

# **City of Syracuse**

## **Neighborhood Revitalization Strategy Area Plan**

**May 2011**



City of Syracuse Dept. of Neighborhood & Business Development  
233 E. Washington Street, Room 312  
Syracuse, New York 13202

## Executive Summary

Within the Community Development Block Grant (CDBG) program, a participating jurisdiction can designate specific areas or neighborhoods a Neighborhood Revitalization Strategy Area (NRSA). The NRSA allows greater flexibility in the use of Community Development Block Grant (CDBG) funding that would promote the revitalization of those specified areas.

The City of Syracuse has proposed two areas for consideration of an NRSA designation, the Northeast Area and the Southwest Area. The boundaries follow along the Syracuse Urban Renewal Area boundaries. The City of Syracuse will use the following benefits as a way to promote the revitalization of the Northeast and Southwest areas:

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

The Northeast and Southwest areas are two areas plagued with many social and economic challenges. The Northeast area is characterized by a growing Asian immigrant population currently comprising 11.8% of the population with 12.4% being foreign born. Also the area struggles to attract and maintain homeowners as the current homeownership rate is only 27.1% compared to a 41.8% city-wide rate.

The Southwest area has been affected by different market forces resulting in an alarmingly high vacancy rate at 37.1% compared to a city-wide rate of just over 18%. Deep economic challenges have resulted in a 16.2% unemployment rate with nearly a third of the adult population without a high school diploma. Coupled with these challenges, children are also adversely affected with 62.6% of the children living below the poverty level.

Broad community objectives have been developed and key strategies are outlined in this plan to help improve the quality of life and transform these two areas into place where people desire to live, work and play. Key strategy areas include housing and neighborhood development, infrastructure, public safety, code enforcement, zoning and land use, and economic development. The desire to decrease violent crime, increase homeownership, and strengthen the neighborhood economic corridors are a small sample of objectives this plan is looking to achieve.

## Purpose of a NRSA Plan

The U.S. Department of Housing and Urban Development (HUD) encourages the establishment of a Neighborhood Revitalization Strategy Area (NRSA) as a means to create communities of opportunity in distressed neighborhoods. The goals of these areas are to reinvest in human and economic capital, and economically empower low-income residents as part of an overall community revitalization strategy. Comprehensive community revitalization strategies seek to create partnerships among federal and local governments, the private sector, community organizations and neighborhood residents.

The City of Syracuse proposes two NRSA's that encompass two of the city's most distressed areas. Within the NRSA, the NBD is afforded much greater flexibility in the use of CDBG funds. As outlined in the following sections, the two proposed NRSA's meet the threshold for low-moderate income (LMI) residents and are primarily residential. This strategy has a five-year duration and is integrated into the Five Year Action Plan and Consolidated Annual Performance Evaluation Report as component of the City's Department of Neighborhood & Business Development (NBD) activities.

### Benefits of a Neighborhood Revitalization Strategy

The City of Syracuse plans to take advantage of the following benefits an NRSA offers as described in amendments to the CDBG regulations at 24 CFR 570. They are as follows:

- **Public Service Cap Exemption:** Public Services carried out pursuant to the strategy by a Community-Based Development Organization (CBDO) will be exempt from the public service cap (24 CFR 570.204(b)(2)(ii)); and
- **Job Creation/Retention as Low/Moderate Income Area Benefits:** Job creation and retention activities undertaken pursuant to the strategy will be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24 CFR 570.208(a)(1)(vii) and (d)(5)(i)); and
- **Aggregation of Housing Units:** Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying for low- and moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood (24 CFR 570.208(a)(3) and (d)(5)(ii)); and
- **Aggregate Public Benefit Standard Exemption:** Economic development activities carried out under the strategy will be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209 (b)(2)(v)(L) and (M)).

The strategy shall also be implemented in accordance with the civil rights-related program requirements stated in the Consolidated Plan rule at 24 CFR Part 91.

## Components of the Neighborhood Strategy

The City's strategy for the NRSA describes how it meets the following criteria:

**Boundaries:** (Pages 3-4) The City has identified two strategy areas and the neighborhood boundaries for which the strategy applies. All areas within those boundaries must be contiguous. Please see NRSA map for more information.

**Demographic Criteria:** (Pages 5-7) The designated area is primarily residential and contains a percentage of low-and moderate-income residents that is equal to the "upper quartile percentage" (as computed by HUD pursuant to 24 CFR 570.208(a)(1)(ii) or 70 percent, whichever is less but, in any event, not less than 51 percent.

**Consultation:** (Page 8) The City has described how the strategy was developed in consultation with the area's stakeholders, including residents, owners/operators of businesses and financial institutions, non-profit organizations, and community groups that are in or serve the areas.

**Assessment & Economic Empowerment:** (Pages 9-33) The City's strategy includes an assessment of the economic conditions of the area and an examination of the opportunities for economic development improvement and the problems likely to be encountered. Maps illustrating current conditions are included as Appendices—pages 38-58.

Each subject-specific assessment is followed by a development strategy and implementation plan to promote the area's economic progress focusing on activities to create meaningful jobs for the unemployed and low-and moderate-income residents of the area (including jobs created by HUD-assisted efforts) as well as activities to promote the substantial revitalization of the neighborhood.

**Performance Measurements:** (Page 34-37) The strategy must identify the results (i.e., physical improvements, social initiatives and economic empowerment) expected to be achieved, expressing them in terms that are readily measurable. This will be in the form of "benchmarks."

**Performance Reporting:** NBD will report on the progress of the NRSA at the end of each Fiscal Year along with the annual report of the Consolidated Plan. This document is known as the Consolidated Annual Performance Evaluation Report (CAPER).

## History & Background

The City of Syracuse is located in the geographic center of New York State and is the county seat of Onondaga County. Once accessed by the Erie Canal, the city now lies at the crossroads of the New York State Thruway and Interstate 81. It is the region's major employment center, home to businesses' headquarters, hospitals, and universities that attract people from throughout Central New York. Downtown Syracuse serves as the cultural and social center of the area, with restaurants, theaters, museums, sports arenas, and civic spaces. The city's neighborhoods are unique, vibrant places to live, with walkable business districts and access to the city's extensive park system and neighborhood schools.

Syracuse, like many Northern "Rust Belt" cities, has experienced a large decline in population since the 1950s. The city's population peaked in 1950 at 220,000, and over the next few decades people left the city by the tens of thousands, moving to newly developed, surrounding suburbs or out of the area entirely. This trend continues today, although the most recent Census data shows it has begun to level off. The city now has a population of 145,170, a decline of just 1.5 percent since 2000<sup>1</sup>.

As people left the city, they often left behind homes that became vacant and neglected. This is especially true in the neighborhoods included in the Neighborhood Revitalization Strategy Area. In many cases, the people who remained in the city did not have the means to keep their homes up, which also contributes to the general deterioration of the housing stock in these neighborhoods. The Southwest NRSA in particular is plagued by a large number of vacant houses, businesses, and lots. In contrast, the Northeast NRSA—which has actually gained population since 2000 and experienced an increasing flow of Asian and African immigrants since the 1980s—has less vacancy, but faces major issues with housing quality and code compliance in units owned by absentee landlords and homeowners unable to maintain their properties.

Despite the efforts of the City of Syracuse, in cooperation with neighborhood organizations, housing agencies, and other stakeholders, these NRSA neighborhoods continue to struggle with abandoned and ill-maintained property. While efforts have been made to maintain and rehabilitate old houses, as well as build new ones, the existing housing stock continues to age and deteriorate. Many existing businesses are struggling, and in many areas there is a lack of access to necessary goods and services, especially for those without access to a vehicle. Furthermore, the declining property values and tax base that has resulted makes it difficult for the City to maintain adequate level of services to its reduced population. People continue to move to the suburbs or leave the area entirely, further exacerbating this problem.

But Syracuse has, in recent years, turned a corner. Population decline has leveled off, and many people, including young professionals, artists, and retirees, are rediscovering the city as a great place to live, work, and play. Targeted public and private investment has spurred a renaissance in areas such as Downtown and the Near Westside. The market-rate

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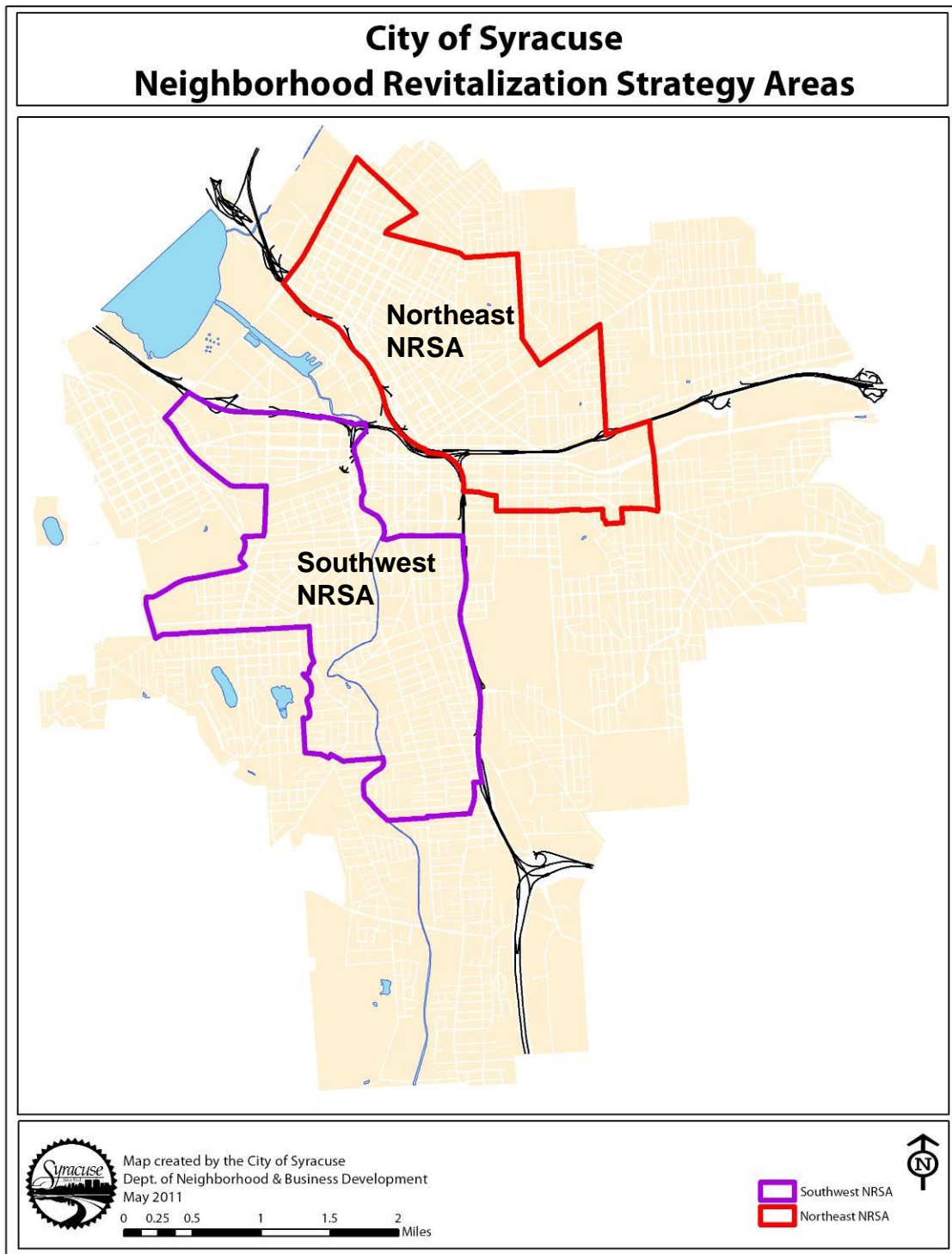
<sup>1</sup> 2010 U.S. Census

residential market downtown continues to expand and many walkable neighborhoods support stable and increasing housing values. Likewise, the creation of a Neighborhood Revitalization Strategy Area will help target public investment and encourage private investment in areas that need an extra push, which will lead to the revitalization of the entire area. These areas have the potential for walkable, mixed-use development that has proven popular elsewhere in the city and throughout the country. Most were initially designed so that their residents were within walking distance of commercial corridors and retain unique architectural streetscapes with potential for rehabilitation.

Using the tools provided by the NRSA, and with the cooperation of various government agencies, business groups, neighborhood organizations, and housing agencies, the City of Syracuse can help these neighborhoods reach their fullest potential and become true neighborhoods of choice.

## Boundaries

In order to better serve the needs of specific areas of the city, the City of Syracuse has identified two proposed Neighborhood Revitalization Strategy Areas (NRSAs), the Northeast NRSA and the Southwest NRSA.



**Northeast NRSA**

The Northeast strategy area covers much of the north and northeast sides of the city, including all or part of the following neighborhoods: Court-Woodlawn, Washington Square, Northside, Prospect Hill, Hawley-Green, Lincoln Hill, Sedgwick, and Near Eastside. The area coincides with the following U.S. Census tracts and block groups:

2-1	14-1	23-1
2-2	14-2	23-2
5.01-1	14-3	24-1
6-1	15-1	24-2
6-2	15-2	34-1
6-3	16-1	34-2
7-1	16-2	35-2
7-2	16-3	35-3
8-1	17.01-1	
8-2	17.01-2	

A detailed map of the Northeast strategy area is included as Appendix A.

**Southwest NRSA**

The Southwest strategy area covers much of the west, southwest, and south sides of the city, including all or part of the following neighborhoods: Park Ave., Near Westside, Skunk City, Southwest, Southside, Elmwood, and Brighton. The area coincides with the following U.S. Census tracts and block groups:

21.01-1	40-2	53-3
21.01-2	42-1	54-1
22-1	42-2	54-2
30-1	42-3	54-3
30-2	51-1	54-4
38-1	51-2	58-1
38-2	51-3	58-2
39-1	52-1	58-3
39-2	52-2	59-1
39-3	52-3	59-2
39-4	53-1	
40-1	53-2	

Please see a detailed map of the Southwest strategy area is included as Appendix B.



## Demographic Indicators

The combined Syracuse NRSA has a total population of 61,460, compared to the city's total population of 145,170<sup>2</sup>. The Northeast NRSA has a population of 33,150, and the Southwest NRSA has a population of 28,310.

As the chart below shows, the Northeast NRSA is 51.4 percent white (a decrease from 67.3 percent in 2000) and 26.6 percent black (an increase from 18.6 percent in 2000), with a Asian population of 11.8 percent (up from 6.4 percent in 2000).<sup>3</sup> In addition, 12.4 percent of residents in the Northeast NRSA are foreign-born.<sup>4</sup> This reflects the ongoing trends of white residents (many of whom are descendants of immigrants themselves) leaving the area for other neighborhoods or the suburbs (and beyond), and the influx of refugees and other immigrants into the area.

The Southwest NRSA, in contrast, is 60.2 percent black (an increase from 56.9 percent in 2000) and 25.1 percent white (a decrease from 30.4 percent in 2000), with 16.5 percent identifying as Hispanic.<sup>5</sup> This reflects the ongoing trend of white residents abandoning the inner-city neighborhoods of the south and west sides of the city. This data is mapped in Appendix C.

	Northeast NRSA	Southwest NRSA	Citywide
Total Population	33,150	28,310	145,170
Percent White	51.4%	25.1%	56.0%
Percent Black	26.6%	60.2%	29.5%
Percent Native	1.4%	1.3%	1.1%
Percent Asian	11.8%	0.3%	5.5%
Percent Pacific Islander	0.0%	0.0%	0.0%
Percent Other	2.3%	6.4%	2.7%
Percent More than One	6.4%	6.6%	5.1%
Percent Hispanic	8.3%	16.5%	8.3%

\*2010 U.S. Census

This table demonstrates that while the city's total population decline has leveled off in the past decade, the population continues to shift. The white population has continued to decline, while the population of minorities and immigrants has held steady or increased. A more diverse city is certainly nothing to fear, but understanding why these trends are occurring is imperative for the NRSA plan to be effective.

As a result of population decline, loss of business and industry, and other economic conditions, including the recent recession, the city as a whole has struggled with high

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<sup>2</sup> 2010 U.S. Census

<sup>3</sup> 2010 U.S. Census

<sup>4</sup> American Community Survey 2005-2009 Five Year Estimates

<sup>5</sup> 2010 U.S. Census

poverty rates and high unemployment. The neighborhoods in the NRSA have been hit especially hard by these economic factors.

### **Pervasive Poverty**

Within the combined NRSA, the majority of residents are low-to-moderate income (LMI) and many live below the poverty line. The table below<sup>6</sup> outlines median household income, poverty rates, percent low/moderate income, adults over 25 years of age without a high school diploma, access to a private vehicle, unemployment rates, and households receiving public assistance/supplemental security income within each NRSA and the city as a whole.

Generally, these indicators show far more barriers to economic empowerment for individuals and households within the proposed NRSAs. Childhood poverty and educational achievement are closely linked, and lack of a high school diploma, makes it exceptionally difficult to find work and improve one's socio-economic standing, perpetuating the cycle of generational poverty. Similar barriers to economic empowerment are faced by households headed by single females, which are far likelier to fall below the poverty line. These issues are mapped in Appendix D.<sup>7</sup>

	<b>Northeast NRSA</b>	<b>Southwest NRSA</b>	<b>Citywide</b>
Median Household Income	\$ 24,777.00	\$ 22,830.00	\$ 30,031.00
Poverty Rate	34.8%	45.6%	30.3%
Child Poverty Rate	51.1%	62.6%	59.9%
Low/Moderate Income Persons <sup>8</sup>	71.4%	78.4%	62.3%
Percent of Adults without a High School Diploma	29.4%	31.7%	20.3%
Percent of Households without access to a Vehicle	31.8%	39.7%	25.6%
Percent of Families that are Female-Headed	43.8%	59.2%	38.6%
Unemployment Rate	9.4%	16.2%	9.6%
Adults Not in the Labor Force	39.5%	44.2%	41.3%
Households Receiving Public Assistance/SSI	19.5%	26.6%	14.8%

\*2005-2009 American Community Survey Estimates, U.S. Census

<sup>6</sup> 2005-2009 American Community Survey Estimates, U.S. Census.

<sup>7</sup> Note that several census tracts in the University Neighborhood are outliers due to students' reported income.

<sup>8</sup> Data from HUD Estimates. <http://www.hud.gov/offices/cpd/systems/census/ny/index.cfm>

## Population Shifts

	<b>Northeast NRSA 2010</b>	<b>2000</b>	<b>00-'10 %Change</b>	<b>Southwest NRSA 2010</b>	<b>2000</b>	<b>00-'10 %Change</b>	<b>Citywide 2010</b>	<b>2000</b>	<b>00-'10 %Change</b>
Total Population	33,150	31,261	6.0%	28,310	30,341	-6.7%	145,170	147,306	-1.5%
Percent White	51.4%	67.3%	-15.9%	25.1%	30.4%	-5.3%	56.0%	64.3%	-8.2%
Percent Black	26.6%	18.6%	8.0%	60.2%	56.9%	3.3%	29.5%	25.3%	4.1%
Percent Native	1.4%	1.6%	-0.2%	1.3%	1.4%	-0.1%	1.1%	1.1%	0.0%
Percent Asian	11.8%	6.4%	5.4%	0.3%	0.4%	-0.1%	5.5%	3.4%	2.2%
Percent Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Percent Other	2.3%	1.7%	0.6%	6.4%	5.6%	0.8%	2.7%	2.2%	0.5%
Percent More than One	6.4%	4.4%	2.0%	6.6%	5.2%	1.4%	5.1%	3.6%	1.5%
Percent Hispanic	8.3%	4.6%	3.7%	16.5%	11.7%	4.8%	8.3%	5.3%	3.0%

\*2000 and 2010 U.S. Census

The table above illustrates increasing racial and ethnic segregation within the City of Syracuse, with specific minority groups focused in the NRSA's. The Northeast NRSA has received large numbers of Southeast Asian and African immigrants in the past decade, helping to fuel population growth on within the Northeast NRSA. The Latino population continues to grow on the city's Westside, within the Southwest NRSA. And white flight has continued to fuel population loss on the Southside. These trends are further reflected in the number of foreign-born persons and those who speak English "not well" or "not at all."

	<b>Northeast NRSA</b>	<b>Southwest NRSA</b>	<b>Citywide</b>
Percent Foreign-Born	12.4%	5.4%	8.9%
Percent over 5 who speak English "not well" or "not at all"	5.1%	4.1%	1.7%

\*2005-2009 American Community Survey Estimates, U.S. Census

## Community Consultation

The boundaries of the NRSA are very similar to those of the recently revamped Syracuse Urban Renewal Agency (SURA), which gives the City more flexibility and authority in implementing its redevelopment strategies. As part of the adoption of the SURA plan in 2010, the Department of Neighborhood & Business Development (NBD) outlined the contents of the SURA plan and the justification for establishing the SURA boundaries. Much like the NRSA, the adoption of SURA's plan identified a nearly coterminous area to that being proposed as an NRSA as a blighted area so that SURA might more flexibly address issues of declining property values and abandonment. During this process, NBD consulted with various community groups, including TNT (Tomorrow's Neighborhoods Today) groups, which act as neighborhood advisory committees, and other neighborhood organizations. The plan was also presented to the City's housing partners, including Home HeadQuarters, Jubilee Homes, Northeast Hawley Development Association (NEHDA), and Syracuse Model Neighborhood Corporation (SMNC). Community input was gathered on these strategies at this time.

Also in 2010, NBD developed and published the City's Housing Plan, the most proactive to date, which established the City's priorities for housing development and explained the various tools and activities the City will use to implement these priorities. As with SURA, this housing plan was presented to TNT groups throughout the city and then adopted by the Syracuse Common Council.

As the City begins to implement its NRSA strategies, NBD will continue to consult with community groups, housing agencies, and other relevant stakeholders. These groups may include:

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

# Assessment & Empowerment Strategies

## Housing & Neighborhood Development

### Assessment

More than 85 percent of the 42,000 parcels in the City of Syracuse are residential in nature. There are roughly 25,000 single-family homes in the City and an additional 10,000 multi-unit residential structures housing approximately 56,000 households. Neighborhoods vary from urban—with high rise apartment and mixed-use buildings—to suburban in nature. Most residential neighborhoods in the NSRA are within walking distance of a commercial corridor and developed prior to 1900.

The population loss that Syracuse has sustained since the 1950s has resulted in a high rate of vacant residential and commercial buildings. The proposed NSRA areas have been hardest hit by economic decline population loss. Much of the housing stock in the NRSA, both owner occupied and rental properties, suffers from disinvestment and lack of maintenance.

The Southwest NRSA, which has experienced population loss over the past decade (see demographics section above), faces the most severe issues of property abandonment and vacant buildings and land in the city. More creative uses are needed for this vacant land and incentives are needed for private developers and homeowners to rehabilitate vacant and abandoned housing stock. SURA (addressed above) is one powerful tool to encourage this.

The Northeast NRSA has gained population over the past decade and is the most densely populated part of the city. Interestingly, there is a large demand for community garden and market garden space among immigrant groups, but the Northside does not possess the large parcels of vacant land found so frequently on the south and west sides of the city. This area still experiences a low home ownership rate. And low incomes among owner occupants, in addition to high numbers of absentee landlords contribute high numbers of code violations. This dense concentration of people does, however, provide a robust market for small businesses throughout the Northside (see Economic Development section below).

	<b>Northeast NRSA</b>	<b>Southwest NRSA</b>	<b>Citywide</b>
Number of households	13,223	9,567	55,945
persons/household	2.51	2.96	2.59
persons/acre	15.45	11.74	8.72

\*2005-2009 ACS Estimates, U.S. Census

The lowest homeownership rates are also found in the NRSA's; and renters within the NRSA's generally pay a higher portion of their income for rent. See Appendix E for more data related to the city's housing stock and housing market.

	<b>Northeast NRSA</b>	<b>Southwest NRSA</b>	<b>Citywide</b>
Owner Occupancy Rate	27.1%	33.2%	41.8%
Renter Occupancy Rate	72.9%	66.8%	58.2%
Vacancy Rate	24.5%	31.7%	18.5%
Median Gross Rent	\$ 654.00	\$ 653.00	\$ 662.00
Median Gross Rent/Income	38.5%	40.2%	37.1%

\*2005-2009 ACS Estimates, U.S. Census

	<b>Citywide</b>	<b>Northeast NRSA</b>		<b>Southwest NRSA</b>		<b>Combined NRSA</b>	
Vacant residential structures	1524	372	24%	724	48%	1096	72%
Vacant commercial structures	194	69	36%	66	34%	135	70%
Vacant industrial structures	9	3	33%	3	33%	6	67%
Vacant lots	3665	598	16%	1741	48%	2339	64%

\*City of Syracuse Assessment & Code Enforcement data (Jan. 2010)

Maintenance is also a challenge due to the advanced age of the housing stock. The average age of housing units in the NRSA's is higher than the city as a whole.

The Southwest NRSA has experienced the majority of demolitions in the city since the 1960s, resulting in a high number of vacant lots. See the map of vacant land and buildings in Appendix E for more detail. The City struggles to maintain abandoned vacant lots and buildings—the majority of which are located within the NRSA (see table above).

The City is responsible for the following operations, which can be used to empower residents of the NRSA to improve the quality of their neighborhoods: Housing & Neighborhood Development, Infrastructure, Public Safety, Code Enforcement, and Economic Development. These responsibilities are explained in detail below.

### Housing Delivery Network

The housing delivery network in Syracuse is a network of key relationships between the community's Community Development Financial Institutions (CDFI), the local banking community, small neighborhood based community development corporations (CDC), non-profit and for-profit affordable rental developers and the City. This plan seeks to use Home Headquarters (HHQ) and the Syracuse Cooperative Federal Credit Union (SFCU), both Community Development Financial Institutions (CDFI's), to provide the liquidity needed by

the neighborhood Community Development Corporations (CDCs) to allow them to conduct the activities necessary for transforming the neighborhoods to which they are accountable. This liquidity allows flexibility throughout the development process that will be “taken out” by the permanent financing provided through the Community Development Block Grant (CDBG), HOME, and other state and federal resources administered by the NBD.

HHQ’s CDFI status allows them to act as the City’s primary lender of home improvement funds, while SFCU’s CDFI status allows them to provide small business lending citywide. In addition to being the City’s primary residential housing lender (60% of all residential lending in the City was through HHQ last year), HHQ also runs the NeighborWorks® America Homebuyer Education Center that provides 10-hour certified training sessions to over 500 prospective homebuyers each year, which allows graduates up to \$3,000 in down payment and closing cost assistance when they do become homeowners. HHQ also provides post-purchase counseling in the form of foreclosure prevention. And while HHQ is first and foremost the City’s primary residential lender, they also have significant planning capacity and real estate investments in the Near West Side, Prospect Hill, and Skunk City, among other places. HHQ is able to leverage its loan portfolio to attract lines of credit in the form of private capital that allows them to “front” money for development as long as commitments for permanent finance are provided.

HHQ currently has over \$1 million dollars in construction financing on loan to all of the City’s neighborhood housing agencies to allow them to acquire, rehabilitate and build housing that will be paid back through a combination of NDB grant sources and private mortgages obtained by the eventual homeowners that purchase these properties. The City needs to support this process by encouraging conventional lending institutions to increase the level of private capital available to HHQ to fuel both their own lending abilities as well as to allow them to expand this construction lending to the neighborhood housing developers.

Syracuse benefits from the series of longstanding neighborhood housing developers that have served their communities for more than three decades. These agencies have an identified target area that is currently underserved by the private market within which they operate. Residents and stakeholders make up a substantial proportion of the boards of these organizations and play key roles in determining its priorities.

This year NBD has formally qualified many of these agencies as Community Housing Development Organizations (CHDO’s), Community Based Development Organizations (CBDO) or both. As all of these groups work specifically within the Southeast and Northwest NRSA, obtaining these designations allows these agencies to access certain HUD-funded set asides for both bricks and mortar funding as well as operating funds.

### **Empowerment Strategies**

In 2010, the City of Syracuse published a Housing Plan that included principles for housing production and neighborhood development. These principles are:

- **Preserve:** Rejuvenation of Syracuse’s housing stock through repair, improvement and rehabilitation of existing buildings.

- **Build:** Promotion of appropriate densities, and the diversification and improvement of the housing stock in the City of Syracuse through rehabilitation of existing housing stock and new construction.
- **Assist Households:** Encouragement of residents to remain in the City of Syracuse and invest in the upkeep and improvement of their homes.
- **Improve Image:** Promotion and enhancement the image of the City of Syracuse.

While these principles are applicable citywide, they are particularly relevant to the NRSA neighborhoods. To ensure that these principles are followed, the City has established the following housing objectives:

- Ensure adequate supply of decent, affordable housing options for homeowners and remove unnecessary barriers to homeownership
- Ensure adequate supply of decent affordable housing options for renters
- Assess and manage the growing number of vacant properties and reduce blight in the City

Below is a description of the housing programs the City has implemented or will implement in the NRSA to meet these objectives.

**Objective:** Ensure adequate supply of decent, affordable housing options for homeowners and remove unnecessary barriers to homeownership.

### **Support Homebuyer Education and Foreclosure Prevention Counseling**

Available housing requires homebuyers who are well information about the process of buying and maintaining and sustaining a home. Homebuyer education classes provide the information necessary to ensure potential homeowners make informed home buying decisions. Post purchase counseling and education/workshops, provided by professionals on topics such as maintenance assessment and repair; practical landscaping techniques and planning and budgeting create a support network for homeowner sustainability.

A challenged economic climate and warrants the need for ongoing foreclosure intervention services. Intervention to prevent foreclosure ensures sustained homeownership in neighborhoods avoiding the pitfall of increased vacant properties

### **Urgent Care Home Improvement Program**

The City contracts with Home HeadQuarters Inc. to administer the Urgent Care Home Improvement Program. This program provides low to moderate income households with loan capital to make emergency repairs to their homes. The program is structured to offer an average loan amount of \$10,000 per household. The City anticipates a minimum of 107



low-income homeowners assisted, many of them in the NRSA.

### **Down Payment & Closing Cost Assistance Program**

The City contracts with Home HeadQuarters to administer the Down Payment and Closing Cost Assistance Program, which provides first-time homebuyers with a five (5) year deferred loan up to \$3,000 for down payment and closing cost assistance (DPCCA). All program recipients are required to participate in Home HeadQuarters' NeighborWorks America-certified Homebuyer Education Course and are encourage to receive their HUD-certified housing counseling services to assure, to the extent possible, that the first-time homebuyers have the requisite knowledge to be successful in the home buying process and experience long-term homeownership retention. The city anticipates providing 100 first-time homebuyers with DPCCA, many of them in the NRSA.

### **Syracuse Housing and Rehabilitation Program (SHARP)**

The City contracts with Home HeadQuarters to administer SHARP. The program provides a grant for homeowners of up to \$1,000 for minor and preventative home repairs and requires the applicant make a 10 percent cash match. Home HeadQuarters contracts with various neighborhood based agencies to assist with administering the program including housing partners Jubilee Homes, NEHDA, and Southeast Gateway, all located in the NRSA. The City anticipates providing 125 low-to-moderate income households with the SHARP grant, with the majority of these going to households in the NRSA.

### **Tax Incentives**

The City will fully utilize and promote existing City and School tax exemption policies available for one- or two-family new construction and substantial rehabilitation. Historically this program has been used by the not-for-profit agencies as a marketing tool to attract interested buyers for their homes. The program can encourage private development in the NRSA. Refer to the 2010 Housing Plan for detailed information on the following property tax abatement programs:

- Vacant Residence Exemption
- New Single- and Two-Family Residences
- Residential Improvement Exemption
- School Property Tax Exemption (STAR)
- Exemptions for Veterans
- Senior Citizens' Exemption
- Exemptions for Persons with Disabilities
- City of Syracuse Historic Property Exemption
- New York State and Federal Historic Rehabilitation Tax Credits

<b>Objective:</b> Ensure adequate supply of decent affordable housing options for renters.
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### **Quality Affordable Rental Housing**

The City contracts with Syracuse Model Neighborhood Corporation (SMNC) to maintain and manage quality affordable rental properties, including single- and two-family houses and larger multiunit buildings, located in the Southwest NRSA. SMNC also rehabilitates vacant

houses for rental occupancy. The City also works with housing partners Christopher Communities and Housing Visions Unlimited that provide safe, decent affordable rental housing for low income families, seniors, veterans, and other sub populations in need. While they don't contract directly for CDBG funding, the bulk of the work they do is located in the Northeast and Southwest NRSA. The long term strategy will be to continue to focus resources in these targeted areas.

In addition, a large part of the Syracuse Urban Renewal Agency's mission is to turn over tax seizable properties to responsible investor landlords.

### **Rental Registry**

The City recently updated its Rental Registry program to ensure that all one- and two-family rental structures comply with the City's building code. This year, Code Enforcement will enforce compliance on a quadrant basis. Owners who received certificates under the previous program and who can attest that their property is still code compliant are exempt from paying the registry fee and do not require an interior inspection. With this action, the City hopes not to burden compliant property owners and focus its limited resources on the relatively few noncompliant owners. This will be of particular use in the Northeast NRSA, where code compliance is a major concern.

**Objective:** Assess and manage the growing number of vacant properties and reduce blight in the City.

### **Distressed Property Program**

The City contracts with Home HeadQuarters to operate the Distressed Property Program. This program, when leveraged with other Federal, State and local funding resources, is used to rehabilitate and demolish vacant structures. Where possible, these efforts are targeted to produce the maximum impact on a street, enriching the area for continued development. The City anticipates the redevelopment of 18 properties, mostly in the NRSA.

### **Blight Removal**

A new line item in this year's CDBG budget is dedicated toward the purpose of the elimination of blight for use by the City's nonprofit housing partners for the furtherance of ongoing neighborhood revitalization efforts, especially in the NRSA. Often, these efforts require the removal of blighted structures that are beyond the rehabilitation stage, where the removal of which will enhance the value of the surrounding properties. Each housing partner receiving funds from this line will be required to ensure that the activity directly benefits a low to moderate-income household either through the direct conveyance of the remaining vacant lot or through the construction of a new housing unit(s) affordable to low and moderate-income households. NBD anticipates removal of approximately four (4) structures.

### **Syracuse Urban Renewal Agency (SURA)**

The SURA board of directors recently adopted a new property acquisition and disposition

plan which will enable SURA to employ five overarching strategies to address vacant, abandoned, and tax delinquent structures and lots within the SURA targeted area. The SURA target area, which is similar to the NRSA, focuses efforts on some of the city's most distressed neighborhoods. Through SURA's efforts, the goal is to maintain local control of vacant and derelict properties and avoid speculative property purchases that ultimately prohibit neighborhood revitalization and development from occurring.

SURA aims to stabilize and enhance the city's neighborhoods through the sale of tax foreclosed properties so that they may be returned to productive use and to remove abandoned properties' negative impact on surrounding property values and neighborhood perception. Rehabilitation of vacant and abandoned properties through SURA sale is intended not only to minimize blight, but to be an aesthetic improvement to the immediate block and surrounding neighborhood, encouraging reinvestment in the surrounding area. In addition to bringing a property into code compliance, aesthetic improvements to the exterior, meant to enhance "curb appeal," may be required by the SURA board as a condition of sale. Properties of particular historic or architectural value may be subject to additional conditions.

The strategies used include acquiring seizable, vacant properties for the following purposes:

- **Demolition:** The City will identify properties in the NRSA that are in such poor condition, demolition is the only viable option. SURA can seize these properties and create a post demolition strategy in order to plan for the disposition of the resulting vacant lot.
- **Neighborhood Revitalization Efforts:** The City will continue to work with various housing partners operating in the NRSA to identify properties within block plans and neighborhood plans that have been prioritized for rehabilitation, new construction, and/or demolition. These properties can be seized in order to obtain site control necessary to facilitate development plans within these particular areas.
- **Interim Land Banking:** Key projects occurring within the NRSA will require the acquisition of property to facilitate project development. These include projects like the Onondaga Creekwalk in the Southwest NRSA and the Connective Corridor in the Northeast NRSA. The strategy is to seize properties within these areas and hold them for future construction. The land banking strategy can also be used to assist housing partners who submit Low Income Housing Tax Credit proposals to New York State or other applications that require site control of properties prior to application.
- **Proactive Neighborhood Redesign:** SURA currently owns a handful of vacant lots and plans assume a portion of the City's and Home HeadQuarter's inventories of vacant lots. The City will implement the "Neighborhood Redesign" strategy, aggressively marketing the lots to adjacent property owners for purchase. This will reduce the number of abandoned and uncared for vacant lots throughout the NRSA and allow property owners the option for off-street parking and additional yard space.

- **Facilitate the Sale of Tax Foreclosed Properties:** SURA will qualify interested parties looking to purchase tax foreclosed properties within the NRSA. SURA will enter into a contract with the purchaser with an agreed upon work scope and time frame for the redevelopment of the property. If the purchaser violates the contract, SURA reserves the right to recapture title to that property.

These strategies will serve as a vehicle to assist targeted neighborhood revitalization efforts throughout the NRSA.

### **Vacant Property Inventory & Evaluation**

NBD has recently begun the process of inventorying and evaluating all vacant buildings in the city, majority of which are in the NRSA. Many properties that are, for all intents and purposes, abandoned are held by speculators and current on tax payments, leaving seizure off the table as a strategy to encourage redevelopment of these properties. An interdepartmental abandoned property working group has begun research on this issue and other legal strategies to gain control over blighted properties and encourage their redevelopment. This group is also working to develop a strategy and identify funding for stabilization and weatherization of abandoned vacant buildings.

### **Neighborhood Revitalization & Neighborhood Block Plans**

Below is a description of the concentrated neighborhood revitalization and block plan efforts located in the NRSA and what is expected to be accomplished through 2011. The City is financially supporting these targeted geographic approaches to neighborhood development to maximize impact and strengthen the housing markets within the NRSA neighborhoods.

### **Major Neighborhood Revitalization Projects**

- **Prospect Hill Development**

In an effort to complement the \$35 million investment by St. Joseph's Hospital Health Center into expanding and upgrading their campus, located in the Northeast NRSA, the City worked with two local housing agencies to address pockets of blight surrounding the campus. The plan included a three phase approach: Phase I, which included the acquisition and demolition of over 80 dilapidated housing units; Phase II, which included the construction of 50 affordable, high quality rental units; and Phase III, including the acquisition and redevelopment of one- and two-family homes throughout the neighborhood for homeownership, which is currently underway.

Home Headquarters has taken the lead role in administering the Phase III homeownership strategy. HHQ has purchased 19 investor-owned structures for redevelopment and resale to owner-occupants. To date HHQ has completed renovation on four structures and completed five demolitions. Three other redevelopment projects are currently underway and seven additional redevelopment projects are planned in 2011. The City will continue to support this neighborhood effort through City-administered CDBG and HOME funds.

- **Near Westside Initiative**

The Near Westside Initiative, located in the Southwest NRSA, represents a collaborative effort between Syracuse University, the Gifford Foundation, the Syracuse Center of Excellence, the Syracuse University School of Architecture, Home HeadQuarters, community residents and stakeholders, and other key players to restore the Near Westside into a neighborhood of choice for residents of all incomes.

The housing component centers around Blodgett School, Skiddy Park, and James Geddes Apartments in what is known as the Horseshoe. HHQ currently owns 45 properties within in this vicinity (through SNI funding) with rehabilitation funds secured through the City's successful 2007 Restore application. Over the past two years HHQ has completed 11 renovations, facilitated the sale of five homes "as-is" for \$1 each, demolished ten homes, deconstructed one home (the first in the city), built four new constructions (three of them obtaining LEED silver rating), and completed four lot resubdivisions, all to forward the neighborhood redevelopment efforts. Dozens of other projects are underway.

This neighborhood is also in the USGBC's LEED Neighborhood Development (ND) Pilot Project. It is one of the first existing neighborhoods in the country to seek LEED ND status.

While the substantial investment and development over the past couple years has been impressive, the neighborhood continues to face challenges with vacant structures, substandard occupied housing, a very weak real estate market, and low homeownership rates. Through City-administered CDBG and HOME funds, investment will continue to be made in the neighborhood to ensure continued forward momentum in this neighborhood revitalization effort.

- **Kings Park Landing Neighborhood Revitalization**

This project, located in the Southwest NRSA and focused around the South Salina Street Historic District, is a collaborative effort between Home HeadQuarters, Syracuse Model Neighborhood Corporation, and Housing Visions Unlimited to revitalize the neighborhood with a mix of new construction, rehabilitation, demolition, home improvement block blitzes, and homeowner assistance. Financing for this project includes CDBG and HOME funds and Low Income Housing Tax Credits.

- **Homes of Syracuse – Syracuse Housing Authority/NRP Group**

The Syracuse Housing Authority and the NRP Group have secured funding to build 50 scattered site single family homes throughout the Southwest NRSA. Each of these homes will provide high quality rental opportunities for families below 50% of the area median income. The Syracuse Housing Authority will manage these single family rentals for 15 years until their sale to first time low-income homeowners. Project construction is anticipated to begin summer 2011.

## **Redevelopment of Former ElJay Properties**

In 2010, the City issued an RFP for ownership and redevelopment of nine large residential apartment buildings in five separate neighborhoods totaling 277 units which were the subject of a HUD foreclosure. In the coming year, the City will oversee the redevelopment of these buildings to provide quality, affordable rental units for low- and moderate-income residents throughout the city. Eight of the nine projects are located in the NRSA:

- **James Street Apartments**

The City is financially supporting the rehabilitation of two large apartment buildings at 615 and 622 James Street in the Northwest NRSA, which will be developed into 79 mixed-income residences. The developer, Conifer Realty, is currently applying to New York State for tax credits and financing. These properties sit strategically within the Prospect Hill Neighborhood and at the edge of the downtown area and are prime for development.

- **Leonard Apartments**

The City applied for and received Neighborhood Stabilization Program funding on behalf of the Syracuse Housing Authority (SHA) and their partner-developer, National Housing Trust (HTF) to redevelop three adjacent buildings totaling 48 units, located on the corner of West Street and W. Onondaga Street in the Southeast NRSA. Work is currently underway and completion is slated for early 2012 and will provide housing for households earning 50% or less than the average median household income for the Syracuse metropolitan area, fulfilling a dire need in this community. SHA will continue to own and manage the properties upon completion of the rehabilitation.

- **The Roosevelt (S. Salina St.) & Hillside (E. Genesee St)**

These two buildings, located in the Southwest NRSA and each containing 45 units, are the subject of a pending Low Income Housing Tax Credit application submitted to New York State in February 2011. Conifer Realty is the owner and applicant. All units in these buildings will be rented to low income households. These properties will be owned and managed by Conifer throughout the term of the affordability period.

- **The Jeditha (1000 Bellevue Ave.)**

This 18-unit apartment building, located in the Southwest NRSA, was conveyed to a private developer, Salt City Homes, LLC for renovation. Once a demolition candidate, primarily due to the lack of parking, the developer took on this challenging project and has been redeveloping the property without any public assistance since taking title to the property in 2010. The parking issue was addressed by the developing acquiring a vacant lot nearby for use as parking. A grand opening for the building is slated for June of 2011.

## **Community Initiatives**

The Community Initiatives program is the result of negotiations between the City, the County, and neighborhood residents following the construction of a sewage treatment plant

on the City's southwest side in 2008. These mitigation funds were distributed among the following projects, all located in the Southwest NRSA.

- **Midland-Lincoln-Bellevue**

This project, located in the Southwest neighborhood, was allocated \$3 million in Community Initiative funding. The City worked with a resident steering committee, along with Syracuse Model Neighborhood Corporation and Jubilee Homes, to implement the program and revitalize the aging housing stock. To date, the program has administered 44 owner-occupant mini-grants, 31 roof grants, 4 investor-owner mini-grants, 13 grants for the acquisition and rehabilitation of vacant blighted houses, and 4 low-interest loans. In addition, the program has funded the demolition of 5 blighted structures and provided 8 grants to local businesses for façade and structural improvements. The initiative has contributed funding for acquisition and development of the Southwest Community Farm and for mechanical improvements to the Southwest Community Center, which will take place in 2011.

- **Skunk City Community Initiative**

This project, focused on the Skunk City neighborhood on the city's west side, received \$2 million in Community Initiative funding. The City worked with a resident steering committee, Syracuse United Neighborhoods, and Home Headquarters to revitalize the neighborhood. To date, Home Headquarters has administered 38 mini-grants to both investor owned properties and owner occupied properties. HHQ has also administered 10 home improvement loans in the neighborhood and 1 purchase-rehab and down payment and closing cost assistance grant. HHQ has also completed rehabilitation of 4 properties for sale to owner occupants and plans to build 3 new homes in 2011.

- **Sackett Tract Community Initiative**

This project, located in the Park Ave. neighborhood between Frazer School and the Sacred Heart Basilica, received \$1 million in Community Initiative funding. The money was allocated for mini-grants and loans for homeowners and investors, park improvements, and commercial façade grants. After two years of administering the underutilized mini-grant and home improvement loan programs available in this neighborhood, Home Headquarters and NBD revamped the revitalization strategy for Sackett Tract and adopted a new plan in November 2010. The new plan will incorporate substantial rehabilitation, new construction, demolition, and partial rehabilitation of mixed use structures. In 2011, new construction and rehabilitation are planned for the 800 block of Park Avenue.

## **Block Plans**

- **Palmer Avenue**

Jubilee Homes has identified the 100 block of Palmer Avenue, in the Southwest NRSA, as an area in need of revitalization. Working with the City, Jubilee Homes has prepared a block plan, assessing the condition and needs of each property and identifying which properties are in need of moderate to substantial rehabilitation,

demolition, and mini-grants. This project, scheduled to begin this year, will be partially financed with CDBG and HOME, resulting in up to four newly constructed single-family homes and three rehabilitated homes.

- **Gertrude Street**

The Northeast Hawley Development Association (NEHDA) has identified the 200-300 block of Gertrude Street, in the Northeast NRSA, as an area in need of investment and revitalization. With technical assistance from the City, NEHDA has prepared a block plan that assesses the condition and needs of each property and identifying properties in need of rehabilitation, demolition, code enforcement, foreclosure assistance, and mini-grants. This project, scheduled to begin this year, will be partially financed with CDBG and HOME funds.

- **Butternut Circle**

The City is working with the Northeast Hawley Development Association (NEHDA), the Danforth-Pond-Butternut Task Force, and the Court-Woodlawn Task Force to develop plans for the Butternut Circle/Grant Boulevard business corridor and the Butternut Street residential neighborhood, located in the Northeast NRSA. This area is home to many small businesses and has a high level of homeownership, but it still in need of investment and revitalization. The plan would seek funds from New York State Main Street and other sources to improve the façades of businesses along the 1600-2000 blocks of Grant Boulevard, and improve the walkability and mixed-use character of the area. The residential program will provide up to ten grants to homeowners to improve their properties along the 1200-1400 blocks of Butternut Street.



## **Infrastructure**

### **Assessment**

The NRSA includes some of the oldest neighborhoods in the city, and thus some of the oldest infrastructure. This has been exacerbated by decades in which the city's tax base has declined in relation to its service and maintenance costs. While the street pattern and architecture are highly valuable, the aging infrastructure in these neighborhoods often makes development more expensive than other parts of the city.

Regional transportation infrastructure is focused in the NRSA, which is the transportation hub of the region. This infrastructure is truly multi-modal. The north-south Interstate 81 meets the east-west Interstate 690 providing excellent vehicular access to a very large market area. Rail lines also converge in the NRSA both for cargo and passengers. The William F. Walsh Regional Transportation Center (RTC) serves both rail (Amtrak) and buses (Greyhound and CENTRO) for passenger service.

Sidewalks line almost all of the city's streets on both sides. Installation and maintenance are the responsibility of the abutting property owners. Thus, many of the city's sidewalks are in disrepair, evidence of the overall loss of wealth and disinvestments. The condition of sidewalks has recently been the topic of much discussion, as people are becoming aware of their potential to improve the civic realm.

Street lighting is franchised to and maintained by National Grid, the local power company. Most lights are standard cobra head sodium lights, although several city neighborhoods have opted to form districts to maintain ornamental lighting features.

Syracuse's water system became operational in 1896. An average of 44 million gallons daily is withdrawn from Skaneateles Lake and fed through an aging gravity system. Emergency repairs and leaks affect the system. Some estimate that 50 percent of intake is lost through leaks in the system. The City's Water Department is working on putting a leak detection program in place. The City has completed a Land Protection Plan for the Skaneateles Lake Watershed that addresses strategies to preserve the quality of Skaneateles Lake water and avoid the requirement for filtration.

The City collects residential solid waste, recycled goods and yard waste daily. Waste is transported to the Onondaga County Resource Recovery Facility outside the city. Housing density and commercial structures in the NRSA heightens the need for the timely collection of solid waste and cooperation of tenants and landlords.

The Syracuse Metropolitan Transportation Council is currently holding public workshops to gather input on the removal or replacement of the raised portion of Interstate 81 which runs along the eastern border of the Southwest NRSA and the southwest border of the Northeast NRSA. The removal of this raised highway may mark the beginning of remediating the damage and decreased accessibility inflicted upon these neighborhoods by mid-century Urban Renewal policies.

Many parks and playgrounds including Lower Onondaga, Leavenworth, Lincoln Hill, Rose Hill, Schiller, and Kirk Parks and Washington Square provide open space to the area. However, many neighborhoods lack access to open space within a ¼ mile walking distance.

### Empowerment Strategies

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

**Objective:** Align the City’s capital improvement budget with neighborhood planning efforts to leverage planned investment.

Working with the Departments of Public Works, Parks, and Budget, NBD will work to assure that capital investment projects complement CDBG investment in buildings and neighborhoods. In addition, a plan should ensure that projects in the NRSA are given high priority due to the age of infrastructure in these areas.

**Objective:** Expand recreation options within the NRSA and work to connect the City’s open space network.

Phase II of the *Onondaga Creekwalk*, which currently runs from the Inner Harbor in the Lakefront to Armory Square downtown (outside of the NRSA) will extend south from Armory Square to Kirk Park (in the Southwest NRSA). The Creekwalk project is actively turning what used to be an eyesore and a liability—the creek was long used as a dumping site and was subjected to sewer overflows during heavy storms—into a community open space, environmental, and recreational asset. This bike and pedestrian trail will beautify the area, provide improved access throughout the Southwest NRSA and connectivity to Downtown, and be combined with further environmental remediation projects for the Creek. Phase III will eventually extend to the southern end of the city.

The *Connective Corridor*, an effort in partnership with Syracuse University and funded by a variety of grant sources, is focused on connecting SU’s campus (not in the NRSA) with Downtown and the Near Westside. This project primarily consists of a frequent-service, free bus route, but is being implemented in conjunction with an ambitious program of streetscape improvements. The line runs through the Near Eastside and Near Westside neighborhoods, which are included in the NRSA, and connects them to the region’s cultural hub, Downtown Syracuse, which is home to numerous museums, parks, festivals, and events.

Planned additional bike lane miles may serve to advance this connected network.

**Objective:** Improve safety and condition of the alternative transportation (walking and biking) network throughout the NRSA.

The City of Syracuse is currently proposing complete streets legislation at the local level to ensure that all new transportation planning considers various modes of transportation and ambulatory abilities. The City aims to double citywide bike lane miles in by 2012. This is intended to increase all residents' level of access to services, shopping, and entertainment, and also to reduce greenhouse gas emissions by encouraging walking and biking. This will also encourage economic development by creating commercial and mixed-use environments that are more pedestrian friendly.

NBD will work with the Department of Public Works to strategically enforce of the City's sidewalk construction and snow removal ordinances to improve the appearance of neighborhoods and increase public safety, while discouraging pedestrians from walking in the street.

The City will work with National Grid to develop a more systematic approach to ensuring streetlights are functioning properly.

**Objective:** Improve storm water management and prevent combined sewer overflows within the NRSA.

Wastewater treatment and trunk sewers are the responsibility of Onondaga County. The County, under consent order to improve water quality in Onondaga Lake, has undertaken a \$500 million program to eliminate combined sewer overflows to Onondaga Creek and Harbor Brook with regional treatment facilities, new interceptor sewers, trash traps and sewer separation in a limited number of small drainage basins. This program, called *Save the Rain*, is designed to reduce storm water runoff's impact on the combined sewer overflow system, primarily through green infrastructure improvements throughout the city, most located in the Southwest NRSA. These are slated to include community gardens, rain gardens, urban forests and orchards, and a host of streetscape improvements.

The City has worked to facilitate this work and coordinate it with housing agency investments, street improvements, and park upgrades. The City will further work to amend our zoning ordinance so that it is easier for interested neighborhood groups to install community gardens and other green spaces throughout residential neighborhoods.

In addition, the City's tree planting plan should address the relative lack of street trees in the NRSA areas. The City arborist and US Forest Service will unveil data this year on the street tree coverage by neighborhood. This will be followed by setting goals for improved tree coverage throughout the city. NBD will work to ensure that this process allocates an adequate number of trees to the NRSA.

## Public Safety

### Assessment

The Syracuse Police Department's Community Policing Centers have been a successful outreach mechanism into the City's neighborhoods. The Butternut Community Policing Center on the Northside hosts a variety of children's activities and events with neighborhood residents. Other policing centers in the NRSA are located on Otisco Street in the Near Westside, South Salina Street on the Southside, and Butternut and Wolf Streets on the Northside. Community policing centers create a venue for positive interaction between neighborhood residents and Syracuse police officers.

A number of very active neighborhood watch groups are located throughout the NRSA. These are in direct communication with the Syracuse Police Department. Community concerns regarding crime and traffic related safety issues are heard by Police and City Departments at monthly TNT (Tomorrow's Neighborhoods Today) community meetings, a venue for neighborhood residents and organized groups to communicate with one another and City government.

The City of Syracuse Police Department has recently launched a public relations campaign called *Raise Your Hands, Raise Your Voices*. After a rash of gun violence, the purpose of the campaign is to encourage residents to report illegal guns to the Syracuse Police Department using an anonymous gun tip line. Bill boards, television commercials and radio ads have all been used to get the word out and to stand up and stop the violence.

The Syracuse City Police Department has also recently launched their COPS (Criminal Observation and Protection System) pilot which is designed and implemented to help protect the citizens of Syracuse by preventing crime and aiding in the investigation and prosecution of any crime that occurs in the pilot area, which is within the Southwest NRSA. Extensive research was completed on the proposed system and use of cameras. This research does indicate that cameras of this nature have a deterrent effect on overall criminal disorder and undoubtedly aid in the investigation and prosecution of criminal behavior.

### Empowerment Strategies

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

**Objective:** Improve the relationship between police and residents.

NBD and community groups should work collaboratively with the Syracuse Police Department, specifically its Community Policing Department, to engage patrol officers in daily neighborhood activities. The City and local communities should fully adopt the department's Police Storefront Program, which will strategically develop storefronts in crime "hot spots" throughout the city. The City and its housing partners should assist this initiative by providing city-owned or housing partner owned properties for temporary storefront use.

The Police Storefronts should be open longer hours and focus on increased programming to attract neighborhood youth.

The Community Policing Department will continue with bike and foot patrols to provide more face-time in the neighborhood.

**Objective:** Decrease violent and “quality of life” crime rates in the NRSA.

NBD in collaboration with the Police Department will work with the COPS pilot program where cameras were installed within the Near Westside Neighborhood in the Southwest NRSA. Short-term and long-term monitoring to evaluate the effectiveness of this strategy could potentially lead to other camera installations throughout the NRSA’s.

NBD will continue to work closely with the network of neighborhood watch groups as well as encourage the formation of new neighborhood watch groups as a way to engage residents in the neighborhood and allow the residents to assist in tracking and reporting crimes.

## Code Enforcement

### Assessment

Code enforcement within the NRSA has been a challenge due to the relative lack of investment in properties. Both NRSA areas have numbers of rental properties and absentee landlords higher than the citywide average.

The Division of Code Enforcement, within the Department of Neighborhood and Business Development, is currently undergoing a reorganization to focus inspectors on four quadrants of the City and better respond to neighborhood, planning, and housing priorities. This will entail meeting with neighborhood groups to identify their priorities to improve quality of life throughout the city while managing scarce staff resources. The City's 2010 Housing Plan calls for effective utilization of the Division of Code Enforcement for these reasons.

In 2010 the City re-implemented a Rental Registry to better keep track of rental properties, improve communication with landlords, and preemptively address properties that are prone to code violations. A similar registry for property managers has been proposed to ensure that out-of-town landlords use reputable property managers with a history of compliance.

In addition, the Division of Code Enforcement, which carries out court-ordered demolitions for the City, has recently made an effort to strategically coordinate demolitions with planning and law staff for the maximum impact. One strategic priority includes demolitions to complement and facilitate CDC and neighborhood plans in the NRSA.

The Law Department is working with Codes and Planning to ensure that a variety of strategies to prosecute code violations in ways that emphasize neighborhood-level priorities. A plan is currently being developed to gather community input to needed to guide these strategies.

### Empowerment Strategies

**Objective:** Coordinate Code Enforcement efforts with revitalization strategies.

Increased communication between neighborhood planners and the Division of Code Enforcement will ensure that simple code compliance issues may reinforce revitalization goals. Housing providers' block plans are being provided to Code Enforcement teams so that they can ensure new public investments are being well cared for.

**Objective:** Increased quality of rental housing and improved relationship between the city, landlords, and tenants.

Full implementation of the Rental Registry in all four quadrants is planned to facilitate this

and proactively prevent code violations. This tool gives the City a local contact for every residential rental so that code violations may be quickly resolved.

**Objective:** Coordinate court-ordered demolitions with neighborhood plans.

Inventory and evaluation of all vacant and abandoned properties and coordination with housing agency investments will ensure that demolitions have the biggest impact possible and remove the properties that are the biggest blight on their neighborhoods.

## Zoning & Land Use

### Assessment

Syracuse's zoning ordinance was written in the 1960s, when the suburban model of land use regulations, with an emphasis on the private automobile, off-street parking, and de-densification was viewed as a way to remove blight and revitalize urban neighborhoods. This code rendered standard lot sizes in most of the NRSA neighborhoods 'unbuildable.' New construction isn't required to fit in with its surroundings by matching the predominant setback, form, or scale.

An emphasis on the separation of uses limited options for the reuse of existing buildings and parking minimums in commercial corridors in which buildings were typically built to the lot lines has encouraged demolition. Furthermore, zoning has made it difficult for restaurants and small groceries to locate within walking distance of most neighborhoods, in locations that they occupied during the streetcar era.

### Empowerment Strategies

A new land use plan, currently being prepared by the Bureau of Planning & Sustainability, will guide zoning changes designed to remedy these, and additional, issues.

**Objective:** Ensure that development standards for new construction in historic neighborhoods complement the character of the neighborhood.

Studies have shown that neighborhoods with a cohesive character and design are far more likely to experience increased property values and successful revitalization. We should ensure that new investment is in keeping with the historic character of the neighborhood so that it leverages other investment, rather than detracting from it.

Not only should new construction be allowed on historically standard lot sizes (33' frontage), but the subdivision ordinance should set maximum lot frontages for each zone.

New construction in residential neighborhoods should conform to the prevailing form, scale, setbacks, and fenestration patterns.

In commercial areas, new development should prioritize the pedestrian over the automobile. Zoning revisions should protect areas in which buildings ought to be built to the sidewalk and include large storefront windows to increase visibility and

**Objective:** Prevent large or frequent unscreened parking lots from detracting from neighborhoods.

Parking maximums will encourage alternative modes of transportation, and improved



screening standards will ensure that vast expanses of asphalt don't detract from the character of neighborhoods and commercial corridors.

Lighting standards in commercial areas will improve pedestrians' perceptions of safety and security.

Minimum landscaping standards for parking lots will provide a visual buffer and an aesthetic improvement to the surrounding neighborhood. Encouraging parking be made of permeable surfaces will prevent flooding common along heavily paved corridors.

**Objective:** Allow for creative reuse of buildings and land.

Use restrictions should be loosened to allow for mixed-use, walkable neighborhoods and encourage the reuse of existing buildings. These should also allow for a variety of alternative uses for vacant land when traditional development isn't feasible—including community gardens, orchards, and other green infrastructure.

## Economic Development

### Assessment

The Northeast NRSA includes a number of neighborhood commercial corridors: East Fayette Street, Burnet Avenue, North Salina Street, Wolf Street, Grant Boulevard, and Butternut Street. Some of these are more vibrant and active than others, but most support a variety of retail and service activities. The primary commercial corridors in the Southwest NRSA include South Salina Street, South Avenue, West Fayette Street, West Genesee Street, and Geddes Street.

Neighborhood commercial corridors struggled in the post-war economic climate, which favored strip mall development and space for the automobile. A resurgence of public appreciation for walkable, urban neighborhoods places Syracuse, which retains the structure of this earlier urban pattern, in a position to revitalize its commercial corridors. New York Main Street grants and historic rehabilitation tax credits have encouraged façade improvements on these corridors over the past decade, which were often accompanied by streetscape improvements as well.

The South Side Innovation Center, sponsored by Syracuse University and located on South Salina Street in the Southwest NRSA, provides a model for successful small business incubation centers. Investments in human capital such as this are essential to revitalizing the proposed NRSA neighborhoods. An increased focus on entrepreneurial training, access to capital for business startups, and workforce development training are available in the NRSA, but are needed in increasing measure to counter the many barriers to economic empowerment described in the Demographic Indicators section of this plan.

Investment in Syracuse residents must be combined with incentives to rehabilitate and reoccupy abandoned commercial buildings, as well. Some of the existing incentives are described below.

The influx of immigrants to Syracuse's Northside has shown what potential there is for investment in older, neighborhood commercial areas. With lower rents than many other commercial areas, and within walking distance of their mostly lower-income clientele, these buildings are a prime location for new small businesses. The Northside is now home to approximately fourteen ethnic food markets and countless restaurants.

	Citywide	Northeast NRSA		Southwest NRSA		Combined NRSA	
Vacant commercial structures	194	69	36%	66	34%	135	70%
Vacant industrial structures	9	3	33%	3	33%	6	67%
Vacant lots	3665	598	16%	1741	48%	2339	64%

\*City of Syracuse Assessment & Code Enforcement data  
(Jan. 2010)

According to U.S. Postal Service vacancy data there are approximately 1400 occupied business addresses in the Northeast NRSA and 900 in the Southwest NRSA.

### **Empowerment Strategies**

The Department of Neighborhood & Business Development, created in January 2010 through the merging of the City's Departments of Community Development and Economic Development, is in a particularly effective position to address economic conditions across city neighborhoods and coordinate these efforts with neighborhood planning and CDBG investment in housing and commercial corridors. The combined department is better able than ever before to address these issues with comprehensive strategies that address the physical and economic condition of the city.

**Objective:** Increase small business startups and decrease failure rate of small businesses.

The City, in collaboration with business organizations and Syracuse University, will develop a series of projects designed to promote successful entrepreneurship within the NRSA. These projects will build upon the foundations of already existing programs, such as the South Side Innovation Center, modifying them to accommodate NRSA needs.

The City will work with lenders to expand small business' access to capital.

The City's MWBE program will promote minority- and women-owned businesses and workforce development training for NRSA residents.

**Objective:** Promote job skills training and continued education programs for NRSA residents.

The City will continue to support job skills training programs, especially in the skilled trades and green technologies, in collaboration with groups such as CNY Works and the Syracuse Center of Excellence.

The Empowerment Zone program continues to reward employers for hiring residents within their zone, much of which is located within the proposed NRSAs.

**Objective:** Revitalize neighborhood commercial corridors within the NRSA.

As distressed housing conditions are addressed and improved, there is a need to revitalize the commercial and service areas which have traditionally served neighborhoods. Strategic use of private and public funding will be used to match funds from sources such as the New

York Main Street Program.

In addition, State and Federal Historic Rehabilitation Tax Credits are available for qualifying commercial and owner-occupant rehabs in the North Salina Street and Hawley-Green National Register historic districts in the Northeast NRSA and the South Salina Street National Register district in the Southwest NRSA.

#### NYS Historic Rehabilitation Tax Credits

- Historic Residential Properties Tax Credit Program provides a tax credit of 20 percent of qualified rehabilitation costs of structures, up to a credit value of \$50,000. A “Qualified Historic Home” must be:
  - an owner-occupied residential structure, listed on the State or Nation Register of Historic Places either individually or as a contributing building in a historic district.
  - Located in a federal census tract that is at 100 percent or below the state family median income level or identified as a qualified contract section 143 (j) of the Internal Revenue Code or in an area designated as an Area of Chronic Economic Distress. SHPO staff assists in making this determination.

The project must:

- Have qualifying rehabilitation costs that exceed \$5,000
  - Spend at least 5 percent of the total on exterior work
  - Receive preliminary approval from SHPO staff
  - Be completed after January 1, 2010
- Historic Tax Credit Program for Income Producing Properties – projects qualifying for the 20 percent Federal Historic Preservation Tax Incentive Program are automatically eligible for this credit. Owners can receive 20 percent of the qualified rehabilitation costs, up to a credit value of \$100,000.

#### Federal Historic Rehabilitation Tax Credits

- Owners of historic commercial, office industrial or rental residential buildings may be eligible for a 20 percent federal income tax credit for substantial rehabilitation projects. Buildings must be income producing and individually listed on the State or National Register of Historic Places, or a contributing building in a historic district that is listed on the National Register of Historic Places or certified by the National Park Service.
- A 10 percent federal income tax credit is available for the rehabilitation of non-historic building for non-resident use. Buildings must be income producing and not listed in the National Register, or not listed as a contributing building in a National Register Historic District and was first placed in service before 1939.

Furthermore, commercial corridors in both areas (North Salina Street in the Little Italy area, South Avenue, and South Salina Street) have received New York Main Street funding for façade improvements. An application for further funding for South Avenue, in the Southwest NRSA, is currently under consideration by New York State Homes and Community Renewal.

The City offers the New York State 485A tax abatement for commercial buildings being

converted from single to mixed-use. This abatement allows a partial reduction in property taxes for a period of 13 years, encouraging further redevelopment of pedestrian friendly vibrant commercial corridors. It is ideal many of the multi-story commercial buildings that line neighborhood-scale business corridors throughout the NRSA area.

The Northeast NRSA has received large numbers of Southeast Asian and African immigrants over the past several decades and has proved to be a fertile market for small businesses. The North Salina Street and Butternut Street corridors contain most of this activity and the area is now home to approximately fourteen ethnic markets and numerous restaurants.

### **Brownfields**

Two Brownfield Opportunity Areas are located within the NRSA area. The Hiawatha Boulevard Brownfield Opportunity Area (BOA) is located within the Northeast NRSA and the South Salina Street BOA is located in the Southwest NRSA. The BOA program is funded by the New York Department of Environmental Conservation (DEC) to promote revitalization in brownfield areas. Currently these are both finishing the nomination phase, which will be followed by the implementation phase which will include environmental assessment of brownfield sites, qualifying them for funding and readying them for rehabilitation.

Developers of brownfield properties may also take advantage of the New York DEC's Brownfield Cleanup Program tax credits for up to 50 percent of the cost of site preparation, including cleanup, fencing, security, grading, and other preparation activities, excluding acquisition.

# Performance Measurements

## Housing & Neighborhood Development

<b>Objective:</b>	Ensure adequate supply of decent, affordable housing options for homeowners and remove unnecessary barriers to homeownership.
<b>Benchmark:</b>	Create 600 new first-time homebuyers in the City of Syracuse.
<b>Benchmark</b>	Provide 430 home improvement loans to assist existing owner occupants in making necessary home repairs to keep them in their homes.

<b>Objective:</b>	Ensure adequate supply of decent affordable housing options for renters.
<b>Benchmark:</b>	Implement the Rental Registry citywide.
<b>Benchmark:</b>	Develop a program to certify local property managers.
<b>Benchmark:</b>	Increase coordination with private landlords to provide safe, decent affordable housing.

<b>Objective:</b>	Assess and manage the growing number of vacant properties and reduce blight in the City of Syracuse.
<b>Benchmark:</b>	Refine and implement a collaborative system for Planning and code Enforcement to evaluate all vacant buildings throughout the city.
<b>Benchmark:</b>	Develop a system and a fund to proactively stabilize properties in strategic areas to prevent further deterioration.
<b>Benchmark:</b>	Enforce requirements that buildings be kept secured against the elements to prevent further deterioration.

## Infrastructure

<b>Objective:</b>	Align the City's capital improvement budget with neighborhood planning efforts to leverage planned investment.
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<b>Benchmark:</b>	Establish a formal dialogue between NBD, DPW, and Budget and a system to ensure that the City's capital improvement budget is leveraged against other investments and reinforces planning and economic development goals.
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<b>Objective:</b>	Expand recreation options within the NRSA and work to connect the City's open space network.
<b>Benchmark:</b>	Complete Phase II of Onondaga Creekwalk through the Southwest NRSA

<b>Objective:</b>	Improve safety and condition of the alternative transportation (walking and cycling) network throughout the NRSA.
<b>Benchmark:</b>	Increased compliance with city sidewalk ordinances.
<b>Benchmark:</b>	Decreased numbers of vehicle/pedestrian and vehicle/bicyclist accidents.
<b>Benchmark:</b>	Decreased average streetlight outages.

<b>Objective:</b>	Improve storm water management and prevent combined sewer overflows within the NRSA.
<b>Benchmark:</b>	Amend zoning legislation to allow community gardens and a variety of sustainable open space alternative land uses within most residential and commercial zoning districts.
<b>Benchmark:</b>	Facilitate Onondaga County Save the Rain runoff prevention projects throughout the NRSA using SURA to acquire and transfer property to a long-term steward.
<b>Benchmark:</b>	Increase tree canopy coverage within the NRSA.

## Public Safety

<b>Objective:</b>	Improve the relationship between police and residents.
<b>Benchmark:</b>	Increased hours and access to community policing centers.

<b>Objective:</b>	Decrease violent and “quality of life” crime rates in the NRSA.
<b>Benchmark:</b>	Decreased crime rates.
<b>Benchmark:</b>	Increased participation in neighborhood watch and increased numbers of neighborhood watch groups formed.

### Code Enforcement

<b>Objective:</b>	Coordinate Code Enforcement efforts with revitalization strategies.
<b>Benchmark:</b>	Increased code compliance in revitalization areas and around block plans.

<b>Objective:</b>	Increased quality of rental housing and improved relationship between the city, landlords, and tenants.
<b>Benchmark:</b>	Implement the Rental Registry throughout all four quadrants.
<b>Benchmark:</b>	Increased code compliance among rental properties.

<b>Objective:</b>	Coordinate court-ordered demolitions with neighborhood plans.
<b>Benchmark:</b>	Neighborhood block plans have an increase in leveraged funds towards their projects

### Zoning & Land Use

<b>Objective:</b>	Ensure that development standards for new construction in historic neighborhoods complement the character of the neighborhood.
<b>Benchmark:</b>	Zoning standards will be revised to ensure that new construction matches the prevailing setback, form, and scale of the surrounding neighborhood.



<b>Objective:</b>	Prevent large or frequent unscreened parking lots from detracting from neighborhoods.
<b>Benchmark:</b>	The zoning ordinance will be amended such that the number of eyesore parking lots will not increase on commercial corridors and parking lots will not be allowed to expand or be introduced in residential areas.

<b>Objective:</b>	Allow for creative reuse of buildings and land.
<b>Benchmark:</b>	Numbers of restaurants and groceries within neighborhood business corridors will increase, and residential-to-commercial conversions will increase as more uses are allowed within zoning districts.
<b>Benchmark:</b>	More flexible allowed uses in residential zones will allow increased creative uses for vacant land—including community gardens, orchards, etc.

### Economic Development

<b>Objective:</b>	Increase small business startups and decrease failure rate of small businesses.
<b>Benchmark:</b>	SURA will support entrepreneurs 'graduating' from small business incubators in both NRSAs in finding commercial space to own, when desired.
<b>Benchmark:</b>	Participation rates will increase in small business incubators.

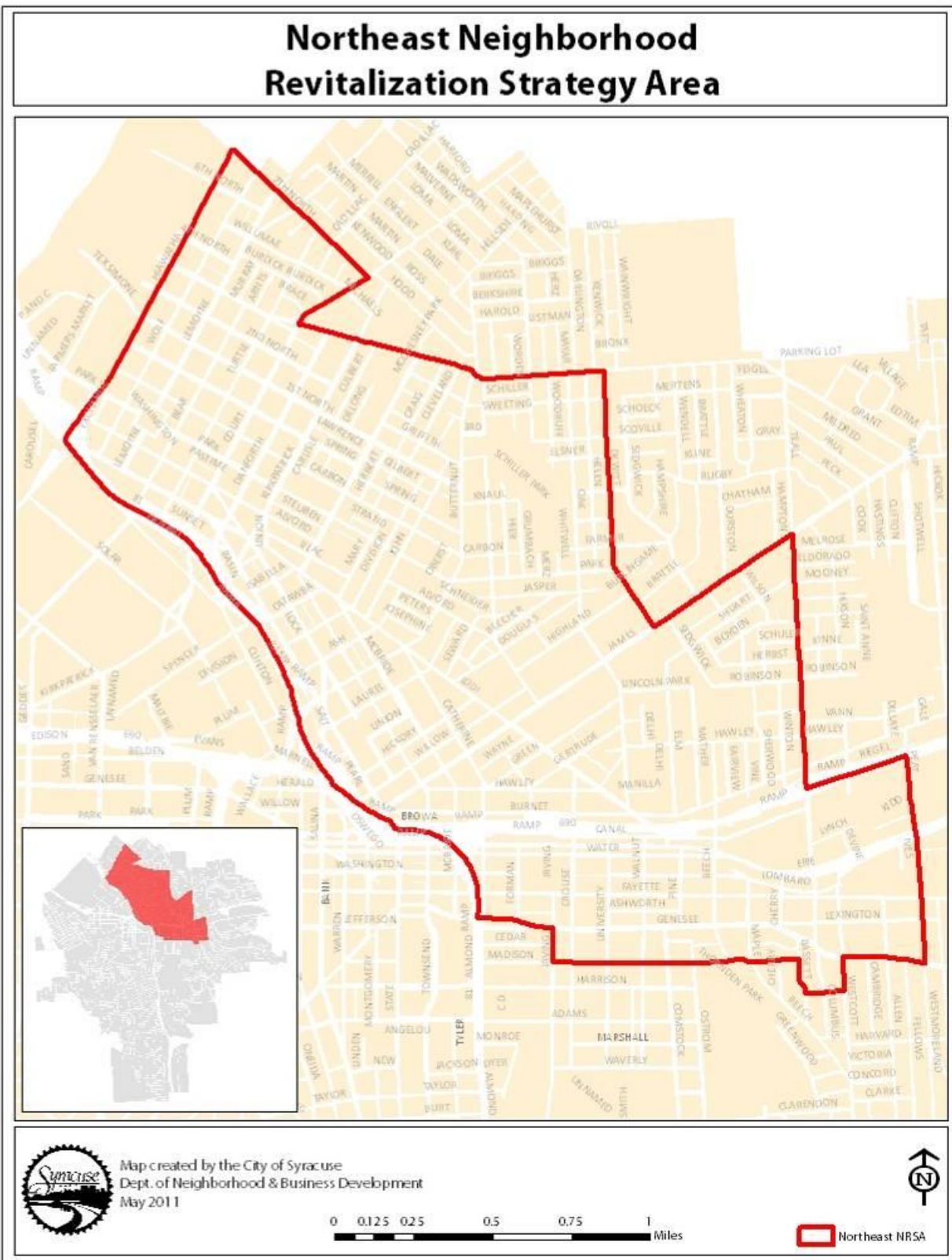
  

<b>Objective:</b>	Promote job skills training and continued education programs for NRSA residents.
<b>Benchmark:</b>	Employment rates in the NRSA will rise.

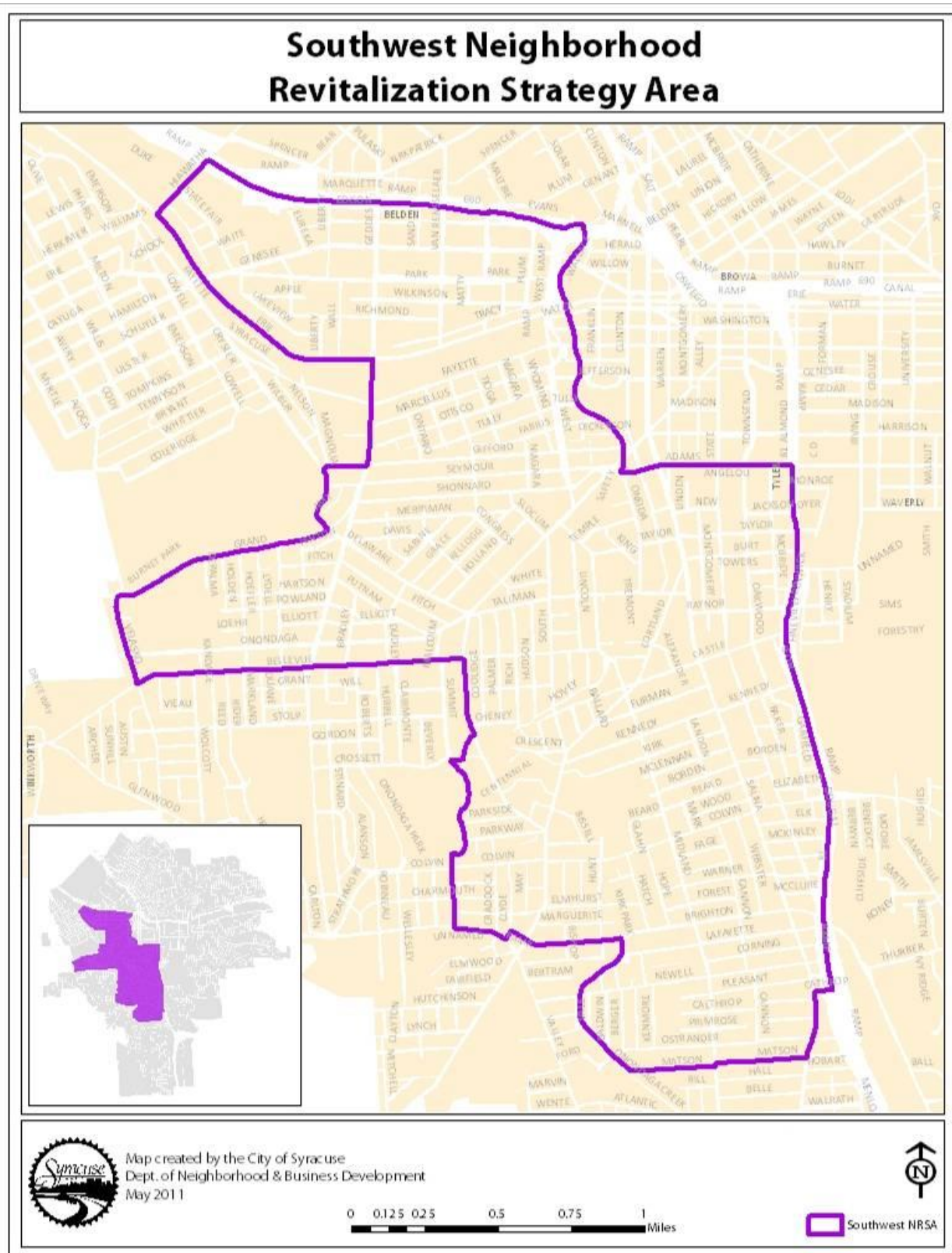
  

<b>Objective:</b>	Revitalize neighborhood commercial corridors within the NRSA.
<b>Benchmark:</b>	Decreased vacancy rates in neighborhood commercial corridors.
<b>Benchmark:</b>	Increased capital investment in commercial properties in these corridors.

## Appendix A – Northeast NRSA

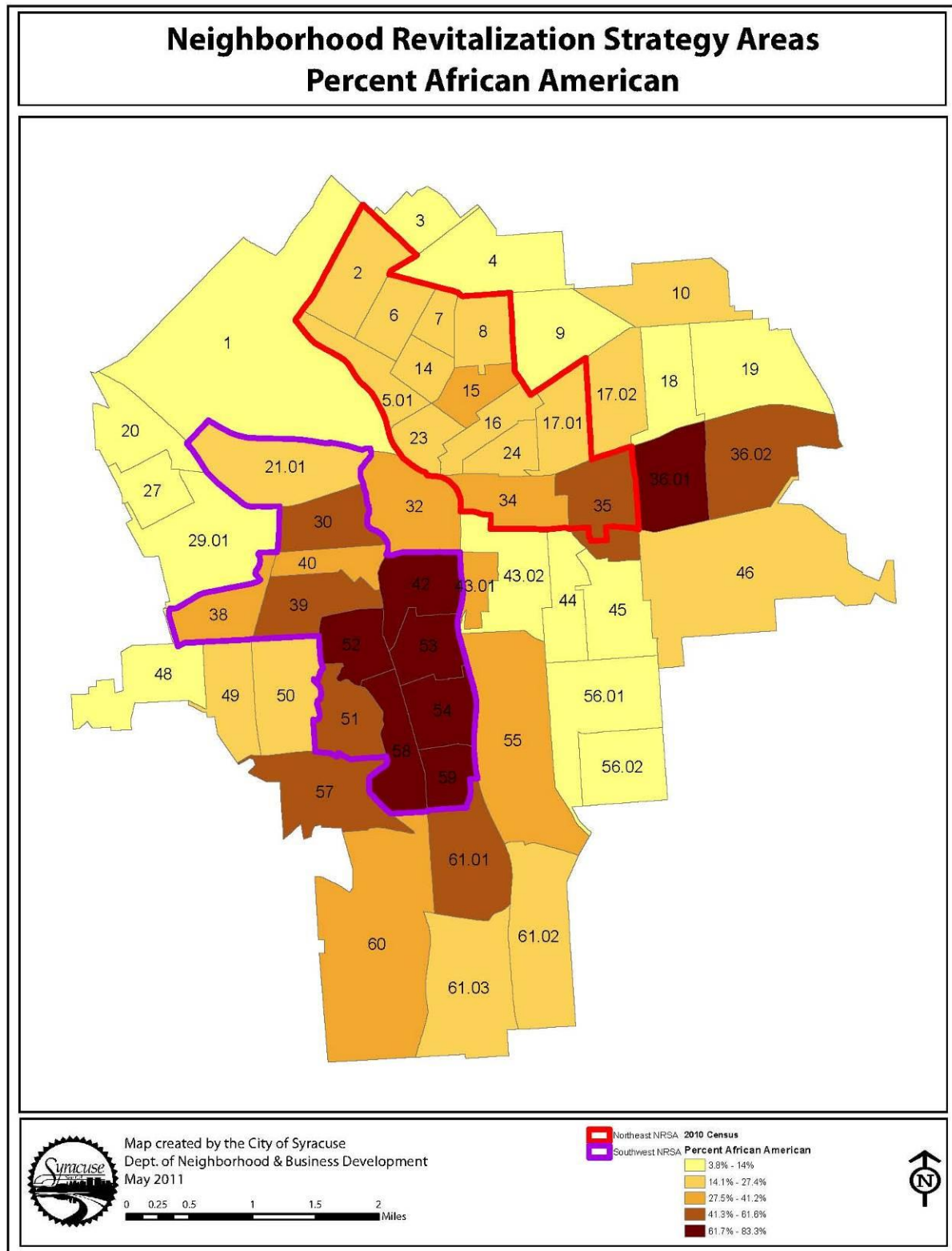


## Appendix B – Southwest NRSA



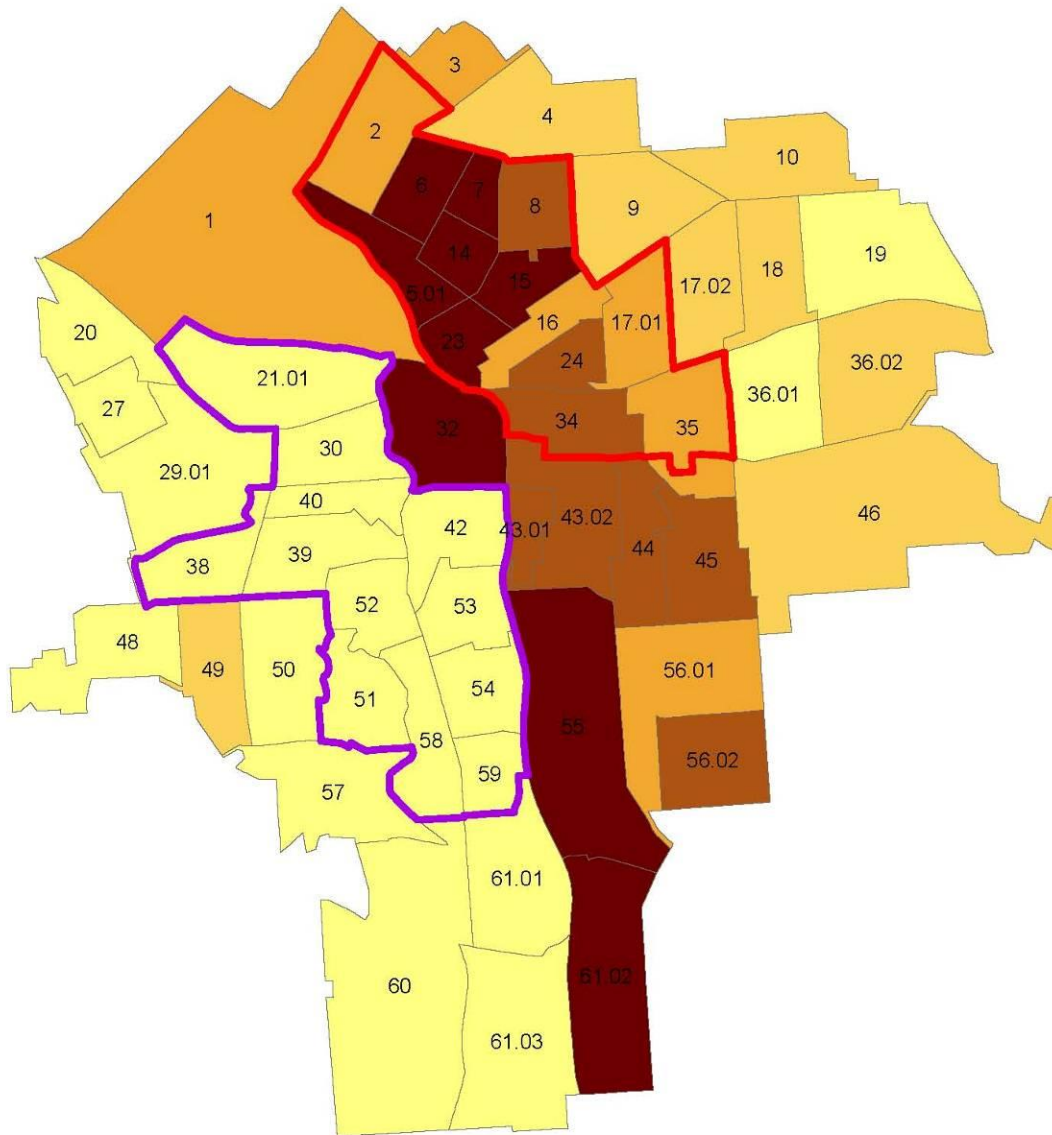


## Appendix C – 2010 Census Racial and Ethnic Distribution<sup>9</sup>



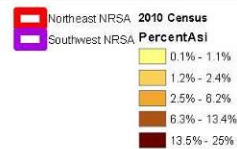
<sup>9</sup> 2005-2009 ACS Estimates, U.S. Census

## Neighborhood Revitalization Strategy Areas Percent Asian

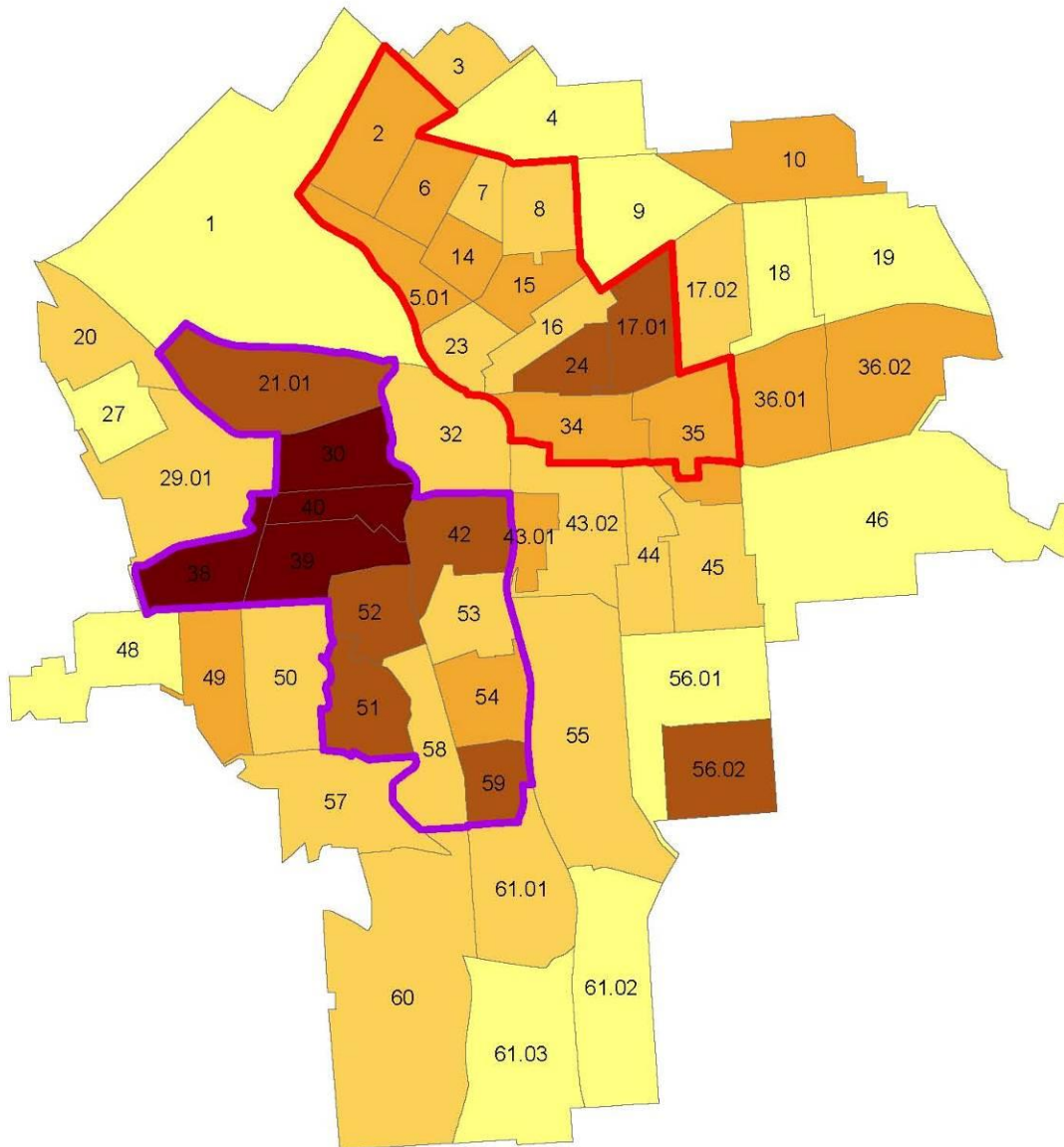


Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles

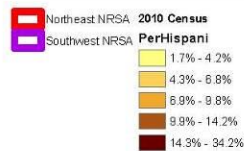


# Neighborhood Revitalization Strategy Areas Percent Hispanic

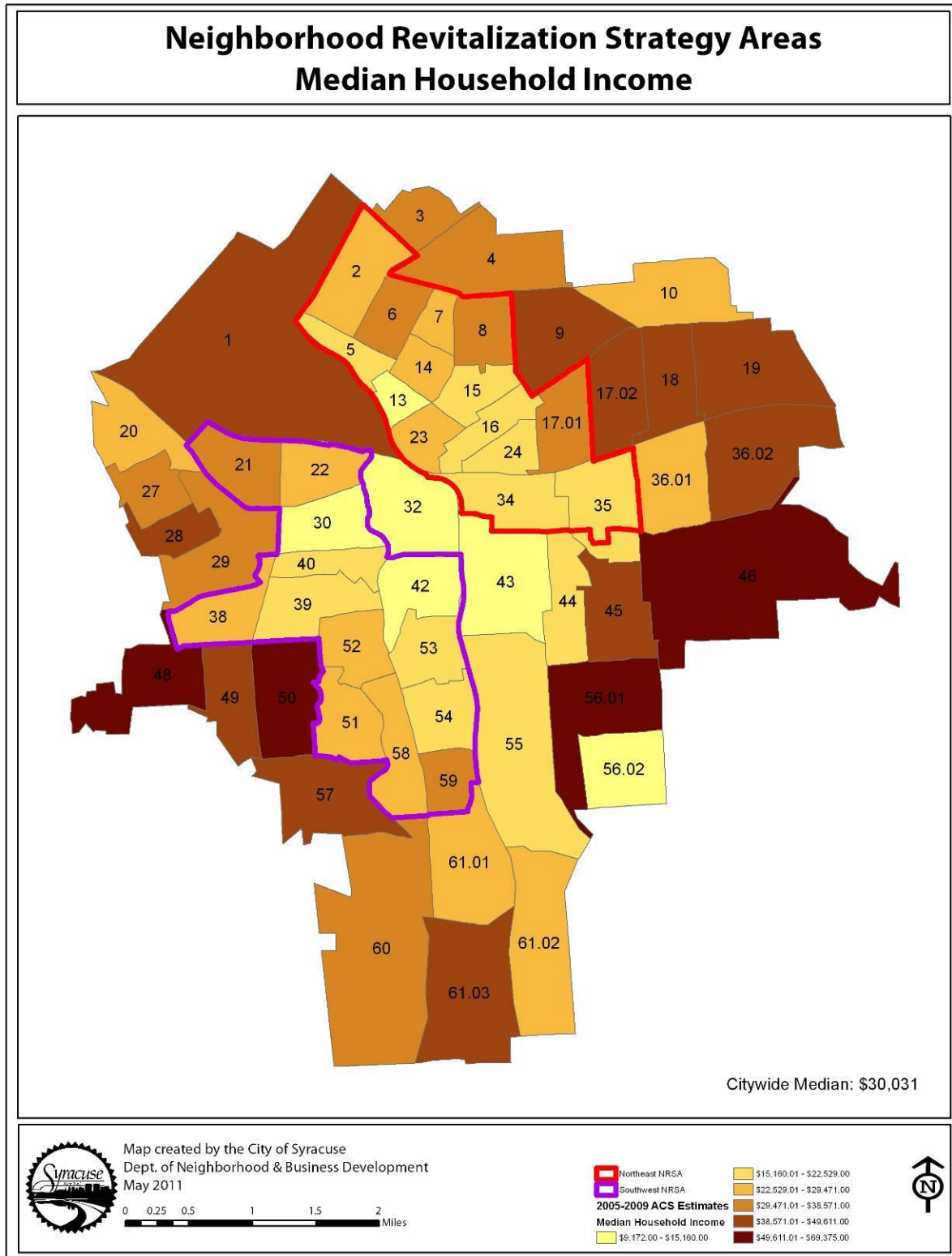


Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles



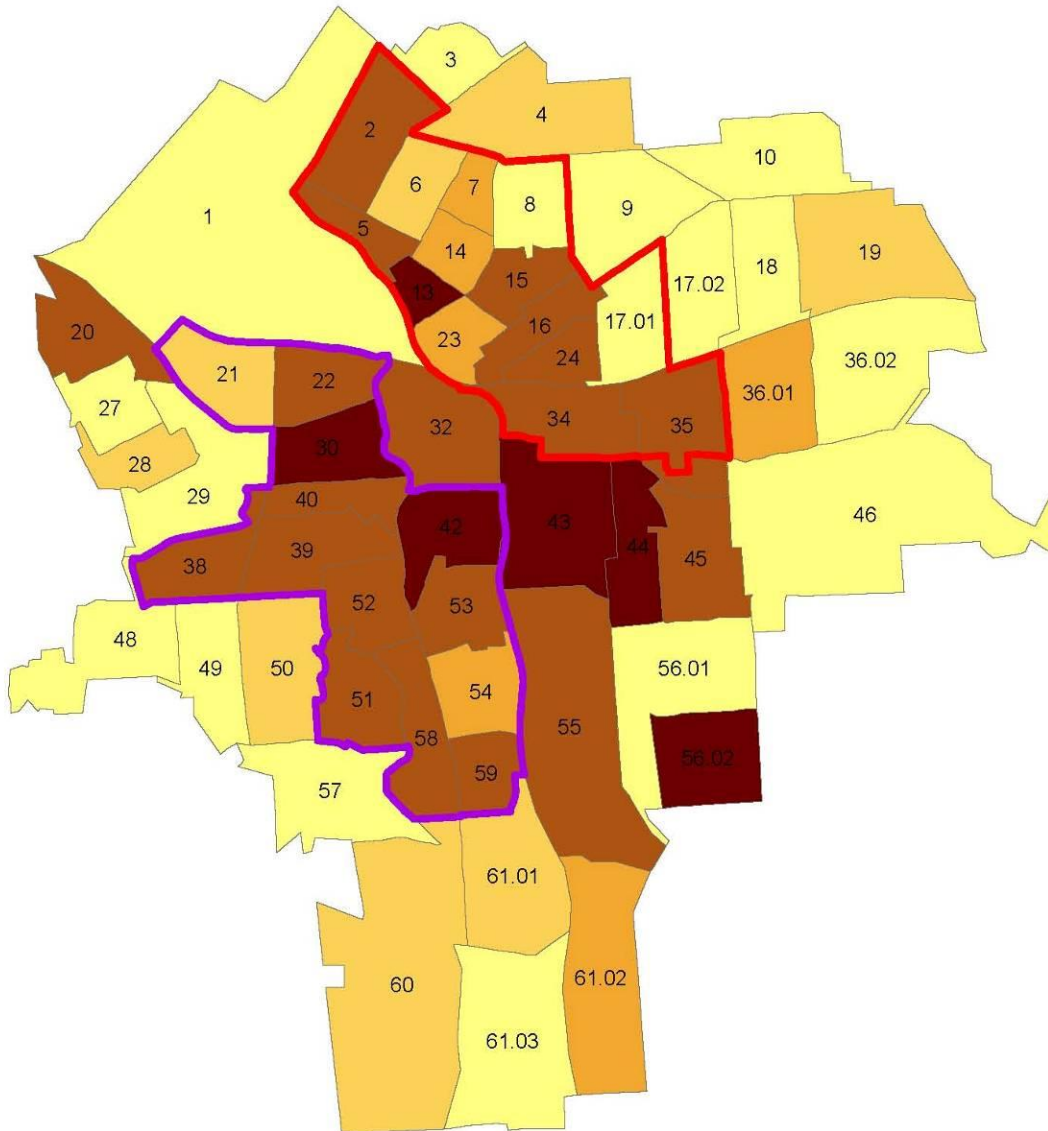
## Appendix D – Income and Poverty Data<sup>10</sup>



<sup>10</sup> 2005-2009 ACS Estimates, U.S. Census



## Neighborhood Revitalization Strategy Areas Percent of Population Living Below the Poverty Line



Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles

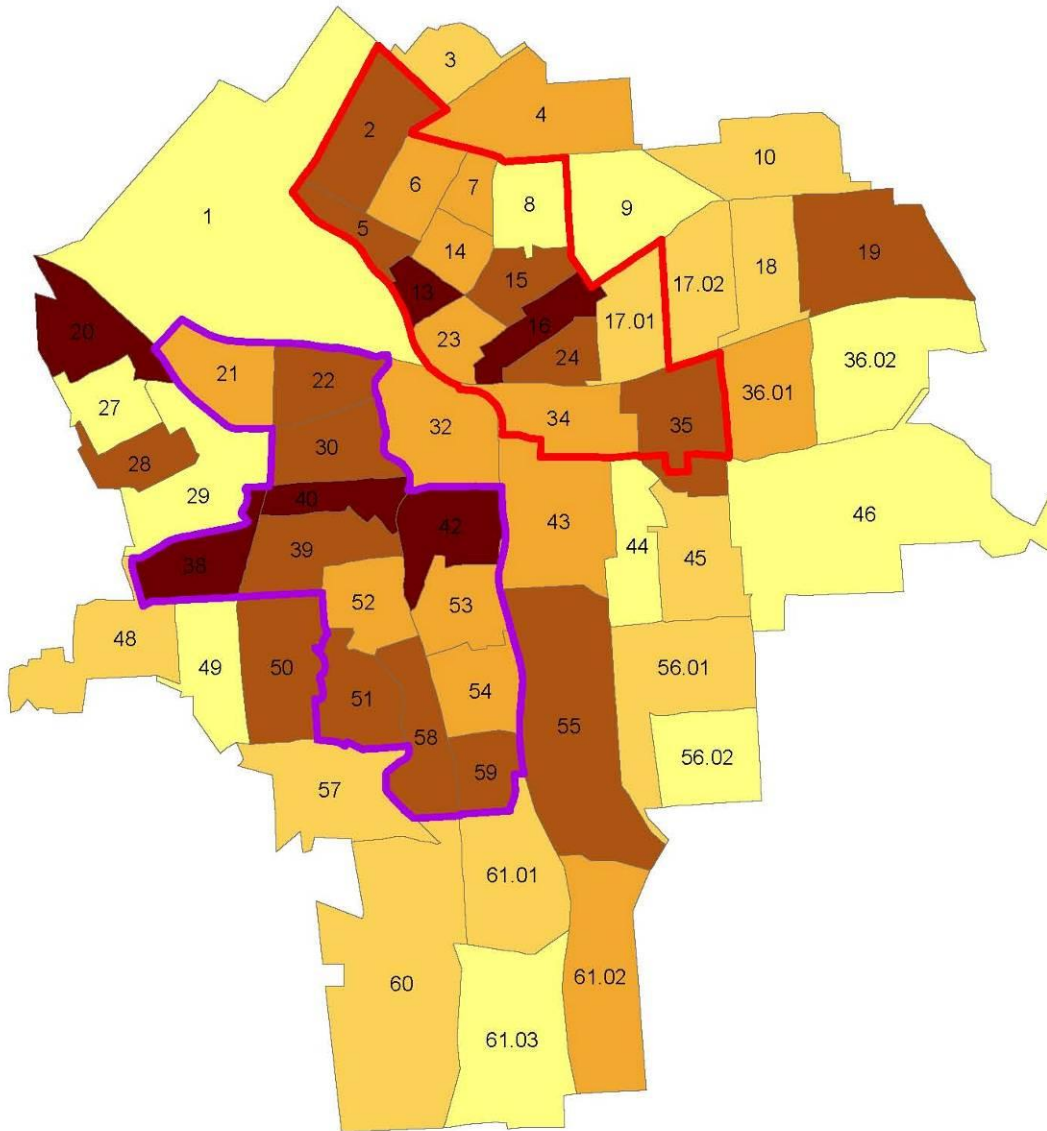
■ Northeast NRSA  
■ Southwest NRSA  
2005-2009 ACS Estimates

**Poverty Rate**  
2.2% - 15.6%  
15.7% - 25.3%  
25.4% - 35.3%  
35.4% - 53.8%  
53.9% - 76.8%





## Neighborhood Revitalization Strategy Areas Percent of Children Living Below the Poverty Line



Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

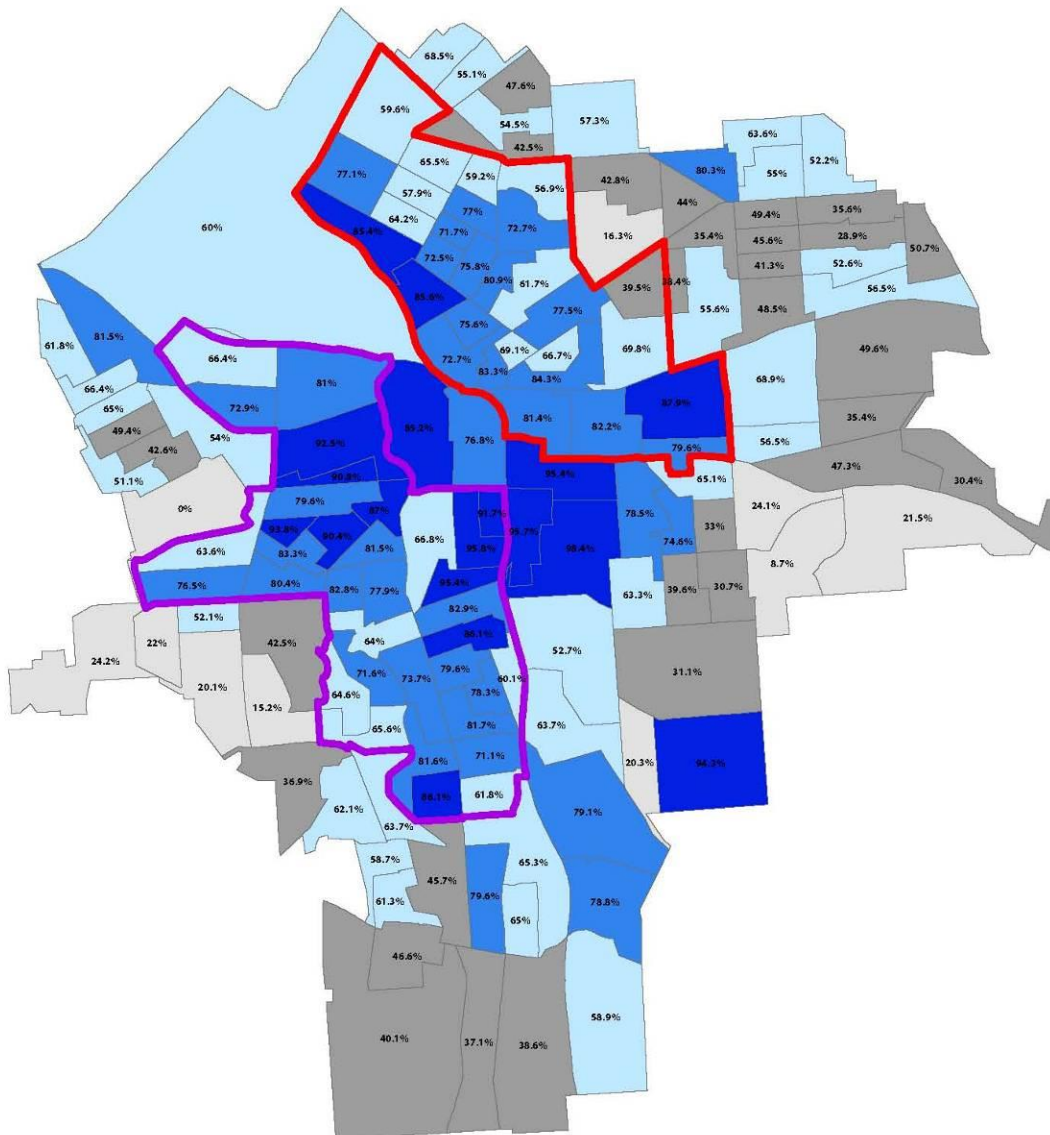
0 0.25 0.5 1 1.5 2 Miles

■ Northeast NRSA  
■ Southwest NRSA  
2005-2009 ACS Estimates

**Percent of Children in Poverty**  
    0% - 10.9%  
    11% - 27.7%  
    27.8% - 47.5%  
    47.6% - 70.2%  
    70.3% - 100%



# Neighborhood Revitalization Strategy Areas Percent of Persons LMI by Block Group



\*HUD Data Released for 2011 corresponding to 2000 Block Group boundaries  
<http://www.hud.gov/offices/cpd/systems/census/ny/index.cfm>



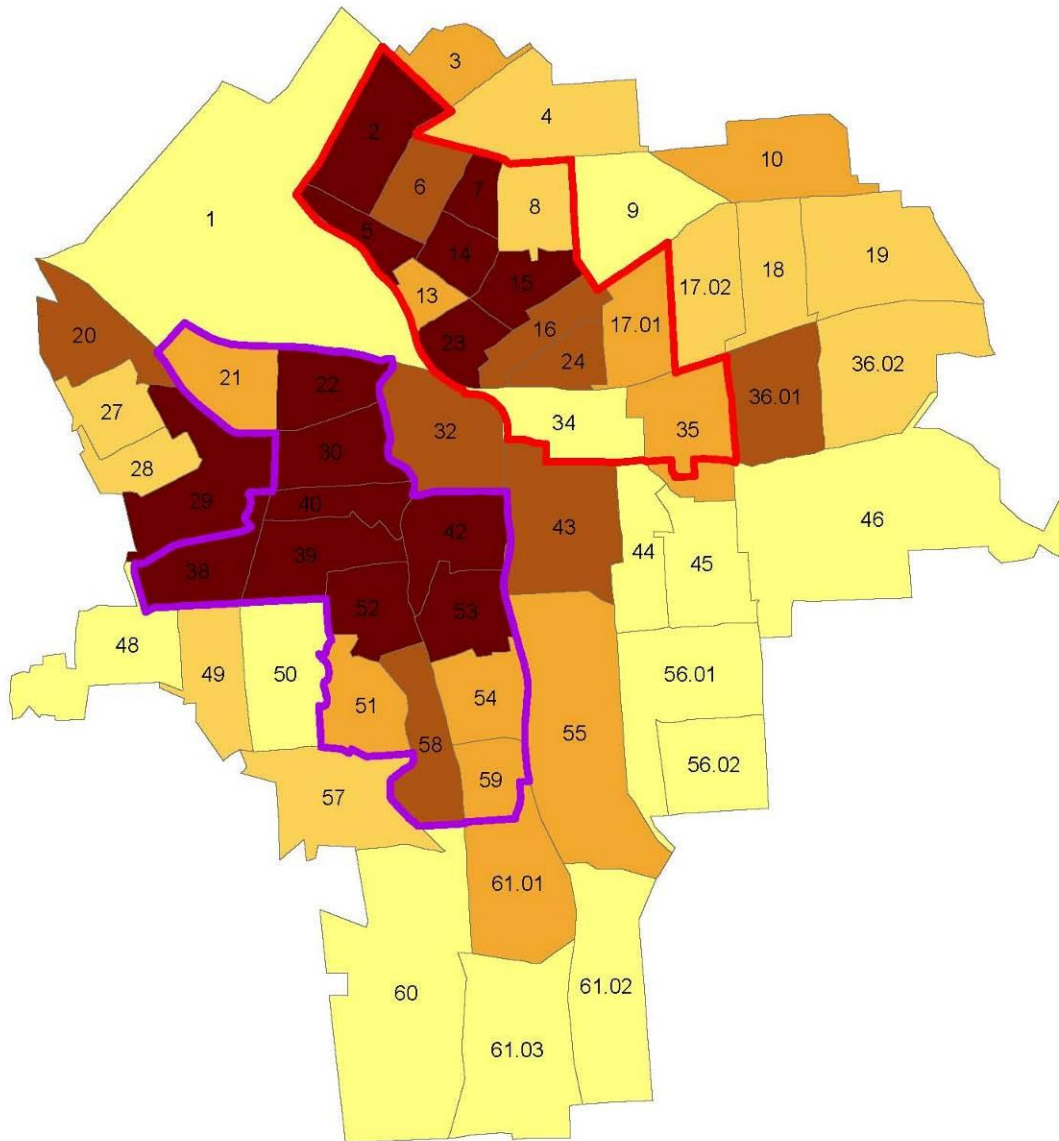
Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles

**2011 HUD LMI Data**  
Northeast NRSA  
Southwest NRSA  
**LOWMODPCT**  
0% - 25%  
25.1% - 51%  
51.1% - 70%  
70.1% - 85%  
85.1% - 98.4%



## Neighborhood Revitalization Strategy Areas Adults over 25 without a High School Diploma



Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

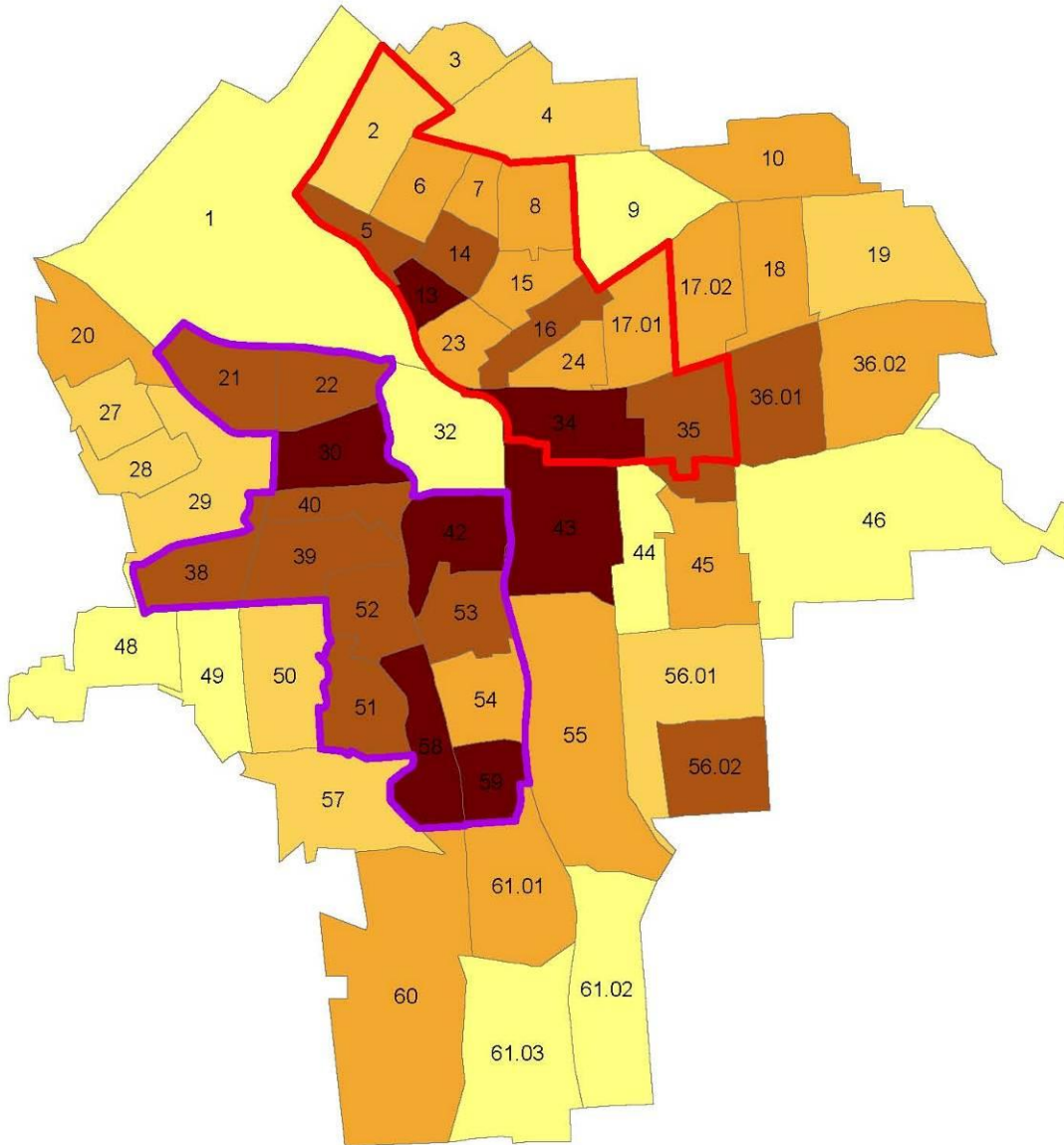
0 0.25 0.5 1 1.5 2 Miles

 Northeast NRSA  
 Southwest NRSA  
2005-2009 ACS Estimates

**Percent No HS**  
0% - 9%  
9.1% - 16.6%  
16.7% - 23.2%  
23.3% - 33.2%  
33.3% - 53.6%



## Neighborhood Revitalization Strategy Areas Percent of Families that are Female Headed



Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles

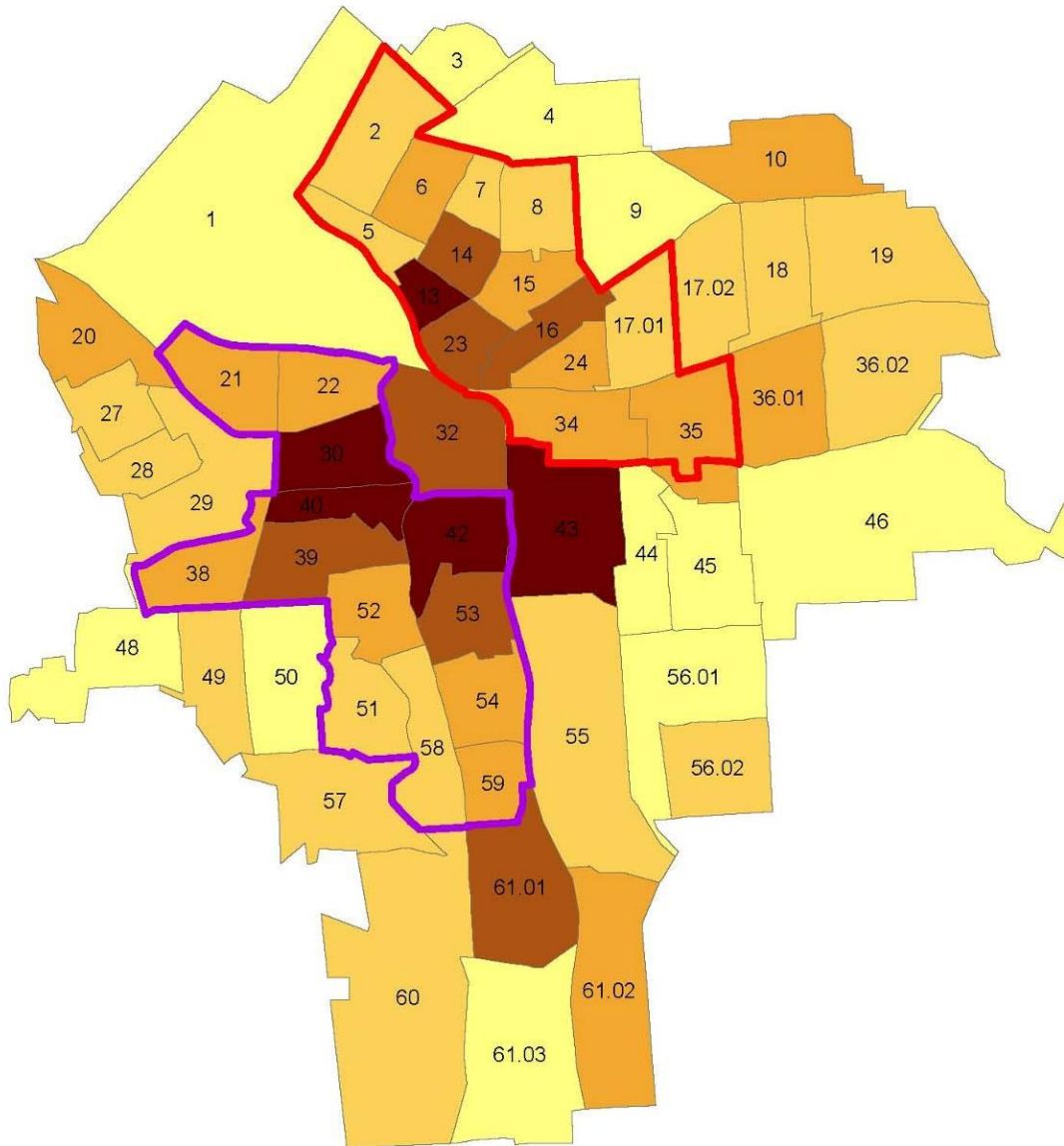
Northeast NRSA  
 Southwest NRSA  
2005-2009 ACS Estimates

**Female Headed Households**  
0% - 16.9%  
17% - 31.1%  
31.2% - 45.4%  
45.5% - 59.9%  
60% - 72.4%





## Neighborhood Revitalization Strategy Areas Percent of Households without Access to a Vehicle



Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles

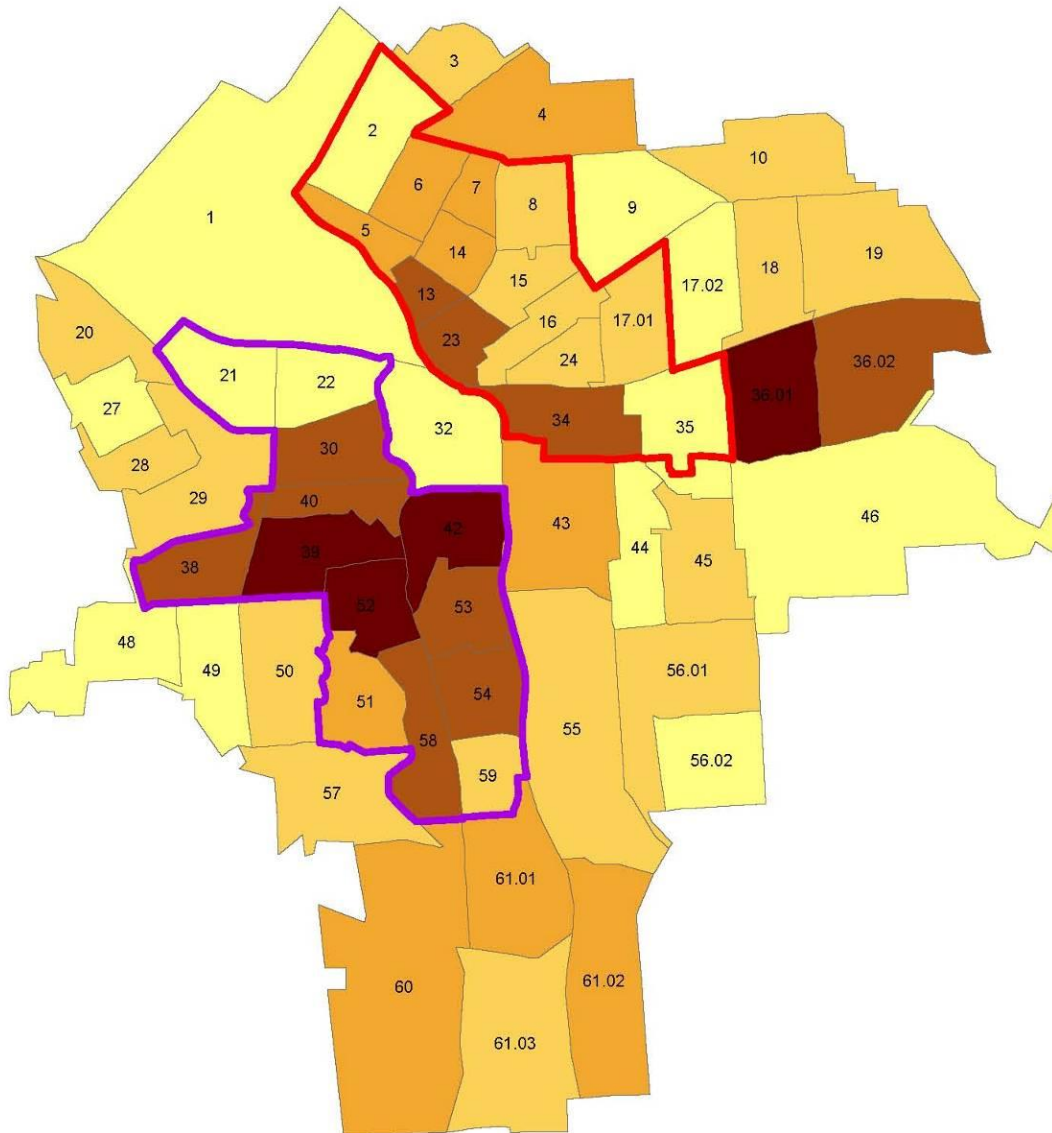
 Northeast NRSA  
 Southwest NRSA  
2005-2009 ACS Estimates

**Households without Vehicle Access**

- 2.9% - 11.7%
- 11.6% - 21.7%
- 21.6% - 37%
- 37.1% - 48.8%
- 48.9% - 71.3%

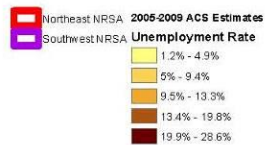


# Neighborhood Revitalization Strategy Areas Unemployment Rate

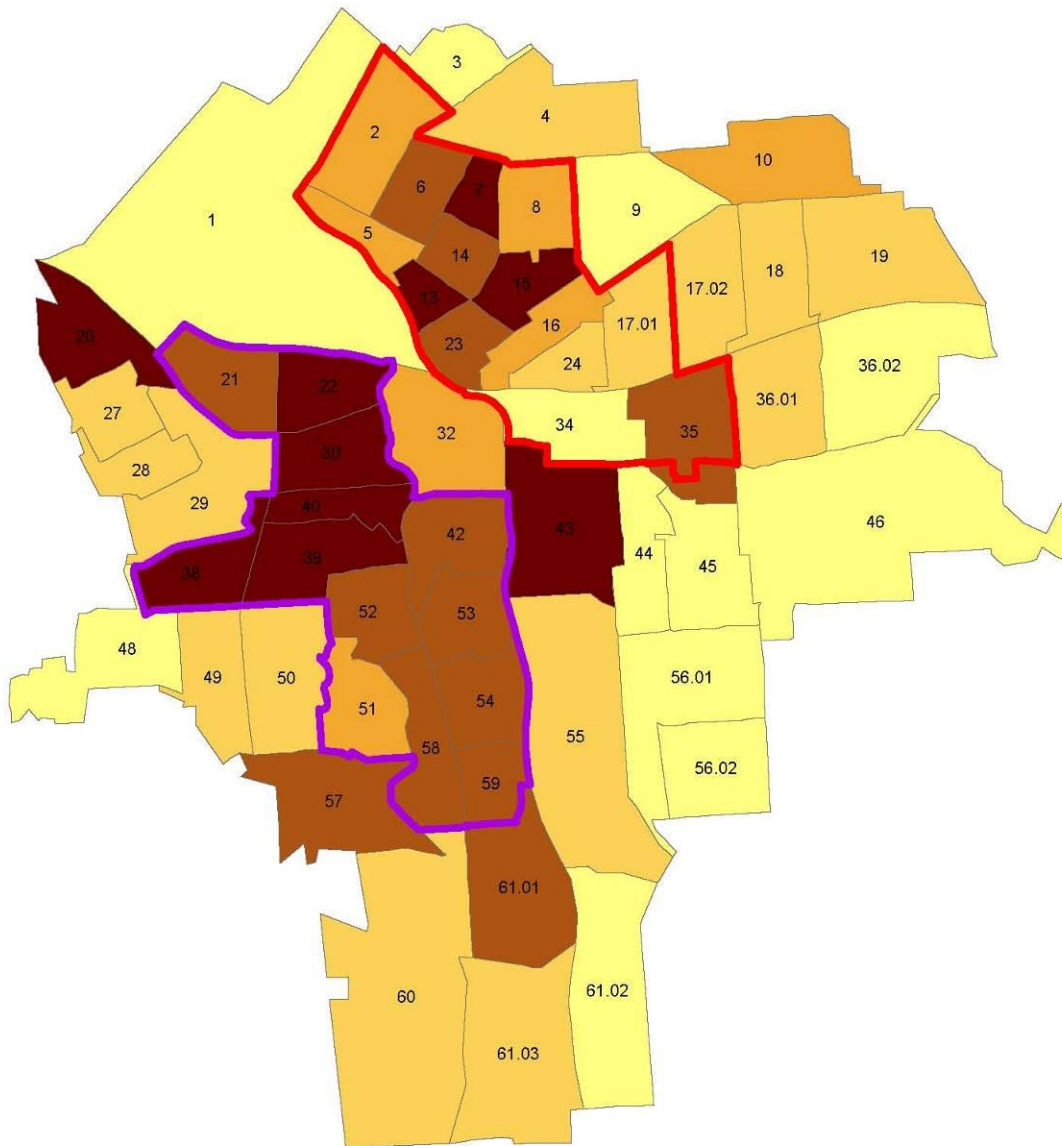


Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles

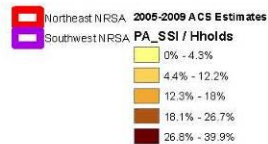


## Neighborhood Revitalization Strategy Areas Households Receiving Public Assistance/SSI

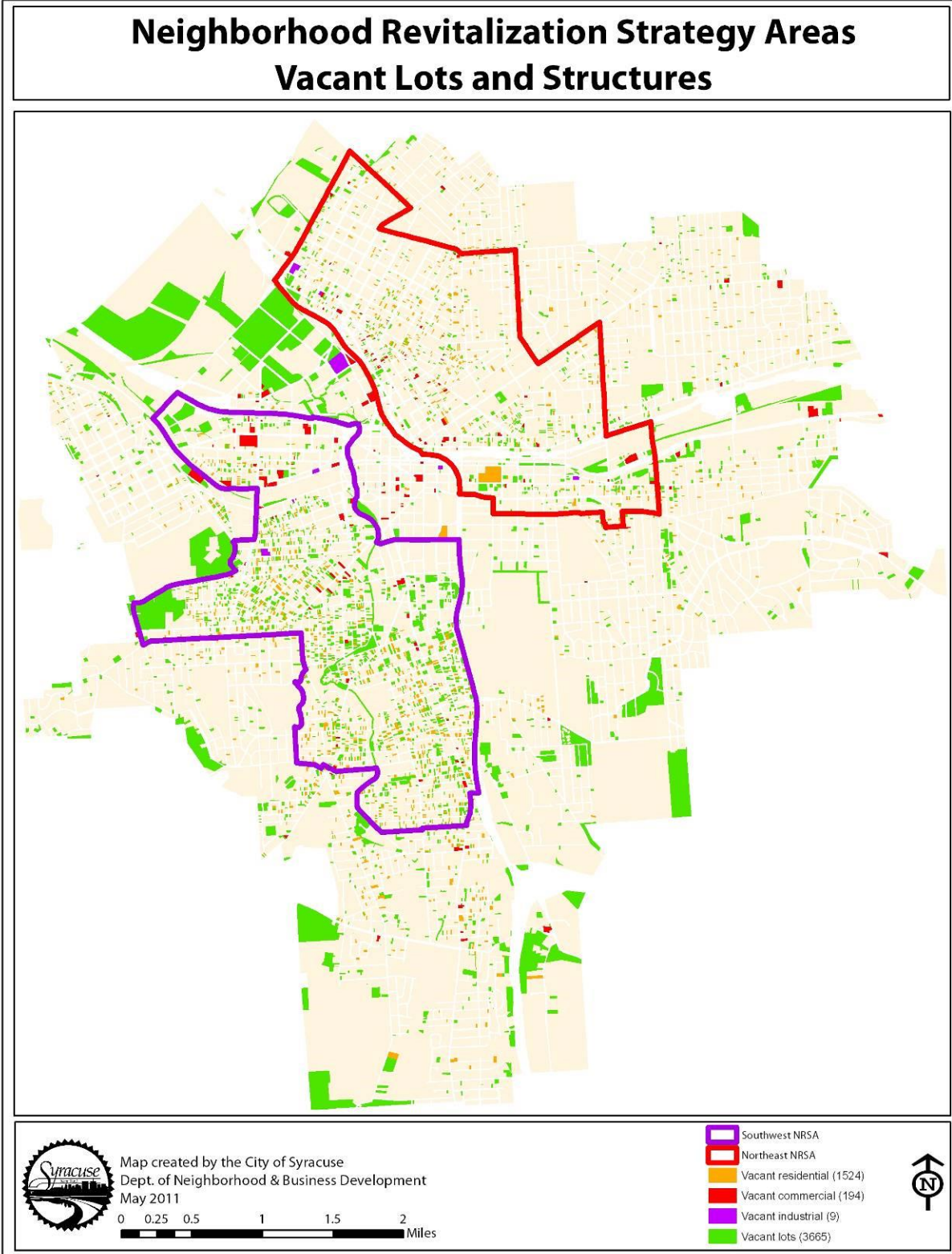


Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles



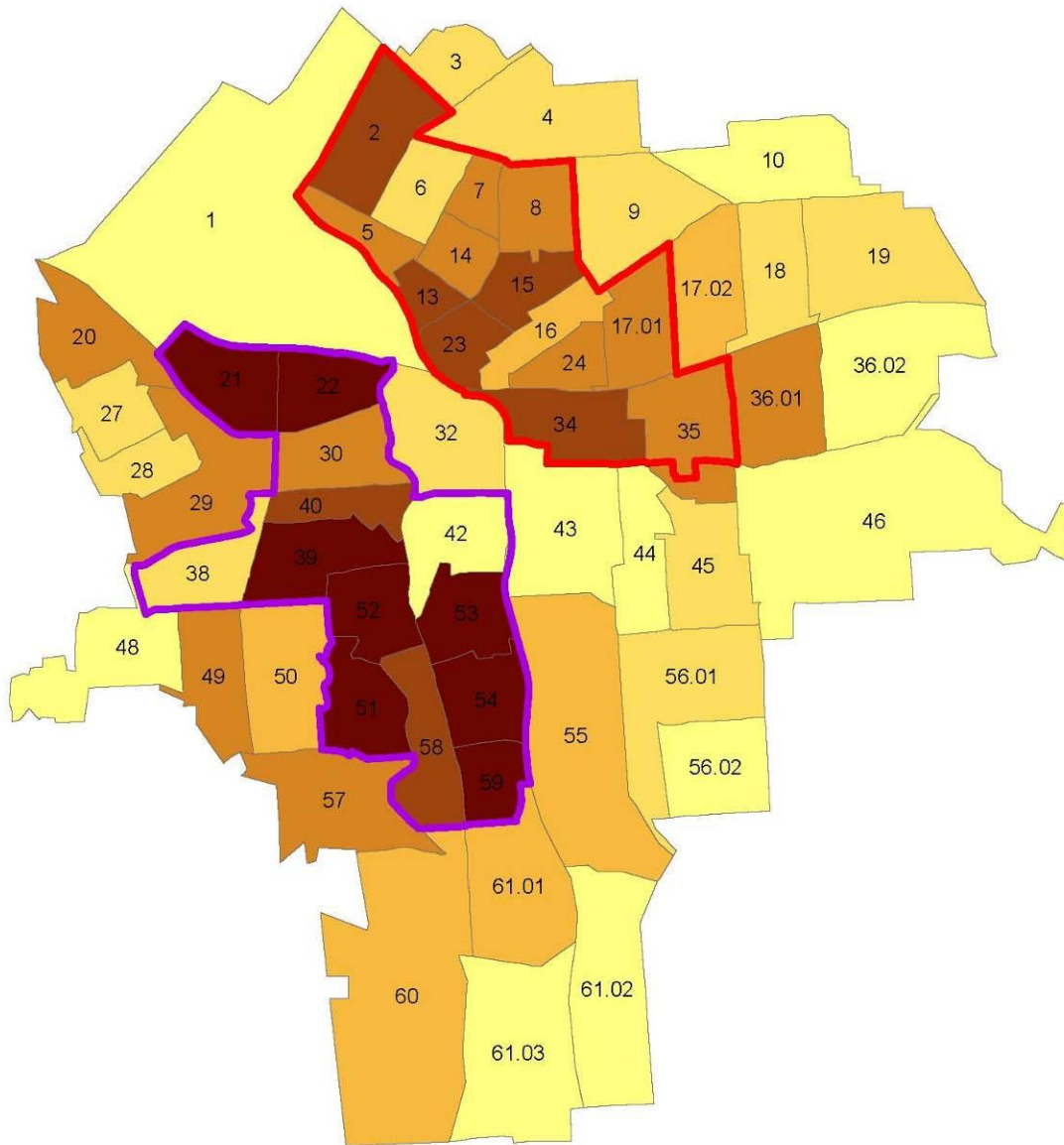
## Appendix E – Housing Stock and Housing Market



City Assessment Records; January, 2011



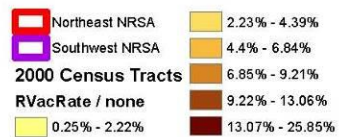
## Neighborhood Revitalization Strategy Areas Percent of Residential Addresses Vacant



Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

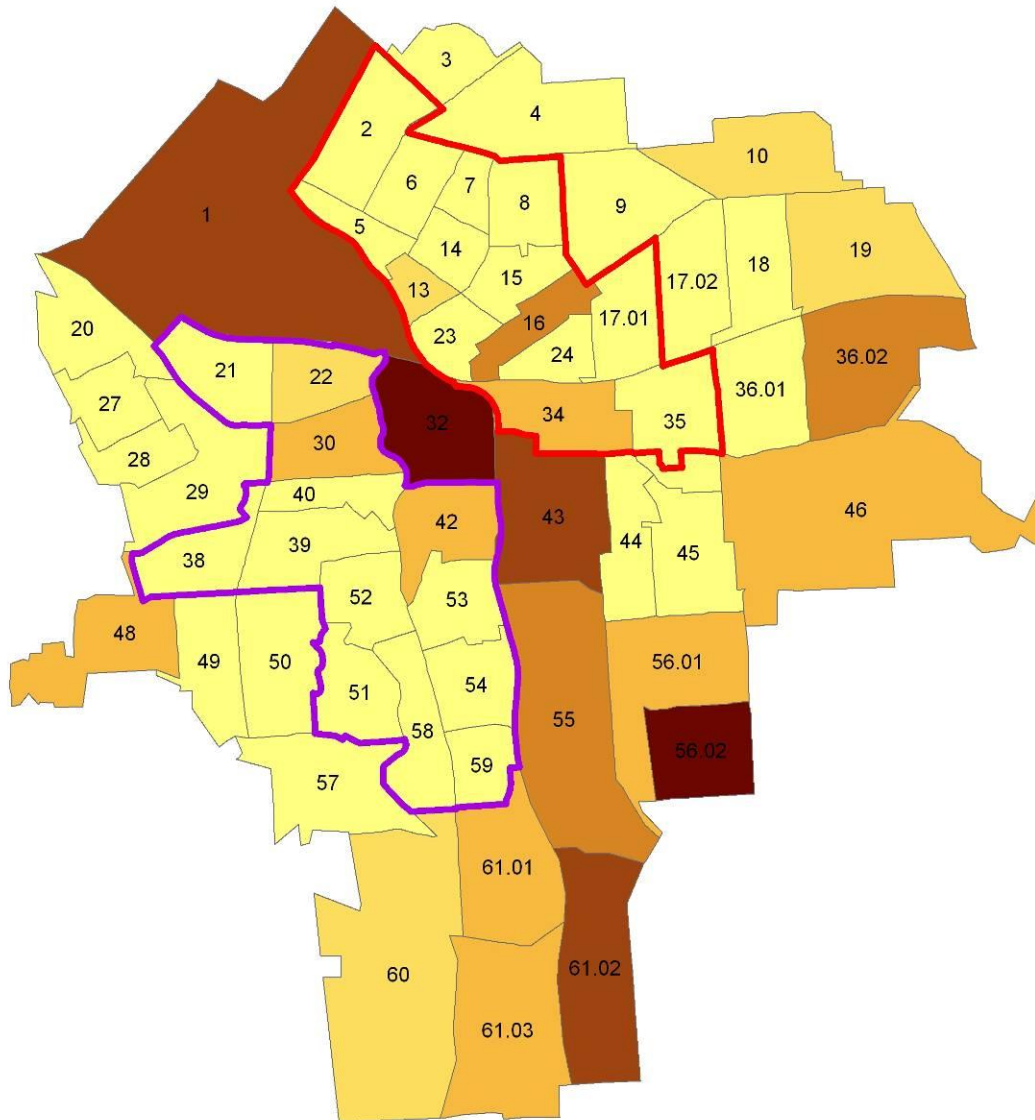
0 0.25 0.5 1 1.5 2 Miles

From USPS Sep 2010 Vacancy Data



US Postal Service Data, Sep. 2010.

## Neighborhood Revitalization Strategy Areas Median Year Built (residential units)



Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

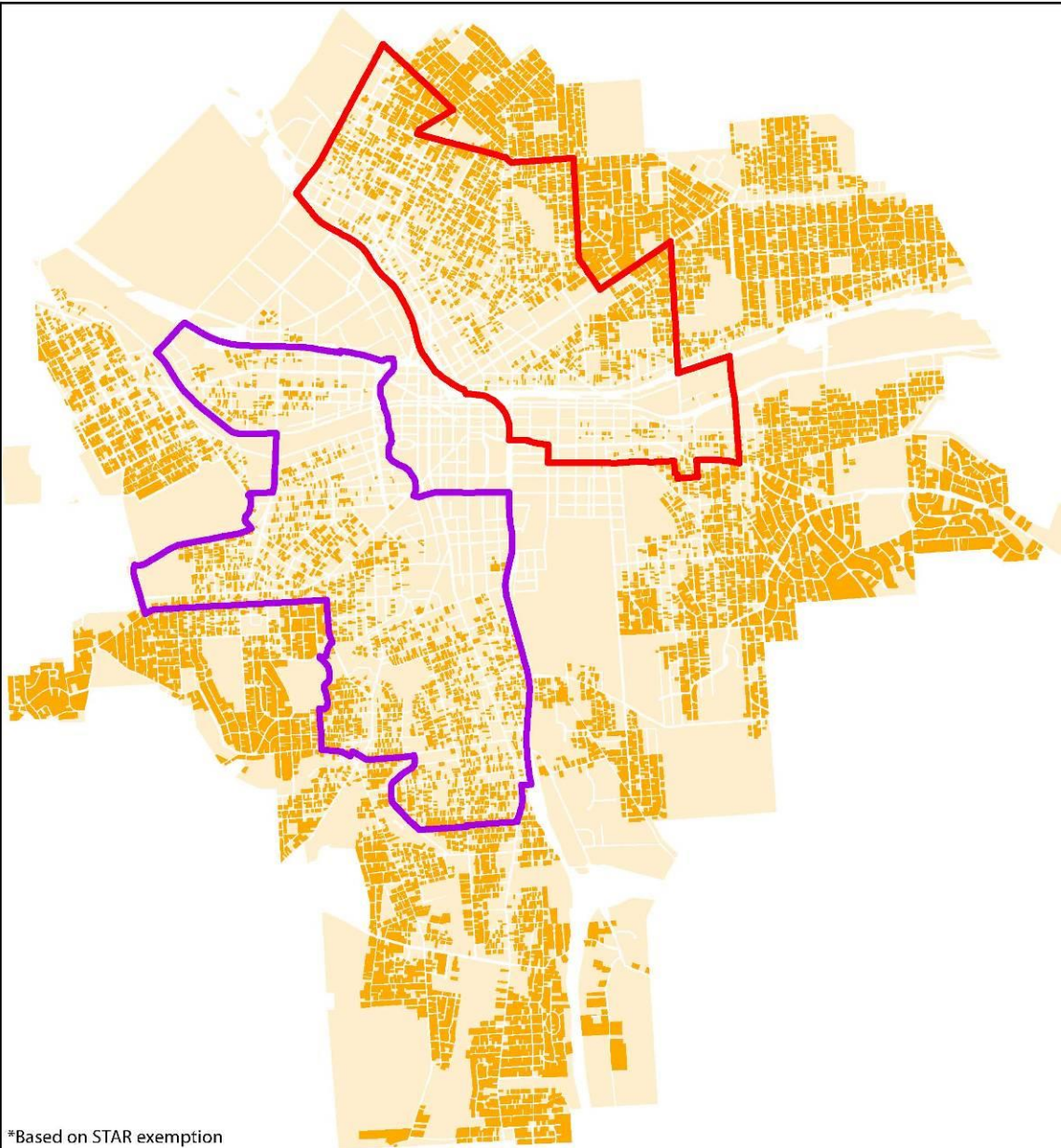
0 0.25 0.5 1 1.5 2 Miles

■ Northeast NRSA  
■ Southwest NRSA  
**2005-2009 ACS Estimates**  
 Median Year Built / none  
    1939  
    1940 - 1947  
    1948 - 1955  
    1956 - 1962  
    1963 - 1971  
    1972 - 1976



2005-2009 ACS Estimates; U.S. Census  
Earliest year built recorded is 1939, skewing this map. Most housing stock within the NRSAs is pre-1900.

## Neighborhood Revitalization Strategy Areas Owner Occupied Homes



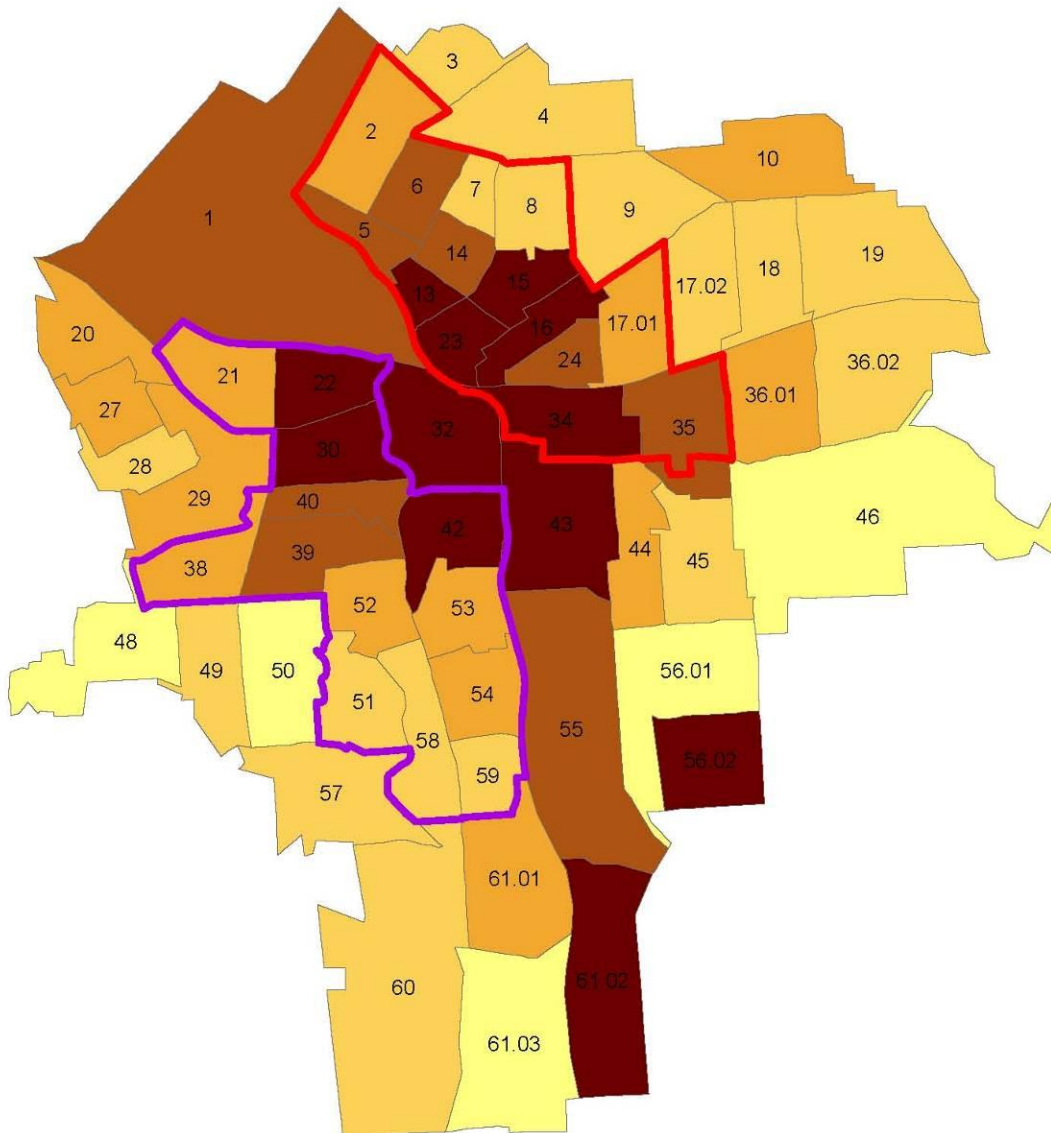
Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles



City Assessment Records, based on the STAR residential property tax exemption, only available to owner occupants.

## Neighborhood Revitalization Strategy Areas Percent of Units Renter Occupied



Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles

■ Northeast NRSA  
■ Southwest NRSA  
2005-2009 ACS Estimates

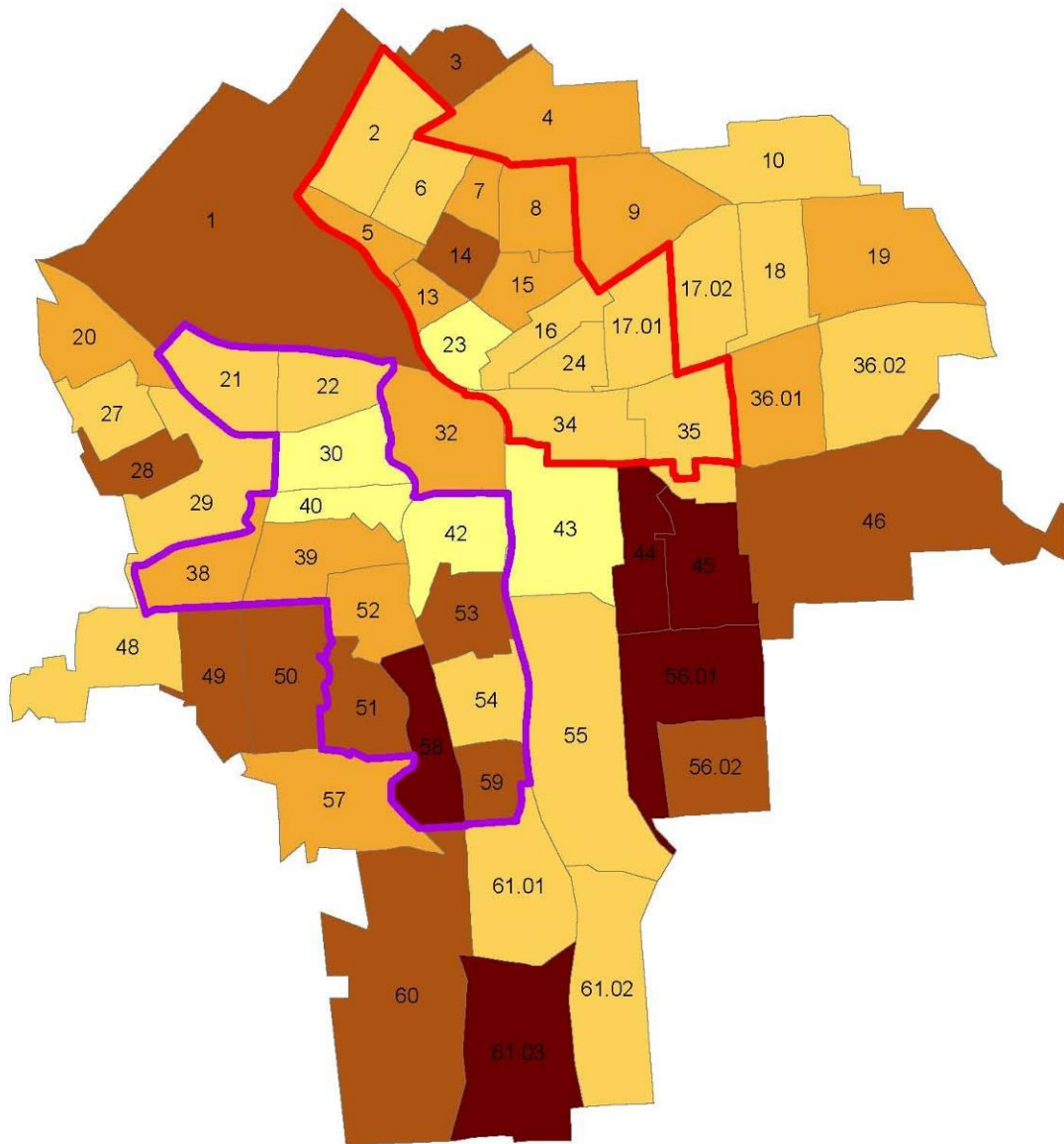
**Percent Renter**  
8% - 27.9%  
28% - 50.4%  
50.5% - 67.4%  
67.5% - 83.4%  
83.5% - 100%



2005-2009 ACS Estimates; U.S. Census



## Neighborhood Revitalization Strategy Areas Median Gross Rent



Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles

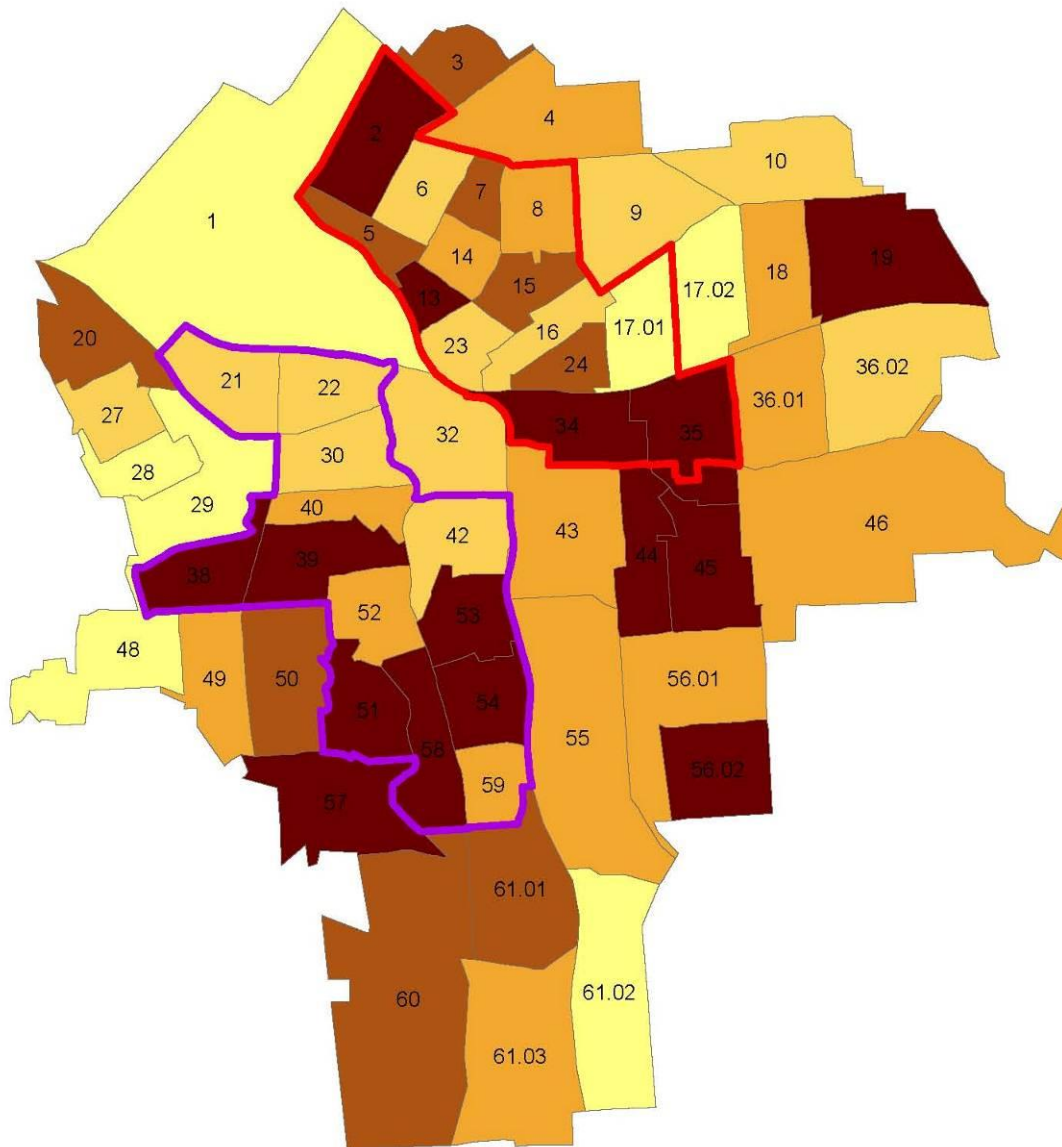
2005-2009 ACS Estimates

**Median Gross Rent**  
 \$341.00 - \$503.00  
 \$503.01 - \$668.00  
 \$668.01 - \$730.00  
 \$730.01 - \$825.00  
 \$825.01 - \$976.00



2005-2009 ACS Estimates; U.S. Census

## Neighborhood Revitalization Strategy Areas Median Rent as a Percent of Income



Map created by the City of Syracuse  
Dept. of Neighborhood & Business Development  
May 2011

0 0.25 0.5 1 1.5 2 Miles

**2005-2009 ACS Estimates**

**Median Rent/Median Income**

- 21.1% - 25.8%
- 25.9% - 31.6%
- 31.7% - 38%
- 38.1% - 44.5%
- 44.6% - 50%



2005-2009 ACS Estimates; U.S. Census