moderate-income eligibility can be documented using another method, resulting in the replacement of approximately 25,000 LF of sidewalk and/or curbing over the next five years.
 - Revitalization of City neighborhoods, focusing on Census tracts 419, 418, 413, 414, 417 (in this order) as funding allows resulting in the installation of 5,000 LF of sidewalk and/or curbs per year.
- Develop a systematic, scheduled maintenance and improvement program for all City parks and playgrounds, targeting CDBG assistance to low- or moderate-income areas, resulting in improvements to area playgrounds in two low to moderate census blocks.
 - Revitalization of the City's neighborhood playground and park areas in census tracts 419 and 418 resulting in one playground being updated each year.
- Support self-advocacy by residents and their neighborhood organizations for their neighborhoods, resulting in these neighborhoods becoming safer, more attractive, more accessible, and more desirable places to live.

- Continued involvement with the neighborhood associations through meetings and organization, including providing encouragement for the established but loosely organized associations (Van Anden Street, West Street and Five Points). Continued work with the Orchard Street Association while the Neighborhood Revitalization Project is underway.

Public Services Goals:

- Improve marketing, outreach and utilization of existing public services by supporting the marketing and referral efforts of groups such as the Human Services Coalition and the Auburn/Cayuga County Homeless Task Force.
 - Staff participation from OPED in attending Human Services Coalition meetings. Continued coordination of the Auburn/Cayuga County Homeless Task Force to further the Task Force's goals to ending homelessness and the continued funding of McKinney-Vento organizations.
- Expand existing public services or create new programs for target populations by supporting programs that demonstrate either a one-time need for services or the ability of the program to continue after the first year of CDBG funds are expended. Support may continue for exceptional programs with a sound plan for continuation after CDBG support is no longer available.
 - Continue the yearly competitive RFP process for CDBG human services funding--which provides up to 15% of the CDBG Entitlement allocation, balanced with needs in other priority areas--ensuring that adequate information is received from written proposals and presentations by service providers, and that Application Review Committee members are educated as to the priority needs and objectives of the Consolidated Plan.

Economic Development Goals:

- Provide assistance and support to business so that they are able to expand their operations in the City of Auburn thereby providing employment opportunities to low to moderate income employees and benefiting the community at large through their production of goods and services.
 - Capitalization of the Small Business Assistance Program (SBAP) and assistance to small and medium-sized businesses who are expanding or locating within the City and providing opportunities for low- and moderate-income persons, resulting in loans to at least one business per year, with commitments for at least 2 jobs.
 - Ongoing management of the City's economic development efforts and allocation of flexible economic development funding lines to allow the City to respond to requests for financial assistance in larger economic development projects, which will create job opportunities for low- and moderate-income persons. Continue to promote and encourage the use of the Special Development Project loan fund.
- Education and awareness of the shift from manufacturing based economy to a knowledge based, service and tourism driven economy.
 - OPED participation/coordination with the Cayuga County Tourism Office, the Auburn Business Improvement District, the Cayuga County Chamber of Commerce and Cayuga County Planning and Economic Development through attendance with their regular meetings and collaboration on economic development projects which would benefit the City and region.
- Promote the entrepreneurial spirit.

- Continue to support entrepreneurs and micro-enterprises by providing training opportunities and technical assistance, resulting in training for 30-40 potential entrepreneurs per year.
- Provide economic incentives to two entrepreneurs who complete training programs and business plan development who are ready to open for business.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

The City of Auburn has a multi-pronged approach to reducing the number of families in poverty. The needs of the poor and low income continue to increase and if the pending 2010 census is anything like the 2000 and 1990 census, the City is likely to see an increase in eligible low-mod block groups. In 1990 there were 11 eligible census tract block groups and by 2000 this number grew to 14.

Throughout the public participation process undertaken for this 5-year CPS; many people commented on the need for adequate housing, quality neighborhoods and programs to support low to moderate income people.

Collaboration

The City of Auburn collaborates with many community-based organizations to address the needs of the poor living in the City. No where is this more evident than in the City's efforts to reduce and eliminate the homelessness in the City and County. As the coordinator for the Auburn/Cayuga County Homeless Task Force and the chief writer for the annual Continuum of Care application the City collaborates with various nonprofit organizations to meet the needs of the homeless living in the City. Six programs are supported through this annual funding request – case management, supportive housing and the Homeless Management Information System (HMIS). 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.

The City of Auburn also is an active participant with the Human Services Coalition. Through the City's participation with this coalition of human service providers, the City is able to have a better understanding of the needs these agencies are seeing in their programs. Agencies representing all subpopulations are represented on the Coordinating Council and attend Coalition Subcommittees (Children and Families; Elderly and Disabled; and Adult and Community).

The City is also a partner with the local Community Action Agency, which receives CSBG funding. As a result of receiving these funds, Cayuga/Seneca Community Action Agency regularly completes a community needs assessment and works to reduce the number of families that are in poverty. Through their identification of needs identified by the those who are low to moderate income receiving their services and other human service providers – C/SCAA and other organizations

can utilize the data collected to go after other funding resources to help meet the needs of the City's most vulnerable residents.

Funding

Through the Community Development Block Grant, the City funds a variety of public services that are designed to meet the needs of the poor in the City. From assistance to the Calvary Food Pantry, Cayuga/Seneca Community Action Agency's Homeless Program, the Chapel House Homeless Shelter and providing resources for the Transportation Project (programs identified for funding from the 2010-2011 Action Plan) the City utilizes these funds to address the needs of the most vulnerable in the City. The City is committed to continuing funding Public Services up to the 15% allowed cap throughout this 5 year CPS.

Through the funding of home repair programs, mortgage assistance programs and other larger housing projects the City is promoting and encouraging the safety and affordability of the City's housing stock. Working in collaboration with housing developers and nonprofit partners, the City assists owner-occupied properties as well as investors to maintain their properties. Without these funds, it is possible that these property owners and/or tenants could find themselves homeless, abandoning their properties or living in inadequate housing.

Additionally, the City makes Small Business loans, and larger incentive loans for bigger economic development project, to assist businesses with sound models to expand and grow their operations. With the loan funds comes the opportunity to increase employment opportunities for the City's low to moderate income job seekers. The City also funds the micro enterprise training and 1:1 technical assistance program. This is to encourage those individuals who are low to moderate income in reaching their goals of going into business for themselves in a calculated and organized way in order to achieve success and financial self sufficiency.

Program Development

As needed, the City will make adjustments and introduce new programs that will be 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, the OPED will work with partners and the residents of Auburn themselves to tweak and recalibrate programs to best meet the needs of the City.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

Reversing the increase in low to moderate income residents in the City of Auburn will be challenging. As seen over the course of the 1990 and 2000 census, and what is predicted with the 2010 census, the City will continue to see more of its residents slip below the 80%AMI. However, through collaborating with other agencies, funding housing program, public services and small business ventures and assessing programs the City will meet the needs of the low to moderate income residents and promote increased opportunities to assist those in poverty.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315

(k)

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

NOT APPLICABLE

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

Please see: Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA) below.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.
 - Cayuga/Seneca Community Action Agency – CSBG funding and other state and federal resources to assist the poor and low income populations in the City. C/SCAA is also the provider of Weatherization services in the City/County.
 - Cayuga County Homsite – NYS Affordable Housing Corporation funding and HOME funds to assist owner-occupied property owners with housing needs in the City of Auburn.
 - Options for Independence – NYSED funding to support and advocate persons with disabilities. NYS OTDA funding to continue the Homeless Prevention Rapid Re-housing Program (at least through 2011). NYS DHCR funding for their Access to Home Program.
 - Unity House, Cayuga Counseling Services, Cayuga County Mental Health – continued NYS OMH funding to meet the needs of those with mental illness (counseling, housing supports, case management).
 - Unity House, CHAD – assistance from NYS OASIS to continue alcohol and drug treatment programs.
 - Cayuga County Health and Human Services – NYS DOH and NYS OTDA funding to assist in meeting the needs of low income residents in Auburn/Cayuga County specifically around WIC, HEAP, Medicaid, Food Stamps and other TANF supports and services.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other

categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

The estimates included with the Non-homeless Special Needs Table were based off of census statistics and estimates from local providers on the needs in the community. Additionally, the City consulted with demographic information available from other sources.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

Elderly/Frail Elderly – the Cayuga County Office for the Aging (“Project 2015 – NY’s Changing Demographics) shows that Cayuga County’s population by 2015 is clearly going to be aging. This was also pointed out in the City’s Housing market Study. There is a 27% increase expected in those over the age of 60 and a 48% increase in those over 85. The elderly and frail elderly will rely more heavily on their pensions (if they have such financial resources) and social security for their incomes, thereby increasing the City’s population under 80% AMI (this population will likely fall below 30% or between 30%-50%).

The County’s local Health Department and Office for the Aging is concerned with the growing population of elderly and disabled. According to their 2007 Health Data Assessment, “the impact in the percent of the population age 65+, with special emphasis on the 85+, living in Cayuga County has the potential to significantly change the complexion of the community: its economy, health care and social services systems, its family systems, its work force, etc. The health care system is currently well-used by our aging residents, for example hospitalizations for unintentional injuries, and chronic diseases. Data over the course of 1993 to 2003 reveals that approximately 40% of those hospitalized for diabetes related illness were those persons age 60 and older in Cayuga County. In addition, those age 65 and older are the patients whose hospital length of stay is likely to be the longest, 20 days or longer.” This report also comments on the increased need to focus on the isolation of seniors and promote opportunities for socialization. While there data focuses on the entire County, its pertinent to this discussion as the majority of available senior centers, as well as most local services, medical care and the local hospital are all found within the City of Auburn. (<http://www.co.cayuga.ny.us/hhs/doh/reportcard/2007rpcdocs/AssessReportNarr12-31-07.pdf>)

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. These seniors may have some resources but can not 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 many housing options for seniors who may be looking for subsidized “senior living” such as senior “high-rise” apartments as well as a market-rate senior living project with apartment/town house options. However, the local senior high rises are also seeing the average age of their tenant increase. This increases the

likelihood that the tenants will be in need of assistance in daily living. There is an increased need for more assisted living facilities with an “apartment” like atmosphere.

Severe Mental Illness – The most critical need for this population remains intensive case management.

Persons with Disabilities – For both individuals with developmental disabilities and individuals with physical disabilities finding appropriate, affordable housing continues to be a critical 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.

Substance Abuse or Drug Addiction – safe housing, free of drug/alcohol influences remains a need for this population. Cayuga County and the City of Auburn lack a detox facility. There is a growing need for both inpatient and outpatient treatment in Cayuga County and the county has seen an increase in admissions. According to County Health Department data, during 2001 there were 724 admissions of Cayuga County residents to alcoholism and substance abuse treatment services. Of these admissions, 21.4% were youth under age 18. During 2003 there were 890 total admissions and 19.4% were youth under age 18. Although the numbers are small (approx. 15-17 youths) these percentages have been higher than other counties and the state.” The County is doing more research on the reasons for the increase especially among the youth.

3. Describe the basis for assigning the priority given to each category of priority needs.

Priority is based on needs researched in the community, through targeted outreach and information shared by local agencies serving these populations. Priority levels will be reviewed annually to ensure that they continue to correctly reflect the needs of the community.

4. Identify any obstacles to meeting underserved needs.

The challenge with meeting the underserved needs outlined in this section relate to ensuring the City (and County) have adequate resources for the supportive services and housing that is needed. Primarily CDBG funds have gone to housing and infrastructure projects. The City has made funding public services as a priority, but with a 15% cap on its use of entitlement funds for this purpose, the City has not been able to allocate additional CDBG resources to completely meet

the needs. However, the City continues to collaborate with human service agencies that provide critical public services in the City in order to increase their capacity and will support funding applications to further their missions whenever possible.

Increased education within the community is also necessary to ensure that stereotypes and underlying discrimination is not impacting one of these subpopulations from finding adequate housing or supportive services.

Finally the ability to increase awareness of programs and services available to help low to moderate income individuals and families is necessary. One example of trying to increase awareness is the Human Services Coalition's "Community Directory" and the Help Now brochure. Both of which are supported with CDBG funds. The Directory lists all human service agencies, their primary focus and contact information that is then printed by the local paper. The Help Now brochure is a map that identifies services that the homeless would find beneficial (Local Departments of Social Services, food pantries, shelters, medical facilities, etc.) These materials are important but we continue to hear that they are not reaching everyone so additional marketing of programs and the dissemination of these materials are necessary.

5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Agencies and the supportive housing services available to keep people from becoming homeless:

- CHAD
 - Unity House
 - Cayuga County Mental Health Center
 - SPOA
 - S+C Program operated in conjunction with Auburn Housing Authority
 - Options for Independence
 - Evergreen Heights
 - CNY Development Services Office
 - E. John Gavras Center
 - Cayuga Home for Children
 - Cayuga/Seneca Community Action Agency
 - ElderChoice
 - Cayuga County Long Term Care
 - AIDS Community Resources
 - NAMI
 - Cayuga Counseling Services
 - Seneca/Cayuga ARC
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

The City of Auburn is not a direct entitlement for HOME or other tenant based rental assistance. The City has supported the application made by Cayuga County Homsite Development Corporation for State HOME dollars when they are

available. Further, we would support the increased availability of tenant based rental assistance as the waiting lists for section 8 is extremely high.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

Not Applicable – the City (or community) does not directly receive HOPWA funds.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Not Applicable

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

All components of the Strategic Plan are discussed in sections outlined above.