

**DRAFT**

**FY 39 ANNUAL ACTION PLAN**

*September 1, 2013 – August 31, 2014*

*Prepared by:*

***City of Binghamton***

***Department of Planning, Housing  
and Community Development***



*In consultation with:*

***City of Binghamton***

***Community Development Advisory Committee***

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***Mayor***

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***Director***

***Public Comment Period: May 17, 2013 – June 17, 2013***

*This draft document is subject to a 30 day comment period. The content of this document may change based upon information received from interested parties.*

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**SECTION I**  
**STANDARD FORMS 424**

**To be inserted upon final  
approval from City Council**

**SECTION II**  
**ANNUAL ACTION PLAN**

# FISCAL YEAR 39 ANNUAL ACTION PLAN

## Executive Summary

The City of Binghamton submits this Fiscal Year (FY) 39 Annual Action Plan covering the period of September 1, 2013 - August 31, 2014 which corresponds to Federal Fiscal Year 2013. The Plan outlines needs, goals, and projects for the three entitlement programs that the City participates in: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and the Emergency Solutions Grants (ESG) Programs. This Plan represents the fourth year of implementing the City's housing and community development goals outlined in the 2010 5-year Consolidated Plan.

FY 2013 entitlement allocations have yet to be finalized. Based upon preliminary information provided by federal officials estimated allocations for FY 2013 are as follows:

- CDBG - \$1,607,280
- HOME - \$377,563
- ESG - \$159,981

In comparison to FY 2012, the above estimates represent an approximate 7% decrease in CDBG funds, 13% decrease in ESG funds, and flat funding levels to HOME. The federal government decreasing CDBG and HOME funds by more than 50% over the past 10 years had already presented financial and programmatic challenges to local communities. Having no decision on entitlement funding has placed the City in a more challenging position to develop a "plan of action" based upon uncertainty of resources. The City moves forward with planning for the 2013-2014 program year with optimism that the U.S. Congress and the President will approve entitlement funding at levels that do not propose substantial negative impacts to the City's proposed programming.

This year, the City Administration has posed further cuts in program delivery personnel expenses in order to balance the use of entitlement funds for direct programming activities. It is unsure at this point whether these positions can be feasibly absorbed by the local tax base, however it is certain that the lack of support from the federal government to invest tax dollars back into local communities is straining the ability of local municipalities to sustain the level of services, training, and staffing needed to deliver quality programming to our residents and in our neighborhoods.

The Administration's development of the Action Plan is assisted through citizen input, including the formal citizen participation body known as the Community Development Advisory Committee (CDAC). As was done last year, the committee once again embraced the challenge of proposing its own budget to the Administration based upon estimated allocations. It should be noted that CDAC presented its budget recommendation on April 8<sup>th</sup> with a projected 5% decrease in CDBG funds. The City's budget proposal was presented on April 29<sup>th</sup> with updated information that the President's budget proposes a 7% decrease.

CDAC's budget recommendation and the City's proposed budget reflects input received from the March 11, 2013 public hearing, as well as written comments received from community members. The primary needs raised by community members included support for community service programs, crime prevention programming, eliminating blighted properties, and improving the quality of housing stock.

In addition to community input, CDAC recommends the continued strategy of concentrating investments in specific low/moderate income geographic areas as much as possible to maximize impact. Last year's focus areas included the North Side and West Side neighborhoods. This year, members added Center City to its list of target neighborhoods. Center City contains a mixture of homeowners, public housing complexes, and a high amount of rental housing stock. Center City faces similar challenges as the North and West Side neighborhoods including disproportionate crime, high renter occupancy, and deferred housing maintenance. The City Administration is in agreement to the strategy of focusing resources in these geographic areas as much as possible and as regulations allow.

CDAC's recommended FY 39 entitlement budget continues to reflect their philosophy of minimizing the use of entitlement funds for personnel costs, especially those that primarily relate to administrative/department oversight (i.e., Department Director positions) or those that are essential to municipal operations. CDAC members do not take any position regarding the elimination of personnel. Rather their focus is to task City Council in determining whether such positions can be absorbed by the local tax base. CDAC's recommendations for reducing CDBG funded personnel/program delivery costs this year included:

- Continued transition of Planning staff salaries to general fund to recognize activities devoted to meeting CDBG goals vs. municipal goals. In FY 39 CDAC recommended using CDBG funds to pay 50% of staff salaries, which is less than last year's 60:40 split.
- Funding 100% of the salary and fringe benefits of the Economic Development Director from the general fund.

- Strategically transitioning Economic Development staff salaries to the general fund to recognize activities devoted to meeting CDBG goals (i.e., revolving loan fund program) vs. municipal goals (i.e., marketing). For FY 39 CDAC recommended using CDBG funds to pay 90% of staff salaries.
- Reducing funds for code enforcement activities commensurate to reduction of staff levels as approved by City Council. CDAC members strongly advocate the need for code enforcement to address blight and maintain housing stock. Therefore members are willing to increase the FY 39 allocation of CDBG funds if City Council imminently approves restoring staff to 2012 levels.

CDAC's recommended reductions result in decreased CDBG funded personnel/program delivery costs of \$145,000. These reductions allowed an additional \$40,358 in CDBG funds to be allocated towards direct community programming than last year. The full cost savings is not reflected in community programming primarily due to the proposed decrease in FY 39 CDBG funds.

The budget that is proposed by the Administration and presented within this plan largely follows CDAC's recommendations. The most significant difference in the Administration's budget is the funding of economic development activities. The Administration's FY 39 budget proposes an allocation of \$140,000 to BLDC. BLDC will be responsible for reporting accomplishments as to how CDBG funds were used to meet HUD's national objectives and negotiating with the City regarding the use of personnel to help meet national objectives.

The Administration's decisions for direct programming are also largely in alignment with CDBG recommendations. The Administration proposed more money for demolition as a result of the City's evaluation of blighted vacant properties that are in significant disrepair. The Administration also proposed the use of approximately \$112,000 to flexibly fund infrastructure and park activities since many secondary sources of grant funding for public infrastructure and park improvements are pending and unknown at this time.

The activities proposed in the FY 39 HUD Action Plan continue to meet the priority needs of Binghamton residents as identified in the 2010 Consolidated Plan, as well as this year's planning process. These priorities include: accessing and maintaining affordable housing; increasing employment and economic opportunities; developing quality infrastructure and recreational spaces; developing sustainable neighborhoods; removing blight; aggressive code enforcement efforts; and meeting the needs of underserved populations.

The Planning Housing and Community Development Department will continue its efforts to improve compliance through internal reforms and enhanced professional development for all staff. Modest allocations have been made for staff training and professional development to strengthen understanding and compliance with new

and/or reformed federal regulations, online reporting systems, and to learn of innovative programming and resources that can advance priorities and influence policy decision making. With limited staff, training continues to be a critical resource to assist with cross training efforts and maintaining a solid knowledge base department wide.

CDBG funds, the most flexible funding source to address community development needs, has decreased 33% since the beginning of Mayor Ryan's tenure in 2006. Compounded with pressures including but not limited to decreased State and County aid, exponential contributions to employee health care and retirement systems, and recovering from two presidentially declared flood disasters, the Administration has addressed these obstacles with innovative award-winning reforms, strategic community collaborations, aggressive pursuit in leveraging resources, and increased transparency and opportunities for civic engagement. These approaches have allowed the Administration to maximize the use of entitlement funds to continue affordable housing development, infrastructure improvements, address blight, revitalize neighborhoods, provide essential services, and promote sustainable development.

The tenure of Mayor Ryan's Administration has been one of progressive action, accountability and transparency to better serve the taxpayer. This Executive Summary shall end in honor of our nation's strength:

*"Give me your tired, your poor,  
Your huddled masses yearning to breathe free,  
The wretched refuse of your teeming shore.  
Send these, the homeless, tempest-tossed to me,  
I lift my lamp beside the golden door!"*

These are the words mounted inside the pedestal of the Statue of Liberty – the symbol of freedom, opportunity, and prosperity. It is with optimism and hope that Washington will once again invest in our citizens and communities which represents the true strength, freedom and security of our nation.

## **General Questions**

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 4 Action Plan General Questions response:

### **GEOGRAPHIC INVESTMENTS**

The activities proposed for FY 39 will meet one of the three national objectives: benefitting low/moderate income persons; eliminating slums and blight; or addressing an urgent need that threatens public health or safety. As stated above, the Administration is supportive of CDAC's recommendation to continue prioritization of programming located in the City's Northside, Westside and Center City neighborhoods as much as possible. Activities targeted to these geographic areas include public improvements, crime prevention, youth programming and neighborhood beautification.

A map has been provided in Section IV to outline these geographic areas. Although these neighborhoods are relatively small in size the resources that are needed to address their challenges are large in scale. As identified on the map of "Areas of Minority Concentration", these proposed geographic areas are located in census tracts with higher percentages of minority residents.

### **Allocation of Investments**

#### **Housing - \$558,212**

The City's housing programs are designed to increase home ownership opportunities, maintain and upgrade existing housing stock, and expand access to affordable and quality housing. *The City promotes free choice and does not restrict applicants to purchase homes within a CDBG target area, an underserved area, or any other specific geographic location.* The City also does not preclude participation from existing homeowners who live in homes that are not located in a CDBG target area so long as the homeowner's household meets CDBG low/moderate income guidelines.

Code Enforcement - \$193,750

The primary function of the Code Department is to enforce the NYS Uniform Building Code and local laws pertaining to safe, sanitary housing. FY 39 CDBG funds will be used to support a broad scope of code enforcement activities including: 1) conducting daily patrols to initiate, or respond to, code complaints in specific geographic areas; 2) issue certificates of compliance for ESG assisted rental units to document compliance with federal and local housing standards; 3) assist Housing staff with pre-inspection walk throughs as part of implementing the City's Single Family Rehabilitation Program; and 4) enforce the City's vacant property registration law and assist property owners return vacant structures back to productive use. In addition to these functions, the Code Department will be working with Planning staff in overseeing buyouts of 20 flood damaged blighted properties funded by FEMA.

City Council has recently passed a law that will require all rental properties within the City of Binghamton, except for single family and two-family owner occupied units, to be registered as part of the City's Rental Registration Program. Based upon current assessment records it is estimated that approximately 12,000 rental units will be impacted by this law. Code Officers will be responsible for inspecting each of these rental units on a three year rotation basis. Although Council deems this as a proactive measure, the Director of Code has expressed concern that the current level of staffing is insufficient to enforce this law. It is anticipated that the need for re-inspections will be greater in neighborhoods such as the three geographic focus areas due to the disproportionate number of blighted/substandard rental structures.

Economic Development - \$140,000

Economic development activities are designed to improve economic conditions that will entice businesses to develop and grow in Binghamton and offer workforce training and job opportunities to low/moderate income City residents. Increasing economic activity is not limited geographically as it is encouraged wherever businesses have an opportunity for growth and jobs can be promoted and accessed by low/moderate income persons. The City will execute a contract with the Binghamton Local Development Corporation (BLDC) to manage business loan programs, monitor loan activities and program performance, and leverage additional resources to assist with economic and community revitalization efforts. It is anticipated that \$142,000 will be received in Program Income during FY 39 from active small business loans. This income will be used to replenish the revolving loan fund in order to offer low-interest loans for new business/expansion opportunities within the City of Binghamton.

Public Improvements - \$187,313

Due to the continued decline in CDBG funds, the City is not using entitlement funds to augment its annual mill and pave program. This will mean less CDBG target areas benefitting from roadway improvements. This year's infrastructure allocation will provide flexible funding for park and infrastructure improvements, especially activities within the three geographic focus areas. High priority improvement projects proposed in FY 39 include improvements to Columbus Park (Center City), Cheri Lindsey Park (North Side), and support for resident driven projects under the Design Your Own Park initiative.

CDBG funds will also be used to obtain technical assistance from the City's Engineering Department in planning and implementing community development activities. The City's Engineering Department provides design and construction inspection services for park and infrastructure improvement projects, procures qualified demolition contractors and oversees demolition activities, and assists with site plan reviews for proposed development activities.

Demolition - \$160,000

The City has allocated \$160,000 in CDBG entitlement funds to demolish blighted structures that either pose a particular threat to the health and welfare of the general public, or negatively impact neighborhood value/appeal. Demolition of distressed residential properties will be addressed on a spot basis. The average cost of demolishing a residential home is \$30,000. There are five project high priority demolition projects targeted in FY 39. Four of them are in the geographic focus areas.

Youth /Green Jobs/Neighborhood Beautification Programming - \$90,000

This consortium of activities is in spirit of focusing activities that will address various community development needs identified in the geographic focus areas: underutilized/vacant lots, limited employment opportunities and community development activities that engage youth, and opportunities to engage residents in improving their neighborhoods.

Public Service Programs - \$304,262

A proposed allocation of \$112,000 in CDBG funds will be used for human service programs that will either benefit low/moderate income persons or benefit residents residing in CDBG target areas. A proposed allocation of \$146,262 in ESG funds will be used for qualified agencies providing housing and/or supportive services to persons who are homeless or at risk of homelessness. Funds for human service programs will be allocated under the City's annual competitive procurement process.

An allocation of \$16,000 will be used for comprehensive housing counseling services. The City will execute a subrecipient contract with Metro Interfaith, the area's only HUD certified counseling agency, to continue its administration of the Binghamton Homeownership Academy. The Academy provides services including home ownership counseling, credit counseling, budget counseling, and referrals to home ownership grant and loan programs. The agency also provides foreclosure counseling and informs clients of programs that can assist with modifying or refinancing existing home loans.

A proposed allocation of \$30,000 will be used for crime prevention programming. This allocation of funding is a direct result of resident input at the March public hearing voicing the need for an increased police presence to mitigate crime and foster positive interactions with law enforcement, especially youth. Subsequent to the hearing, the City's Chief of Police attended a CDAC meeting to address residents' concerns. The Police Chief indicated that CDBG funds could be very useful for overtime patrols in CDBG target areas especially in summer/fall hours when there is increased presence in parks and during nighttime hours. The Chief agreed that youth having positive interactions with law enforcement is an essential component to crime prevention and should start at a very young age. Additionally, the Chief stated that there is a need for youth programs, in general, especially past 7:00 p.m. Half of the \$30,000 allocation will be directed towards overtime police patrols; the other half will be directed towards competitively procuring services to implement youth crime prevention programming.

Planning and Administration - \$303,287

A proposed allocation of \$289,568 in CDBG funds and \$13,719 in ESG funds will be used to support staff in the administration, monitoring and implementation of community development activities that are either funded or leveraged with entitlement funds. In FY 39, staff will begin preliminary planning and community outreach activities in preparation for developing the City's 2015 Five Year Consolidated Plan. The timing of the Consolidated Plan is very favorable to the City as it will complement the development of the City's Master Plan currently in process.

Section 108 Loan Repayment - \$208,000

An allocation of \$208,000 in FY 39 CDBG funds will be used to repay two Section 108 loans for the formerly named Binghamton Regency Hotel.

Complete budget charts of proposed FY 39 activities and national objectives are provided in Section III.

### **ADDRESSING UNDERSERVED NEEDS**

The primary approach that the City uses in outreaching to underserved populations is developing partnerships with community agencies that provide essential services to the underserved including, but not limited to, access to decent, affordable housing, health care, day care/afterschool care, workforce development, education, and advocacy. When opportunities arise, City staff will participate in workforce development workshops, housing fairs, neighborhood meetings, and agency meetings. Listed below are several activities that the City will pursue to address underserved needs.

#### **Binghamton Healthy Neighborhood Collaboration**

Since 2007, the City has convened the Binghamton Healthy Neighborhood Collaboration (BHNC), which encompasses various community and housing agencies in helping identify needs, resources, and outreach methods to address issues that affect underserved neighborhoods. Key members currently involved in this effort include:

- **Broome Tioga Work Force New York** – Trades Training
- **First Ward Action Council, Inc.** – Property Acquisition // Construction Financing // Tax Credit leveraging // Home- ownership Assistance// Construction Management
- **Binghamton Housing Authority/Community Potential** – Construction Management // Trades Training
- **Opportunities for Broome** – Property Acquisition // Construction Financing // Trades Training Site
- **New York State Energy and Research Development Authority** – Provides Sustainable Development Resources
- **Southern Tier Home Builders and Remodelers Association** – Connect contractors to projects // Integration of Trades Training opportunities
- **Metro Interfaith** – Homeownership Counseling// Homeownership Marketing// Construction Management
- **Broome Community College** – Professional certification training // Collaborates with NYSERDA to develop local pool of BPI-certified contractors
- **City of Binghamton Youth Bureau** – Trades Training Communications // Media Documentation
- **Public Policy Education Fund** – Energy leadership and education

In 2011, the City of Binghamton entered into an agreement to designate Metro Interfaith as the subrecipient to administer the Binghamton Home Ownership Academy (BHOA). BHOA serves as a one stop resource and referral service to persons interested in homeownership or homeowners in need of maintaining the quality and safety of their homes. The agreement addresses two goals. The first goal is to help prepare income eligible first-time homebuyers with personal and financial readiness. The level of interaction required for homeownership readiness often extends beyond the required 8 hours of counseling to obtain a homeownership certificate. Metro Interfaith's role in managing the City's waiting list allows the agency to steadily work with individual clients with an array of housing issues including but not limited to: credit issues; budget planning; understanding mortgage financing and commitments; and understanding the responsibilities of homeownership including maintenance and property upkeep. Metro Interfaith is also responsible for completing client intake forms to document income eligibility and financial readiness for homeownership. Thus, when the City informs Metro Interfaith of an enrollment opportunity, the agency is able to provide the City with a completed intake packet which expedites the process in the client's pursuit of homeownership/rehabilitation.

The second goal of the agreement is for Metro Interfaith to serve as a clearinghouse for housing resources throughout the City. For the past two years, Metro Interfaith has managed the City's First Time Homebuyer and Single Family Rehabilitation Programs waiting lists. The agency also has the responsibility for raising residents' awareness of other housing programs that may be available to help them. As a BHNC participant, Metro Interfaith gains continuous knowledge of BHNC housing providers' programs including specific requirements and enrollment processes. Also, BHNC includes partnerships with NYSERDA representatives that share state and federal programs/incentives for which Metro Interfaith is able to share with residents.

The role of Metro Interfaith serving as a clearinghouse has fostered collaborations between the City and Quaranta Housing Services affordable homebuyer programs. Metro has helped clients with both agencies enrollment processes. The agencies, in turn, pool resources together to provide greater down payment and rehabilitation assistance to first time homebuyers. Additionally, both the City and Quaranta are recipients of HCR funds. The State has approved both agencies collectively using HCR funds for individual home improvement projects that require increased resources due to extensive rehabilitation work. This collaboration benefits low/moderate income homeowners who may not otherwise receive assistance due to insufficient resources to bring the unit in compliance with local Housing Quality Standards.

#### Green Housing/Sustainable Development

The Green Collar Job Task Force was established in 2009 as a subcommittee of the BHNC. The goal of the task force is to develop partnerships and leverage resources to support green workforce development programs and integrate education and

workforce training opportunities into the City's housing and construction activities, with a focus on green building techniques, weatherization, and deconstruction. Key members currently involved in this effort include:

- **City of Binghamton** – Provide/leverage financial resources; promote/enforce policy change; identify potential on-the-job training sites; coordinate youth programming
- **Binghamton Local Development Corporation** – Manages a new Green Jobs Revolving Loan fund to provide resources to BPI certified contractors
- **Broome-Tioga Workforce** – Provide/leverage financial resources; provide education/job training opportunities; outreach to businesses, developers and residents
- **New York State Energy and Research Development Authority** – Provide significant financial resources for energy efficiency projects
- **Broome-Tioga BOCES** – Provide vocational trainings and programs to local youth and workforce, and connect enrolled students with community development initiatives that advance curricular goals
- **Broome Community College** – Provide professional certification training; outreach to businesses, developers and residents; collaborates with NYSERDA to develop local pool of BPI-certified contractors
- **Broome and Tompkins Counties' Cornell Cooperative Extensions** – Assist with program development and implementation of energy efficiency projects
- **Public Policy Education Fund** – Fiscal sponsor of outreach plan to raise awareness amongst consumers of financial incentives and sustainable impacts for green housing retrofits
- **Citizen Action** – Advocate for systemic policy change to achieve social equity and justice goals; outreach and engage residents and community stakeholders
- **BPI Certified Contractors** – Provides a local pool of eligible contractors to residents in accessing NYSERDA programs
- Representatives from labor/trades unions – Provide apprenticeship opportunities
- Representatives from housing developers – Provide work sites for on-the-job training

In 2009, the City received a \$204,000 allocation under the Energy Efficient Community Block Grant (EECBG) funded under the 2009 American Recovery Reinvestment Act. EECBG enabled the City to forge a partnership with Cornell Cooperative Extension of Broome and Tompkins Counties to implement the Binghamton Energy Leadership Program (ELP). ELP raises community awareness regarding the financial and long-term sustainable benefits of making homes more energy efficient. ELP sponsors workshops throughout the community and offers residents with technical assistance in applying for NYSERDA funding through a variety of programs such as the Green Jobs Green New York Program and Empower

NY. Planning staff successfully secured \$90,000 in grants from the Hoyt Foundation and the Funders Network to continue ELP for a third and final year.

Another sustainable development initiative that will be continued in FY 39 is the re-use of vacant lots for green space and urban agriculture sites. New York State's Restore NY Program has provided significant financial resources in demolishing nearly 100 distressed properties. This level of clearance has provided the City with an opportunity to re-purpose select vacant sites to benefit community residents. CDBG funds will continue to be used to support the efforts of VINES in managing community gardens and the urban farm located in the Center City neighborhood. The urban farm has provided neighborhood residents with enhanced convenient access to affordable and fresh food. The management of community gardens and the urban farm incorporates a holistic approach of educating residents about health and financial benefits and engaging them in growing fresh food.

One of the target audiences that has benefitted from urban agriculture programs are youth. CDBG funds have served a dual purpose in providing resources to operate gardens and the urban farm, and to provide summer employment opportunities to youth to help with food production and distribution. It is proposed that FY 39 CDBG funds will continue to be used to support urban agriculture and youth engagement activities.

#### Human Service Programs

The City will continue meeting underserved needs by developing partnerships with community service providers that provide essential services to low/moderate income persons. Requests will be aimed to address current community needs including those that will assist underserved subpopulations such as youth, seniors, disabled persons, and persons who are homeless or at-risk of homelessness. For FY 39 the City has proposed an allocation of \$112,000 for human service programs and \$146,262 from ESG.

In order to increase the impact of programming in the prioritized Center City, West Side and North Side neighborhoods, the City will collaborate with CDAC and community stakeholders in these neighborhoods to identify essential needs. These priorities will be incorporated in the City's RFP. Funding preference will be provided to programs that address priority essential needs in these neighborhoods.

#### **FEDERAL, STATE, LOCAL RESOURCES**

The City of Binghamton has established the following priorities for FY 39:

- Increase home ownership
- Enhance quality and affordability of existing housing stock
- Improve parks and public infrastructure
- Eliminate slum/blight structures
- Re-purpose/activate vacant lots

- Provide high impact supportive services
- Increase youth development opportunities
- Promote green development and workforce opportunities
- Engage residents in sustainable development activities

In addition to CDBG/HOME/ESG entitlement funds, the following resources will be used or pursued to meet the above priorities:

**New York State Restore NY Program** – The City has leveraged approximately \$6M from this three-year program to demolish/deconstruct/rehabilitate/reconstruct nearly 100 blighted/distressed structures throughout the City of Binghamton. In FY 39, the City of Binghamton will be completing housing activities under its Restore 2 and implementing activities under its Restore 3 award in conjunction with its BHNC partners.

**New York State Housing and Community Renewal (NYSHCR)** – The City will continue implementing housing rehabilitation projects leveraged with its three year \$600,000 home improvement grant. The City will respond to HCR’s 2013 Request for Proposals to seek additional home improvement grant funds. FY 39 HOME funds will be proposed as a resource to leverage HCR funds.

**Section 8** – The Binghamton Housing Authority (BHA) is the sole entity managing the Section 8 Housing Choice Voucher Program for Broome County. The program operates independently from BHA’s housing complexes and therefore enables clients to transfer their Section 8 housing voucher throughout the country. BHA also manages the HUD-VASH housing voucher program which provides homeless veterans with permanent affordable housing, case management and clinical services provided by the Department of Veterans Affairs (VA).

**McKinney-Vento Funds** – The City assists community agencies that provide housing and supportive services to homeless persons or those persons at risk of homelessness by competitively distributing its Emergency Solutions Grants (ESG) entitlement funding. The Homeless Coalition of the Southern Tier also leverages funding under HUD’s annual Continuum of Care competition to support housing and supportive service programs for homeless persons and families. Under the 2012 CoC grant cycle, the following programs were renewed:

• BHA/OFB Shelter Plus Care	\$239,282
• YWCA Intensive Independent Living Program	\$97,438
• YWCA Outreach And Retention Program	\$149,690
• YWCA Young Women's Residential Achievement Program	\$99,674
• Fairview Recovery/OASAS Shelter Plus Care	\$201,458
• Fairview Supportive House Program Men	\$141,343
• Fairview Supportive Housing Program Women	\$80,637
• HMIS (Broome County)	\$89,388
• HMIS II (Delaware/Chenango Counties)	<u>\$15,909</u>
	<b>\$1,114,819</b>

In the 2012 CoC funding cycle, HUD announced that funding would be insufficient to renew all CoC funded programs. Locally, the continuum was able to absorb the funding cut by cutting administrative fees for each renewal program by 3.5%. This enabled all renewal programs to be prioritized as Tier 1 programs and to continue to receive CoC funding. HUD has already provided notice to continuums that the approved FY 2013 fiscal budget will not have sufficient funds to renew all local CoC programs. This somber news means that at least one of the local CoC programs will be ranked as a Tier 2 program which means that there will be one less program serving homeless persons in Broome County. Coalition members have maintained communication with HUD officials to discuss impacts to agencies, employees and clients. The City will continue to work with the Coalition to minimize impact to the continuum of services to homeless persons.

### **Managing the Process**

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 4 Action Plan Managing the Process response:

#### **LEAD ENTITY**

The City's Department of Planning, Housing and Community Development (PHCD) continues to be the primary administrator of the City's annual HUD entitlement programs. The Planning Department coordinates with other City departments, contractors and subrecipients to prioritize, implement and monitor projects.

As lead entity, the PHCD Department requested participation from the following entities to develop specific aspects of this Plan:

1. Binghamton Local Development Corporation and Binghamton Economic Development Office – economic development activities
2. Department of Public Works, Parks and Engineering – infrastructure and park activities
3. Youth Bureau – youth programming activities
4. Binghamton Healthy Neighborhood Collaboration – housing and workforce development activities
5. Community Development Advisory Committee – citizen engagement
6. Community Agencies/Residents – prioritization of entitlement funds to address housing and non-housing community development needs

#### **PARTICIPANTS**

PHCD staff work in consultation with the Community Development Advisory Committee (CDAC), which is the formal public participation body for HUD entitlement programs as prescribed by City Charter. PHCD staff are responsible for scheduling and publicizing CDAC meetings, recording and providing copies of recorded meeting sessions to CDAC members and the public upon request, and coordinating meetings between CDAC members, City departments and community stakeholders.

The Department also coordinates scheduling and publicizing notices to obtain public input as part of the planning process. Public notices are advertised in the local newspaper, City government complex and various community spaces such as supermarkets, public library, and public housing complexes. During the planning process, a minimum of two public hearings are held. The first hearing is held to obtain input before programs and activities are formally proposed for the fiscal year. The second hearing is held to receive the public's reaction to activities proposed for the fiscal year. Based upon CDAC/public reaction, CDAC and/or the City may elect to revise recommendations/proposed activities as necessary.

The City maintains a list of community agencies and residents who expressed interest in receiving HUD entitlement public notices. Public hearing notices were published in the Press & Sun Bulletin on 3/1/13 for the first public hearing. A notice announcing publication of the draft Action Plan was published on 5/16/13. Below is a list of agencies that were mailed notices and invited to participate in the public hearings:

<b>Community Agencies</b>
BC Gang Prevention
Broome County Habitat for Humanity
New York State Electric & Gas
Southern Tier Home Builders Remodelers
Fairview Recovery Services
Press & Sun Bulletin
Lend a Hand
Broome County Dept. of Social Services
West Side Neighbors Association
Binghamton City School District
Broome County Chamber of Commerce
Nursing Administration – UHS Binghamton
UHS Foundation
Binghamton Housing Authority
YWCA of Binghamton/Broome County
Salvation Army
Broome County Youth Bureau
Baden-Powell Council #368
ACHIEVE
Mothers & Babies Perinatal Network
Consumer Credit Counseling Service
The Addiction Center of Broome County
First Call for Help!
Educational Talent Search
Family Enrichment Network
Lourdes Hospital
Broome Community College
Broome County Board of Realtors
Delta Sigma Theta Sorority
American Civic Association
Family/Children Society of Broome County
Metro Interfaith Housing Mgmt. Corp.
VINES
The Art Mission
HAMA Associates, Inc.

<b>Community Agencies</b>
Family Planning of South Central NY
Boys & Girls Club
Trinity HAVEN Program
Broome County YMCA
The Syracuse Rescue Mission
Catholic Charities
Opportunities for Broome
Roberson Museum & Science Center
Broome County Urban League
Mental Health Association
Crime Victims Assistance Center
Samaritan House
Volunteers of America
Literacy Volunteers of Broome/Tioga Counties
SOS Shelter
Greater Binghamton Health Center
BC Council of Churches
Lourdes Center for Family Care
Jewish Federation of Broome County
Binghamton Business Professional Association
Girl Scouts Indian Hills Council
American Red Cross, Southern Tier Chapter
Southern Tier Independence Center
BC Public Transportation
Broome County CASA
Action for Older Persons
Broome County Department of Health
Broome Legal Assistance
First Ward Action Council
Susquehanna Day Hab
Community Options
Community Free Clinic
Children’s Home of Wyoming Conference
Southern Tier AIDS Program
MOM’s House

## **COORDINATION**

### **Binghamton Healthy Neighborhood Collaboration**

As discussed previously, the City has established the BHNC as a diverse coordinative body responsible for enhancing affordable housing and employment opportunities for low/moderate persons. The City will continue to convene quarterly meetings of the BHNC including the Green Jobs Task Force subcommittee. The City proposes to use FY 39 entitlement funds for housing activities and green workforce development opportunities.

### **The Homeless Coalition of the Southern Tier**

The City's Planning staff and Youth Bureau will actively participate in Coalition meetings to identify gaps in systems delivery and prioritize programming that will help meet federal goals of ending chronic homelessness in 5 years and homelessness amongst youth and families in 10 years. Programs solicited for ESG funding will address federal priorities and local priorities established by the CoC. Implementation of ESG programs will also be coordinated with the local Department of Social Services since a majority of homeless prevention/rapid re-housing clients are eligible for public assistance, food stamps, and Medicaid benefits.

### **Community Challenge Planning Grant**

In 2010, the City was awarded a \$486,058 grant from the Partnership for Sustainable Communities, a federal interagency collaboration between the Housing and Urban Development Department, Environmental Protection Agency and Department of Transportation. The Sustainable Communities Program provides a unique way to carry out some of the key land-use recommendations in the City's 2009 Sustainable Development and Smart Growth Commission Report, as well as to provide funding for some innovative programming that involves many local and regional partners around housing and homeownership, urban agriculture and green jobs, park beautification and safe streets. The City is collaborating with residents and key stakeholders to: 1) Update the City's Comprehensive Plan; 2) Develop a form-based zoning code for a 1.7 mile corridor along Main - Court Streets; and 3) Provide operational grants to four cross-sector collaborations that advance livability goals. FY 39 entitlement funds will be used to support planning staff and operational programs, including supporting Metro Interfaith's continued administration of the Binghamton Homeownership Academy.

### **CDBG-DR**

Binghamton and surrounding Broome County municipalities are still recovering from the disastrous flooding impacts caused by Tropical Storm Lee and Hurricane Irene on September 7, 2011. Acknowledging the significant amount of resources to assist with recovery an initial allocation of \$71,654,116 in CDBG-DR (Disaster Recovery) funding was provided to the New York State Housing and Community Renewal to disseminate to impacted municipalities in New York State. Although the City advocated using CDBG-DR funds to comprehensively address housing and

infrastructure needs, the State limited the use of funds to cover the 25% local match for flood-related public infrastructure projects.

Subsequently New York City was impacted with significant damage caused by Hurricane Sandy. Intense advocacy efforts resulted in New York State being awarded a second CDBG-DR allocation of \$1.7 billion. Based upon the State's CDBG-DR Action Plan, Governor Cuomo is targeting the use of these CDBG-DR funds under a Community Reconstruction Zone (CRZ) program. Under the CRZ program, New York State will allocate federal planning grants approved by HUD to help eligible municipalities, in conjunction with local officials, residents, and community leaders, develop comprehensive, innovative rebuilding plans to address current damage, future threats, and the community's economic opportunities. Plans that are complete and meet established criteria will be eligible for federal and state resources to assist with implementation. The State has announced that Binghamton will be eligible for up to \$3M under the CRZ program, however very little detail about CRZs is known at this time.

### **Citizen Participation**

1. Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.

a. Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:

1. low- and moderate-income residents where housing and community development funds may be spent;
2. minorities and non-English speaking persons, as well as persons with disabilities;
3. local and regional institutions, the Continuum of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, community and faith-based organizations);
4. residents of public and assisted housing developments and recipients of tenant- based assistance;
5. residents of targeted revitalization areas.

b. Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:

1. General §91.100 (a)(1) - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.
2. Homeless strategy and resources to address needs of homeless §91.100 (a)(2) – Consult with continuum of care, public and private agencies that address the housing, health, social services, victim

services, employment, or education needs of low-income persons, homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and person at risk of homelessness; publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions), and business and civic leaders.

3. Metropolitan planning §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.
  4. HOPWA §91.100 (b)-- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.
  5. Public housing §91.100 (c) -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.
2. Provide a summary of citizen comments or views on the plan.
  3. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Program Year 4 Action Plan Citizen Participation response:

#### **CITIZEN PARTICIPATION**

The development of the FY 39 Action Plan was driven by community outreach from the City's Planning Department and the Community Development Advisory Committee (CDAC). CDAC is the formal public participation body that represents the interests of community stakeholders throughout the City's seven Council Districts. The membership format consists of an appointed representative from each Council District, three Mayoral appointees and one 'at large' appointee of City Council. CDAC provides recommendations as to which activities should be considered for funding, concerns that should be addressed in future planning processes, and improvements for strengthening the planning process.

The CDAC facilitated its first public hearing on March 11, 2013 at 7:00 p.m. in City Council Chambers which is a public handicap accessible facility located in City Hall. The first public hearing provided an opportunity for citizens to inform the administration of goals that the City should consider funding with FY 39 entitlement funds. The CDAC's second public hearing is scheduled for Monday, June 10, 2013 at 5:00 p.m. in City Council Chambers. The second public hearing will provide citizens with the opportunity to share feedback and comments with respect to the activities proposed (or those not proposed) in the draft FY 39 Action Plan.

Notices for the public hearings are advertised in the community section of the local Press & Sun Bulletin newspaper. Notices are also mailed to community agencies and interested persons that are on the City's mailing list, which includes residents, community, health and social service agencies serving low/moderate income persons, homeless individuals/families, and civic centers that serve non-English speaking persons. Fliers are posted in public venues including the Broome County Public Library and City/County/State government complex, and are distributed to publicly- and privately-managed housing complexes and senior centers where citizens frequently patronize or reside. The City's Director of Communications submits press releases to local media organizations, local listservs, and posts announcements on the City's web site. Every effort is made to obtain as much public input as possible from various demographic groups.

City staff also attend meetings to obtain feedback regarding the City's priorities for activities serving homeless and populations at-risk of homelessness, and has requested participation of members involved with the Homeless Coalition for the Southern Tier. The Coalition is comprised of a divergent group of representatives including, but not limited to, homeless shelters, outreach workers, faith-based groups, representatives for the formerly incarcerated, Broome County Department of Social Services, Binghamton Housing Authority, Veterans Affairs, homeless youth advocates, Mental Health Association, and business representatives. The Coalition is the City's primary network to outreach to a diverse audience to discuss solutions in mitigating homelessness.

The City maintains a close working relationship with Broome County, Binghamton Metropolitan Study, Southern Tier East Regional Planning Board and Broome County Alliance for Health to discuss regional planning and economic development efforts. Most of the consultation and discussion with these entities is in regards to leveraging additional public and private resources to implement programming. These entities are currently involved in the City's Brownfield Opportunity Area redevelopment initiatives in the First Ward and North Side neighborhoods and Front Street Gateway revitalization project. The City will continue consultation with the County and other involved municipal planning entities regarding the use of the second CDBG-DR allocation and risk analysis associated with the redevelopment of FEMA's floodplain map.

### **Institutional Structure**

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 4 Action Plan Institutional Structure response:

The City has committed to building partnerships and leveraging additional resources through the Binghamton Healthy Neighborhood Collaboration (BHNC).

The collaboration has two active committees: Housing and Homeownership Committee, and Green Jobs Task Force.

The Housing and Homeownership Committee consists of realtors, community housing development organizations (CHDOs), and home counseling agencies to remove blight, expand affordable housing opportunities in the City, and identify and counsel potential first-time, income-eligible homebuyers. The Committee will continue to work to: (i) enhance implementation of the Binghamton Homeownership Academy in order to centralize and expand housing counseling services at Metro Interfaith and provides residents with a “pipeline” of resources for affordable homeownership; (ii) collaborate with local partners to develop a Prosperity Center which will serve as an incubator for programming that assist low/moderate income persons with increasing financial resources and accessing wealth building assets; (iii) assist in improving organizational capacity of our local CHDOs, and (iv) better coordinate housing investments consistent with goals and priorities identified in City planning documents such as the 5-Year Consolidated Plan, Commission on Housing and Homeownership Final Report, and Smart Growth and Sustainability Report.

The Green Jobs Task Force will continue to focus on integrating workforce training opportunities (particularly in green practices) into the City’s housing initiatives. The Task Force will continue coordination with the Energy Leadership Program and Public Policy Education Fund to conduct extensive outreach campaigns to raise community awareness regarding the financial benefits and resources for energy efficiency improvements, and to increase consumer demand and workforce opportunities in implementing residential energy efficient retrofits.

The City will also work with the Homeless Coalition of the Southern Tier which is inclusive of homeless service providers and community agencies to assist in assessing youth development needs and gaps in program delivery. The City will actively participate in the development of the 2013 CoC application and to work with the Coalition in strengthening the documentation of unmet needs.

The City is fortunate to have established institutional structures in place to advance the FY 39 goals of affordable housing and quality living. The City will rely on these entities in implementing FY 39 activities:

<b>Participating Committee(s)</b>	<b>FY 39 Activity</b>	<b>Entitlement Funding Source</b>
BHNC Green Jobs Task Force Climate Action Plan Advisory Committee	Housing	CDBG/HOME
Binghamton Local Development Corporation	Economic Development	CDBG (Program Income)
Youth Bureau	Youth Programming	CDBG/ESG
BHNC	Demolition	CDBG

Participating Committee(s)	FY 39 Activity	Entitlement Funding Source
BHNC Shade Tree Commission Commission on Architecture and Urban Design Youth Bureau Livable Communities Alliance CCPG Steering Committee Design Your Own Park	Neighborhood / Sustainable Development	CDBG

**Monitoring**

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 4 Action Plan Monitoring response:

The Planning Department serves as the lead entity in managing HUD entitlement funds. The Department continues to implement operational and organizational reforms to improve departmental productivity and enhance performance. The City’s Grants Administrator is responsible for handling compliance issues, reporting and technical assistance for HUD funded programs.

The continued cuts in CDBG funding limits the ability to provide an adequate level of funding for staff training. The City prioritizes attending HUD sponsored training whenever possible however travel is usually limited to regional trainings due to limited training funds. City staff will continue to take advantage of webinar trainings, HUD sponsored technical assistance training and affordable regional training opportunities whenever possible.

The Planning Director is one of the Mayor’s appointed positions. It is unknown how department functions may change with a new City Administration. The current Planning Director will continue to implement reforms that improve the City’s efforts to monitor housing and community development projects and track compliance during his tenure. Currently, all subrecipients that are awarded entitlement funds are required to enter into a formal contract with the City. The contract outlines local and federal programmatic requirements for which the subrecipient must follow. Contract documents include language regarding retention of records and inform subrecipients that records are subject to review by the City, HUD and Inspector General.

Housing staff perform periodic inspections of housing repair activities for projects funded under the City's Affordable Housing Programs throughout the construction period. Housing staff manage disputes between clients and contractors to resolve work complaints during construction and one year after project completion. Clients can also call housing staff during their occupancy period to identify resources that can help with housing maintenance issues.

CHDO projects assisted with HOME funds are annually inspected by the City's Housing Caseworker, Housing Coordinators and City Building Inspector to ensure compliance with affordability, local housing quality standards (including common areas), and affirmative marketing standards. The Housing Caseworker performs an on-site review of the standard reporting documentation. This review includes current project rent rolls (number of units, tenant, household size, rent, etc), project financial statements reflecting operating and replacement reserve accounts, the CHDO certified annual audit/financial report, etc. The Housing Coordinators and Building Inspector conduct inspections to confirm the unit's compliance with Housing Quality Standards. The length of the affordability and compliance inspection period is tied into the amount of HOME funds per assisted unit which ranges from 5-20 years.

CDBG and ESG human service agencies are subject to an annual site visit to verify applicant eligibility and to see program delivery in action when possible. The City facilitates a mandatory technical assistance workshop at the beginning of the contract period to discuss CDBG compliance issues. CDBG funded agencies are provided with a Client Intake Form to document client residency and income eligibility. They are also provided with ethnicity reports and narrative reports to submit three times during the contract year.

Federal regulations require agencies receiving ESG funds to utilize the local Homeless Management Information System (HMIS) for data collection. ESG funded agencies are also subject to an annual site visit however it is collaboratively conducted by City staff and the HMIS technical assistant. All quantitative data is collected in HMIS. The City is in the process of developing a comprehensive annual Homeless Housing Report that will be used to explain how ESG funds contributed to helping persons who are homeless or at-risk of homelessness maintain permanent housing and self-sufficiency. This report will be completed prior to the implementation of FY 39 ESG programs.

All forms provided to subrecipients are annually evaluated to determine whether changes are required to ensure compliance with federal program requirements. The City's Grants Administrator is responsible for conducting site visits to CDBG and ESG funded agencies. To enhance monitoring efforts, the Grants Administrator involves the City's Youth Bureau Director in monitoring youth programs. Additionally, the City has recently requested the participation of Community Development Advisory Committee members in participating in site visits to observe program performance.

Recipients of CDBG and ESG funds are paid on a reimbursement basis. Recipients must submit a Claim for Payment Form as prescribed by the City of Binghamton and attach supporting payment documentation. The Claim and documentation are audited by department staff and the City Comptroller's Office before payment is disbursed.

### **Lead-based Paint**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 4 Action Plan Lead-based Paint response:

Addressing lead-based paint has been a component of the City's housing programs for over 10 years. The City documents that persons receiving assistance through the City's First Time Homebuyer Program and Housing Rehabilitation Programs are provided with the *"Protect Your Family From Lead in Your Home"*, published by the U.S. Environmental Protection Agency. Through the City's formal agreement with its certified risk assessor EcoSpect, third party risk assessments and clearance tests are performed for all houses rehabilitated under the City's housing programs. The Housing Department records a separate mortgage for the loan amount used to address lead hazards. This loan is completely forgiven if clients maintain their assisted unit as their principal place of residence for more than five years from the project completion date.

The Housing Staff coordinates with the City's Building Bureau to distribute information to contractors who are obtaining building permits in order to attract more contractors who were certified in lead safe work practices to participate in the City's housing programs. This information highlights the benefits of the City's housing program in meeting federal lead regulations including third party lead hazard testing and record maintenance.

An additional measure to address lead-based paint is the Code Enforcement's involvement in inspecting and providing certificates of compliance for new rental units or units with a pregnant woman or child under age 6 that benefit from rental assistance with ESG funds. The Code Officers' inspection is inclusive of a lead visual assessment which indicates the potential of lead-based paint. ESG assistance will not be provided to units without a certificate of compliance. Clients will be informed of the results of failed inspections. Residents will have the opportunity to voluntarily relocate to affordable housing units that comply with local housing code in order to be further considered for ESG assistance.

**HOUSING**

**Specific Housing Objectives**

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

The City's Housing Programs will continue to focus on increasing affordable homeownership opportunities. The Affordable Housing Program addresses three areas: 1) increase the number of owner-occupied housing units; 2) address lead hazards; and 3) improve housing stock to meet/exceed federal Housing Quality Standards.

In FY 39 entitlement funds will be used to meet the following housing objectives:

<b>Housing Goal 1: Promote Homeownership</b>
Objective 1 Support programs that encourage responsible homeownership and property maintenance.  Proposed Outcomes <ul style="list-style-type: none"><li>• City's Housing and Code Enforcement Departments will coordinate efforts to develop reporting forms for all federally assisted housing projects to annually document homeowners' compliance with City's housing and property maintenance code.</li></ul>
Objective 2 Promote initiatives that enhance neighborhood safety and livability to attract and retain new homeowners.  Proposed Outcomes <ul style="list-style-type: none"><li>• Support the implementation of neighborhood beautification and resident led community improvement programs that will improve recreational spaces and implement neighborhood design features to accommodate all users of all abilities.</li></ul>

<b>Housing Goal 2: Improve affordability, accessibility and quality of existing housing stock</b>
<b>Objective 1</b> Support affordable housing repair programs that offset cost burden to low-income families.  <b>Proposed Outcomes</b> <ul style="list-style-type: none"><li>• Provide housing repair grants and deferred loans to approximately 18 owner-occupied low-income families.</li><li>• Target housing funds to assist at least 30 elderly/disabled households with essential housing repair services.</li></ul>
<b>Objective 2</b> Partner with qualified housing developers to rehabilitate/redevelop affordable renter and owner-occupied housing.  <b>Proposed Outcomes</b> <ul style="list-style-type: none"><li>• Allocate funds to at least one CHDO project that will either develop an affordable owner-occupied or renter-occupied housing structure.</li></ul>
<b>Objective 3</b> Enhance capacity and leverage additional housing resources from private and public entities either independently or in conjunction with experienced community partners.  <b>Proposed Outcomes</b> <ul style="list-style-type: none"><li>• Use entitlement funds to help CHDOs leverage additional resources for at least one affordable housing project.</li><li>• Support the efforts of the Economic Development Office and Binghamton Local Development Corporation in pursuing funds under New York State’s Community Revitalization Program and Main Street Program.</li><li>• Pursue funds under the NYS Division of Housing and Community Renewal Home Improvement and Acquisition/Rehabilitation programs.</li></ul>
<b>Objective 4</b> Whenever feasible, incorporate energy-efficient design standards and features in housing projects, such as LEED, universal design and/or Energy Star®.  <b>Proposed Outcomes</b> <ul style="list-style-type: none"><li>• Work with Housing Department, Climate Action Plan Advisory Board and NYSEDA to incorporate green building standards in City’s housing programs.</li><li>• Work with Green Jobs Task Force to develop programs that increase consumer demand and workforce skill sets in residential green development.</li></ul>

<p><b>Housing Goal 3: Aggressively enforce federal, state and local housing codes</b></p>
<p>Objective 1 Cite and follow-up on citations to correct property code violations. Prepare for phased implementation of local rental registration law.</p>
<p>Proposed Outcomes</p> <ul style="list-style-type: none"><li>• Develop report that documents amount of citations and correction of code violations that occurred in CDBG target areas.</li><li>• Provide necessary training and schedule to prepare Code Enforcement staff to carry out rental registration inspections.</li><li>• Perform inspections and provide certificates of compliance for ESG assisted units within City of Binghamton.</li></ul>
<p>Objective 2 Reduce blight by demolishing properties that are structurally compromised or pose a serious threat to the health and safety of the general public.</p>
<p>Proposed Outcomes</p> <ul style="list-style-type: none"><li>• Continue to work with Broome County to identify properties in strategic development sites scheduled for foreclosure that the City can acquire at no cost.</li></ul>
<p><b>Housing Goal 4: Pursue community development initiatives that are consistent with smart growth principles and sustainable development practices, and advance social equity and inclusion goals.</b></p>
<p>Objective 1 Integrate green building practices in City's housing programs.</p>
<p>Proposed Outcomes</p> <ul style="list-style-type: none"><li>• Work with Housing Department, Climate Action Plan Advisory Board and NYSERDA to incorporate green building standards in City's housing programs</li><li>• Work with Green Jobs Task Force to develop programs that increase consumer demand and workforce skill sets in residential green development</li></ul>
<p>Objective 2 Support public services, neighborhood planning efforts, and community development programs that adhere to smart growth principles.</p>
<p>Proposed Outcomes</p> <ul style="list-style-type: none"><li>• Planning and Housing staff to continue to work with established institutional structures including but not limited to Binghamton Healthy Neighborhood Initiative, Climate Action Plan Advisory Board, Commission on Architecture and Urban Design to advance community development initiatives.</li><li>• Implement neighborhood initiatives that educate the community on smart growth principles.</li></ul>

In addition to federal entitlement resources, the City will continue to implement other state and federal grants that will complement and advance FY 39 goals.

- Restore New York – The City has used its Restore NY grants to demolish, deconstruct, rehabilitate, reconstruct nearly 100 distressed properties.
- New York State Housing and Community Renewal – The City is using its \$600,000 grant to rehabilitate 30 owner-occupied homes.
- New York Main Street Program – The City received a \$250,000 grant from the New York State Housing and Community Renewal to assist commercial property owners with commercial and residential revitalization efforts in the City's designated downtown historic district. Per State guidelines, Main Street funds can be used to award up to \$50,000 in grant funds to building owners. Building renovation grant funds can be used to renovate facades, storefronts and commercial interiors, with an additional \$10,000 per residential unit up to a per building maximum of \$100,000 not to exceed 75% of the total project cost. Any residential unit assisted with grant funds that is vacant at the time of the application or becomes vacant during the regulatory term must be marketed to, and affordable to, households with incomes at or below 80% or 90% of the median family income (depending on the funding year), as adjusted for family size. State rent limits must be honored for assisted units throughout the regulatory term.
- Private Investment – New homebuyers participating in the City's affordable housing program are required to provide a minimum of \$1,500 of owner investment towards down payment and closing costs.

### **Needs of Public Housing**

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 4 Action Plan Public Housing Strategy response:

The City of Binghamton and the Binghamton Housing Authority (BHA) have developed a strong and effective relationship in pursuing housing development opportunities. To increase homeownership opportunities, the City of Binghamton

has certified the BHA's not-for-profit subsidiary Community Potential, Inc. (CPI) as a Community Housing Development Organization. The City awarded HOME funds to CPI to complete its first homeownership project at 18 James Street. The City will continue to work with CPI to develop its capacity to carry out affordable housing development projects.

The City provides its promotional material for home ownership opportunities to the Housing Authority. Having the Housing Authority as a partner in the Binghamton Healthy Neighborhood Collaboration, and their not-for-profit subsidiary CPI as a designated CHDO, provides the Authority with direct insight to increase residents' awareness and to assist them with exploring the possibility of pursuing home ownership opportunities.

The Authority steadily pursues leveraging resources to provide supportive services and to meet its mission of creating vibrant resident neighborhoods and encouraging respect (and partnership) among the BHA, its residents, and the larger community. BHA's 2012 Public Housing Agency Action Plan identifies the following goals and objectives for meeting the needs of residents:

- Increase the availability of decent, safe and affordable housing.
- Housing voucher program goal is to increase outreach efforts to potential voucher landlords.
- Reduce public housing vacancies, apply for additional rental vouchers, leverage private or other public funds to create additional housing opportunities.
- Increase customer satisfaction.
- Implement public housing security improvements.
- Promote self-sufficiency by increasing the number and percentage of employed persons in assisted families.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

FY 39 entitlement funds will help meet a component of BHA's goals. The operation of the Binghamton Homeownership Academy (BHOA) will be extremely beneficial to BHA residents interested in transitioning to the path of homeownership. Graduation from BHOA will enable BHA residents to access valuable resources to obtain decent, safe, and affordable owner-occupied housing including resources under the City's first time homebuyer program and rehabilitation funds under the City's housing rehabilitation program.

FY 39 CDBG entitlement funds will be used to competitively procure human service programs that address the needs of low/moderate income residents. The City prioritizes funds to programs that promote self sufficiency and provide an unduplicated essential service, serves an underserved population and/or provides a service that addresses a high priority need. These prioritizations will assist BHA

residents in obtaining employment and supportive services to achieve maximum self-sufficiency.

Lastly, the City's FY 39 HOME allocation includes funding to assist with CHDO affordable housing development. As a designated CHDO, BHA's not-for-profit subsidiary, Community Potential, Inc., will have an opportunity to compete for CHDO funds to complete an affordable housing development project. The opportunity to leverage HOME funds will assist BHA in creating additional housing opportunities for BHA residents.

### **Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 4 Action Plan Barriers to Affordable Housing response:

The City continues to use entitlement funds to address barriers to becoming a new homeowner and helping existing homeowners maintain their homes. Under its Affordable Housing Program, the City uses CDBG funds to offer a deferred loan up to \$10,000 to help with down payment and closing costs. In addition to this assistance, the City uses HOME funds to help owner-occupants of single family structures rehabilitate their homes so that it meets federal and local housing quality standards. To help alleviate applicants' cost burden over the long-term, the City will completely forgive its down payment loans and lead hazard reduction loans should existing owner occupants maintain their homes as their principal place of residence for a minimum of five years. Applicants who are assisted with non-lead housing repairs are provided with a deferred loan that is 60% forgiven after the five-year occupancy period and is due only upon sale or transfer.

The City has been successful in leveraging additional assistance from New York State Housing and Community Renewal. State funding has enabled the City to provide deferred loans up to \$20,000 towards housing rehabilitation activities that can be completely forgiven upon clients' compliance with the City and State occupancy terms. The City will be using HOME entitlement funds, NYS HCR funds, and prior years program income from housing loan repayments, to support the City's rehabilitation program.

FY 39 CDBG funds will be used to continue supporting the efforts of Planning staff in implementing sustainable housing development activities. Funds will be used to support the City's Sustainable Development Planner to continue working with the Energy Leadership Program's efforts to promote long-term financial savings via decreased utility use and less household income allocated towards expensive utility bills.

Lastly, the City has estimated receiving \$142,000 in program income from prior CDBG-funded economic development loans, and has allocated FY 39 entitlement funds for economic development activities that will help attract new businesses and leverage resources to improve/expand existing businesses. Using entitlement funds to support economic development activities will help create jobs for low/moderate income persons which will help them to acquire and maintain affordable housing.

### **HOME/ American Dream Down payment Initiative (ADDI)**

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
  - a. Describe the planned use of the ADDI funds.

- b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 4 Action Plan HOME/ADDI response:

The City of Binghamton receives an annual HOME entitlement but is not a recipient of ADDI funds. Thus this response only covers issues pertaining to the HOME program.

For FY 39, it is projected that the City's HOME allocation will remain the same as the FY 38 HOME allocation level of \$377,563. The City is proposing to use HOME funds as follows:

• HOME Program Delivery -	\$ 34,729 (9%)
• Single Family Rehabilitation -	\$ 286,200 (76%)
• CHDO Set Aside -	<u>\$ 56,634 (15%)</u>
<i>FY 39 HOME Budget</i>	<i>\$ 377,563</i>

The City has projected receiving payments from prior housing rehabilitation loans in the amount of \$45,000 in FY 39. Program income will be allocated to future affordable housing development projects.

**SINGLE FAMILY REHABILITATION**

The City proposes to use 76% of its HOME funds towards its Single Family Rehabilitation Program. The program provides deferred zero-interest loans to rehabilitate single family homes of existing owner-occupants in compliance with local housing quality standards. HOME funds and funds leveraged from New York State Housing and Community Renewal are used to finance this program.

*The Single Family Rehabilitation Program is not subject to federal resale/recapture provisions because these provisions do not apply to existing homeowners. However to maintain investment and stability in neighborhoods, the City executes a client agreement and records a note and mortgage, which includes occupancy terms, for each HOME loan provided. The terms require existing homeowners to maintain title and live in the assisted unit as their principal place of residence for 5-years post project completion. The City of Binghamton's local occupancy policy states:*

*"A client who lives in an assisted structure for a period of 1 day but less than 5 years is required to pay 100% of the loan amount. A client who lives in an*

assisted structure for more than 5 years + 1 day is obligated to pay 40% of the loan. Repayment is due upon death, sale/transfer of title, or failure to occupy the property as the principal place of residency during the initial 5-year residency requirement.”<sup>1</sup>

Due to a 40% decrease in HOME entitlement funds, the City provides up to \$20,000 with its State funding. Clients who receive more than \$10,000 in State funding are required to maintain the property as their principal place of residency for a period more than 9½ years in order for assistance to be completely forgiven.

**CHDO SET-ASIDE**

For FY 39, the City of Binghamton has allocated 15% of HOME funds for CHDO projects. Currently the City’s designated CHDOs include:

- First Ward Action Council
- SEPP Management Company
- Community Potential, Inc.
- Metro Interfaith
- Opportunities for Broome

In 2012, HUD published revised regulations governing the use of HOME funds. Specific to CHDOs grantees must document that Community Housing Development Organizations (CHDOs) have staff capacity and experience developing projects of the same size, scope and level of complexity as activities for which HOME funds are being reserved or committed. Capacity includes paid staff responsible for day-to-day operations, not volunteers, board members or consultants. Grantees are required to certify that this action was completed prior to entering into a legally binding written agreement and committing HOME funds in IDIS.

**CHDO Rental Projects**

In the past, the City has used CHDO funds to provide grants and deferred loans to develop affordable rental properties. The use of HOME funds for rental properties is subject to rent and affordability requirements depending upon the amount of HOME funds invested.

ACTIVITY	AVERAGE PER-UNIT HOME \$	MINIMUM AFFORDABILITY PERIOD
Rehabilitation or Acquisition of Existing Housing	<\$15,000/unit \$15,000-\$40,000/unit >\$40,000	5 years 10 years 15 years
Refinance of Rehabilitation Project	Any \$ amount	15 years
New Construction or Acquisition of New Housing	Any \$ amount	20 years

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<sup>1</sup> HOME loans that are used to reduce lead hazards are 100% forgiven if client meets 5-year occupancy requirement.

The City executes a project agreement with CHDOs, records a note and mortgage to enforcement repayment requirements, and records a deed restriction to enforce rent and affordability requirements. The City conducts on-site monitoring to verify compliance with HOME regulations regarding property standards and information submitted by CHDOs with respect to tenants’ incomes, rents, leases, tenant selection policies and tenant termination policies. The frequency of on-site monitoring is conducted in accordance with the number of units that received HOME assistance as follows:

# of Units	Inspection Required
1-4	Every 3 years
5-25	Every 2 years
26 or more	Annually

**CHDO Homebuyer Projects**

As identified in the City’s 2010-2015 Consolidated Plan, a priority goal is to increase homeownership in the City. The City is fortunate to have received over \$6,000,000 in housing revitalization funds under the New York State Empire State Development Corporation’s Restore NY Program. The City is working with private developers and CHDO agencies to rehabilitate/reconstruct 20 substandard properties using Restore funds.

HUD’s revised 2012 HOME regulations require homebuyer units to be converted to a HOME-assisted rental unit if it is not sold to an eligible homebuyer within six months of construction completion. A unit is considered sold when the grantee has a ratified sales contract for the unit within six months of completing project construction. Completing project construction means that all necessary construction work has been completed and the project has received a certificate of occupancy, and the project is ready for occupancy. CHDOs proposing to use HOME funds to develop homeownership units must document that neighborhood market conditions are adequate to support the proposed homeownership project.

CHDO funds used for homebuyer activities are subject to affordability requirements and resale/recapture provisions. Affordability periods are based on the amount of HOME funds provided for the property as follows:

HOME Funds Provided	Affordability Period
<\$15,000	5 years
\$15,000 - \$40,000	10 years
>\$40,000	15 years

### Recapture

The City will use recapture provisions when:

- HOME funds are provided as a direct subsidy to reduce the purchase price from fair market value to an affordable price, or otherwise directly subsidizes the purchase (e.g., down payment or closing cost assistance),
- and**
- The amount of public funds provided by the City is less than 50% of the total CHDO project costs.

Recapture provisions will be imposed in compliance with 24 CFR § 92.254 Qualification as Affordable Housing: Homeownership, as follows:

“Recapture provisions will ensure that the City recoups all or a portion of the HOME assistance to the homebuyer, if the housing does not continue to be the principal residence of the homebuyer for the duration of the occupancy period specified in the homeowner note and mortgage. The City will forgive 10% of the HOME investment due for every year the homeowner lives in the assisted structure. For activities that address lead hazards, the HOME investment will be 100% forgiven if the homeowner lives in the assisted structure beyond the specified occupancy period. For non-lead activities, the HOME investment will be 60% forgiven if the homeowner lives in the assisted structure beyond the specified occupancy period. The amount recaptured is subject to net proceeds which are defined as the sales price minus non-HOME loan repayments and any closing costs. If net proceeds are less than the HOME investment due the City will recapture 100% of the amount of net proceeds. Repayment is due upon death, sale/transfer of title, or failure to occupy the property as the principal place of residency during the specified occupancy period. “

The City will enforce recapture provisions by executing a client agreement and recording a note and mortgage to cause a lien on the homebuyer’s property.

### Resale

The City will use resale provisions when:

- The amount of public funds provided by the City is equal to or greater than 50% of the total CHDO project costs
- or**
- HOME funds are provided as a development subsidy/grant.

Resale provisions will be imposed in compliance with 24 CFR § 92.254 Qualification as Affordable Housing: Homeownership, as follows:

“Resale provisions will ensure that if the HOME assisted housing does not continue to be the principal residence of an income eligible household (defined as a household that meets HUD current low/moderate income guidelines six months within purchase date) for the duration of the specified affordability period, then the house must be subsequently sold to another income eligible household who will use the property as his/her principal residence. The resale requirement will also ensure that the price at resale provides the original HOME assisted homebuyer with a fair return on investment (including homeowner’s investment and any capital improvements) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers.”

The City will execute a CHDO project agreement and record a deed restriction to impose resale requirements. Per the executed agreement, Metro Interfaith will work with CHDOs and homeowners in monitoring and compliance with resale provisions. The affordability restrictions may terminate upon occurrence of any of the following events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. The City can also use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, obtains an ownership interest in the housing.

### **REFINANCING**

The City of Binghamton does not anticipate using FY 39 HOME funds to refinance existing debt.

### **MATCHING REQUIREMENTS**

HOME regulations require participating jurisdictions to match an amount equal to no less than 25% of total HOME funds drawn for project costs. Matching funds must be from non-federal sources. Match credit can be earned from fully or partially funded HOME assisted projects or HOME eligible projects that are residential or mixed use.<sup>2</sup> Excess match generated in a fiscal year can be carried forward to meet the next year’s match obligation. The City currently has \$450,957 in HOME match reserves.

Per HUD regulations, a participating jurisdiction in an area that receives a declaration of major disaster pursuant to Title IV of the Stafford Act, and is designated to receive individual or public assistance, may request up to a 100%

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<sup>2</sup> Matching requirements for mixed use projects require project space to be 51% or more residential and 50% or more of units are HOME assisted. Investment in non-HOME assisted units can be used as a match if units meet HOME affordability requirements.

reduction of its matching requirement for the fiscal year which the declaration of a major disaster is made, as well as the subsequent fiscal year. The City was eligible to request a 100% match reduction for FY 2011 and 2012 as a result of Tropical Storm Lee which was declared a major disaster under the Stafford Act and authorized Binghamton to receive public assistance. The City's request is pending HUD approval. This approval will enable the City to preserve two years of match reserve.

The City proposes to use state funding leveraged under the New York State Homes and Community Renewal program to meet its FY 2013 match requirement. Match obligations are not required for HOME planning and administrative expenses.

## HOMELESS

### **Specific Homeless Prevention Elements**

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

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 4 Action Plan Homeless Needs response:

The primary federal sources for addressing homelessness are McKinney-Vento funds leveraged through the Emergency Solution Grants (ESG) Program and the Continuum of Care application process. Funding is also leveraged for service programming and capital improvements from agencies including, but not limited to, Broome County Department of Social Services, Broome County Youth Bureau, County and State Offices of Mental Health, New York State Office of Temporary and Disability Assistance, and New York State Office of Alcoholism and Substance Abuse Services. The Broome County United Way, local foundations, and private fundraising activities also provide resources to homeless service providers that are used to help individuals from becoming homeless or to assist individuals who are experiencing homelessness with accessing safe shelter.

Regulations governing the ESG program require grantees to provide a dollar for dollar match to the amount of grant funds received. The match can consist of:

- *Cash contributions.*
- *Noncash contributions.* The value of any real property, equipment, goods, or services contributed to the ESG program, provided that if the recipient or subrecipient had to pay for them with grant funds, the costs would have been allowable.
- *Costs paid by program income from ESG assisted activities that are subsequently used for eligible ESG expenses.*

HUD officials have projected a 12.6% reduction in FY 2013 ESG funding levels. This means that the City's FY 2013 ESG allocation is estimated at \$159,981.

The City is proposing to use 7.5% of its ESG allocation for administrative support. Additionally the City proposes to use \$1,720 in ESG funds to pay for one HMIS user fee to oversee ESG subrecipients' data collection efforts. The City's use of ESG funds will be matched with CDBG funds. The City will outsource the remaining ESG funds by conducting a competitive procurement process. ESG funds will not support more than 50% of an applicant's ESG project costs. Applicants will be required to provide a budget and budget narrative which will be used to identify proposed funding sources and justify project costs. Successful applicants will be required to document matching sources used when submitting the final ESG report. It is anticipated that matching funds will be derived from public/private funds leveraged by subrecipients.

Coalition members conducted a street count and one point-in-time count on January 28, 2013. The results of this count have not been published at this time. According to the last official statistics from the point-in-time count conducted on January 27, 2012, the County's sheltered population totaled 275 people<sup>3</sup>. None of the sheltered homeless population were identified as chronically homeless. The point in time count indicates that the highest subpopulation of homelessness are individuals suffering from chronic substance abuse (36%) and mental illness (18%).

Some local homeless service providers employ street outreach workers who build relationships with persons living in places not meant for human habitation to link them to services that will help them on the path to self-sufficiency. Homeless service providers also offer case management and referrals to support programs as part of comprehensive care plans to help clients access mainstream resources, manage client influences from substance abuse, mental health disorders or medical/physical disabilities, and overcome barriers such as employment, transportation, childcare, etc. that compromise a client's ability to achieve independent living.

Although not identified within the City's Strategic Plan, the Homeless Coalition has often identified the need for housing vouchers, especially in the winter months, to assist homeless individuals/families with no resources and are in need of emergency shelter at homeless shelters or hotels. The Coalition has implemented a no-freeze policy from December to March as these are typically the coldest months in Broome County. In the past funding for the no-freeze program has been obtained from the Broome County Department of Social Services, fundraising efforts and generous donations from community donors. Approaching this year's no-freeze program, reserves were less than \$500. Thanks to the generous support from the Hoyt Foundation, the Coalition was granted with \$8,000 to continue the no-freeze program.

The City will continue to work with the Coalition members and mainstream agencies to help individuals and families remain in their homes and/or rapidly obtain decent affordable permanent housing. The implementation of the Homeless Prevention and Rapid Re-Housing Program (HPRP) funded under the 2009 American Recovery Reinvestment Act enabled the City to collect quantitative data from HMIS and qualitative data from HPRP case managers to better understand the needs of persons who were homeless or at-risk of homelessness. The City used this information to develop its ESG written standards which has more stringent requirements for clients and agencies receiving ESG assistance. ESG funds are significantly less than the HPRP allocation and thus intensive case management is a greater focus of the City's ESG program in helping clients maintain permanent housing.

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<sup>3</sup> The Coalition opted to not conduct a street count for the 2012 point in time count.

FY 39 CDBG and ESG funds will be used to competitively solicit support programs that will help persons who are homeless or at-risk of homelessness achieve maximum self sufficiency. Below are specific objectives for FY 39:

<p><b>Housing Goal 1:</b> Support services to underserved homeless populations of youth and families</p>
<p>Objective 1 Identify gaps in services/program delivery in addressing needs</p> <p>Proposed Outcomes</p> <ul style="list-style-type: none"> <li>• City to work with Homeless Coalition to address community concerns regarding needs for homeless families</li> </ul>
<p>Objective 2 Support the development/enhancement of safe affordable housing and supportive service programs that will address unmet need</p> <p>Proposed Outcomes</p> <ul style="list-style-type: none"> <li>• Use ESG funds to competitively fund programs that respond to unmet needs</li> <li>• Meet with Coalition members to strategically pursue NYS Homeless Housing Assistance Program funding</li> </ul>
<p><b>Housing Goal 2:</b> Enhance program delivery and operations of existing homeless service programs</p>
<p>Objective 1 Work with homeless service providers to realign programs to steadily progress clients towards self sufficiency.</p> <p>Proposed Outcomes</p> <ul style="list-style-type: none"> <li>• City staff will attend Homeless Coalition meetings and conduct site visits to ESG recipients to discuss enhancements in program delivery.</li> <li>• Work with Coalition to conduct peer monitoring visits and discuss results of ESG and peer monitoring at Coalition meetings.</li> <li>• Attend HMIS meetings to monitor activities outlined in Annual Performance Reports (APR).</li> </ul>
<p>Objective 2 Work with providers to share program’s progress/accomplishments/challenges with community.</p> <p>Proposed Outcomes</p> <ul style="list-style-type: none"> <li>• Attend HMIS meetings to monitor activities outlined in APR.</li> <li>• Present annual ESG statistical to Coalition members.</li> </ul>
<p>Objective 3 Support programs and services that will help clients maintain housing stability.</p> <p>Proposed Outcomes</p> <ul style="list-style-type: none"> <li>• CDBG and ESG funds will be aligned to competitively solicit such support</li> </ul>

- services that will help low-income families maintain permanent housing.
- City will use CDBG and ESG funds to competitively solicit support programs that address highest needs amongst homeless subpopulations experiencing chronic substance abuse, severe mental illness and domestic violence.
  - ESG funds will be used to competitively solicit quality programs that help homeless persons access housing and case management services in emergency and transitional housing facilities.

The Homeless Coalition of the Southern Tier has a solid referral system in place amongst homeless service providers and public institutions to avert persons leaving public institutions from becoming homeless in Broome County. The NOFA subcommittee has obtained the following discharge policies from public institutions including the Broome County Jail, Broome County Department of Social Services, Lourdes Hospital, Wilson Memorial Hospital, Greater Binghamton Health Center, and Binghamton General Hospital.

Broome County Department of Social Services

18 NYCRR 430.12

N.Y. Comp. Codes R. & Regs. tit. 18, § 430.12

COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK  
TITLE 18. DEPARTMENT OF SOCIAL SERVICES

The above referenced action plan sites the need for parents petitioning to receive custody of their minor children be able to show that they have obtained safe and affordable housing before the children will be released into their care. The district must ensure that children 16 to 20 years of age, who will not be returning to the parents home, have a plan of action requiring vocational training/full time job and means to support themselves and demonstrate a competency level to participate in such training as established by the Department or through case worker observation.

United Health Services, Inc.

It is the practice of United Health Services, Inc. to not discharge patients to the streets. United Health Services, Inc. operates two hospitals, Binghamton General and Wilson Memorial as well as three inpatient psychiatric units and two inpatient substance abuse units. Each patient must be discharged to an acceptable safe address. The substance abuse programs discharge over 600 persons per year. At the time of admission 40% of these individuals are homeless, Inpatient psychiatry discharges over 1,200 per year and the homeless rate is approximately 10% meaning a total of 360 patients who need safe housing prior to discharge.

Broome County Department of Corrections

The Broome County Department of Corrections contracts with Jail Ministries operated by the Broome County Council of Churches to provide inmates with discharge planning. It is the policy of the Jail Ministries to work with inmates to secure safe affordable housing prior to and directly following discharge.

As gaps are identified, the City will work with the Coalition to strengthen the discharge planning process.

## COMMUNITY DEVELOPMENT

### Community Development

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

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

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

Program Year 4 Action Plan Community Development response:

Priority has been placed on the following non-housing community development needs:

- Youth Programming (570.201(e)) – Provide opportunities to engage youth in meaningful community development activities; provide positive education and recreation options to counter negative interactions with law enforcement
- Public Improvements (570.201(c)) – Enhance staff capacity to provide quality infrastructure facilities within CDBG target areas; enhance the quality of infrastructure and provide recreational opportunities that attract increased patronization of parks located within CDBG neighborhoods
- Public Services (570.201(e)) – Target resources to address current essential needs especially to underserved populations
- Economic Development (570.201(o)(1)) – Promote economic development activities to augment capital investment and jobs for low moderate-income households

- Demolition (570.201(d)) – Demolish structures that contribute to neighborhood blight
- Code Enforcement (570.202(c)) – Enhance neighborhoods by enforcing property maintenance code
- Neighborhood Beautification (570.202) – Develop programming that promotes beautification efforts through education and sustainable development practices

In Fiscal Year 39 entitlement funds will be used to meet the following objectives as described in Section 91.1 Part 24 of the Code of Federal Regulations:

- Provide decent housing
  - Provide financial assistance to approximately 18 owner-occupied households to enhance quality of residential structure, enhance affordability through reduced energy use, and stabilize neighborhoods
  - Use approximately 90% of ESG funds to competitively fund programs that provide housing and supportive services to persons who are homeless or at-risk of homelessness
  - Use HOME funds to support a minimum of one CHDO project that will provide decent affordable housing
  - Provide certificates of compliance for applicable units receiving ESG rental assistance to document compliance with local housing code
- Suitable living environment
  - Target enforcement of property maintenance laws in CDBG target areas
  - Implement effective crime prevention programs to promote safety in CDBG target areas with disproportionate criminal activity
  - Competitively fund public service programs that benefit low-moderate income persons
  - Competitively fund programs that involve youth in improving and maintaining quality living environments
  - Promote educational and neighborhood beautification programs that encourage green practices and enhance livability
- Expand economic opportunities
  - Implement marketing activities that attract patrons to local businesses
  - Use CDBG funds to enhance green job training and workforce programs and raise awareness amongst low/moderate income residents about emerging green job sectors
  - Provide low-interest loans to encourage small business growth and business expansion

### Human Services

The City anticipates requesting proposals for 2013 human service programs in August 2013. The Community Development Advisory Committee will evaluate proposals and recommend programs that are best suited to address a critical or unmet need in the City. The contract cycles for CDBG/ESG subrecipients will coincide with the 2014 calendar year.

### Public Infrastructure

The City will use FY 39 CDBG funds to support infrastructure activities and park improvements in eligible CDBG target areas. With limited funds, CDBG funds will be used to implement less costly activities that build walkable environments and enhance recreational/transportation access to non-motorists. Prioritization of infrastructure and park improvements will be given to the geographic focus areas in the North Side, West Side and Center City neighborhoods.

### Code Enforcement

The City will use FY 39 CDBG funds to support code enforcement efforts in CDBG target areas with the funding of Code Enforcement activities. Some of the duties of the code officer include investigations of complaints for code violations; issuing citations and court appearance tickets for code violations; follow-up inspections to ensure compliance; issuing certificates of compliance for room and board houses, rental and commercial properties and off-campus University housing within City limits; issuing certificates of compliance for re-sale for banks; inspecting residential properties approved under the City's affordable housing programs; and assisting with State of Emergency activities. Code Enforcement activities will increase with the implementation of the City's new rental registration law.

The City's Code Department will assist with pre-inspection of units that are eligible for assistance under the City's housing rehabilitation program. Code Inspectors provide housing staff with a report documenting repairs that are needed to comply with the City's housing code. Additionally the City's Code Officers will inspect applicable units receiving ESG rental assistance and issue certificates of compliance to document units compliance with more stringent local housing codes.

### Economic Development

Economic development activities are marketed citywide since employment opportunities and capital investments benefit the entire City, including CDBG target areas and areas of minority concentration. However CDBG program requirements are designed so that employment opportunities are provided to low-/moderate-income persons in order to achieve greater financial stability. The Revolving Loan Fund is managed by the Binghamton Local Development Corporation (BLDC). The BLDC is constantly reviewing its loan programs and identifying activities that will promote businesses to the area.

## **Antipoverty Strategy**

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 4 Action Plan Antipoverty Strategy response:

City staff are involved in various community groups that focus on developing programs to address the needs of persons/families in poverty. The City has been working diligently with the United Way and community groups to open a Prosperity Center. The concept behind this center is to offer a comprehensive resource center to connect individuals/families in need to programs that serve basic needs such as access to food and shelter, as well as offer programs that increase income potential such as workforce development programs and earned income tax credit workshops.

This effort was almost realized this year with Opportunities for Broome proposal to purchase the Greenman Senior Center, a City-owned building that was vacated due to underutilization by City residents and inefficient cost operations primarily due to the obsolete heating, ventilation, and air conditioning system was obsolete. Quotes to repair the system were estimated at nearly a quarter of a million dollars. In researching use of the Greenman Senior Center, it was evident that the City's First Ward Senior Center was more than capable of absorbing clients and providing a higher level of service to the City's senior residents. The City determined it would not be cost effective to invest this level of taxpayer dollars in an underutilized facility.

Opportunities for Broome was the only agency to respond to the City's Request for Proposal and provide a competitive bid to purchase the Greenman Senior Center from the City. Upon acceptance of the bid, the agency would have completed all the necessary retrofits to bring the facility into code compliance. Once rehabilitation was completed, the Center would be used to operate a social enterprise business called First Course. Opportunities for Broome planned to launch a commercial kitchen training center for low-income individuals and provide contract meals to the agency's Head Start Program. The agency was also willing to expand use of the facility to accommodate the Prosperity Center programs including, but not limited to, Binghamton Homeownership Academy, Earned Income Tax Credit Program, and VINES food security program.

Unfortunately, the super majority of votes needed from City Council to approve the sale of public property were not obtained. The vote was disheartening to City Administration as staff and community members invested two years of planning and negotiations with Opportunities for Broome to advance this promising anti-poverty project. The City and Opportunities for Broome are still committed to pursuing the project and will be considering alternative options to realize this project in FY 39.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### **Non-homeless Special Needs (91.220 (c) and (e))**

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

2009 Community Housing Assessment Survey data indicates that special populations of non-homeless persons that experience significant cost burden with housing costs include elderly households, disabled households and households occupied by Black, Hispanic and Asian low-income families. City staff recently attending a training to learn how HUD's new CPD mapping tool can be used to identify census tracts experiencing housing cost burdens. Currently, data sets are provided for ethnic and elderly populations but not disabled households. The City is in the process of identifying which census tracts contain special populations of households with significant cost burden in order to develop targeted outreach to connect residents with housing and supportive service programs.

To address the needs of non-homeless persons, the City will use FY 39 entitlement funds and other resources as follows:

**CDBG, HOME, NYSHCR, and Restore NY** funds will be used to sustain the City's tax base and help homeowners remain in their homes. Special attention will be given to quality programs that provide affordable housing repair services to disabled and senior households.

**ESG** funds will be used to help low-income families remain in their homes in order to avoid the more costly options of relocation or entering into an emergency shelter.

**CDBG** funds will be used to support green workforce initiatives, energy efficiency programs, economic development programs and quality and innovative public service programs that benefit targeted populations, including but not limited to youth, elderly, persons with disabilities, and under/unemployed.

**SECTION III  
PROPOSED BUDGET  
AND PROJECTS**

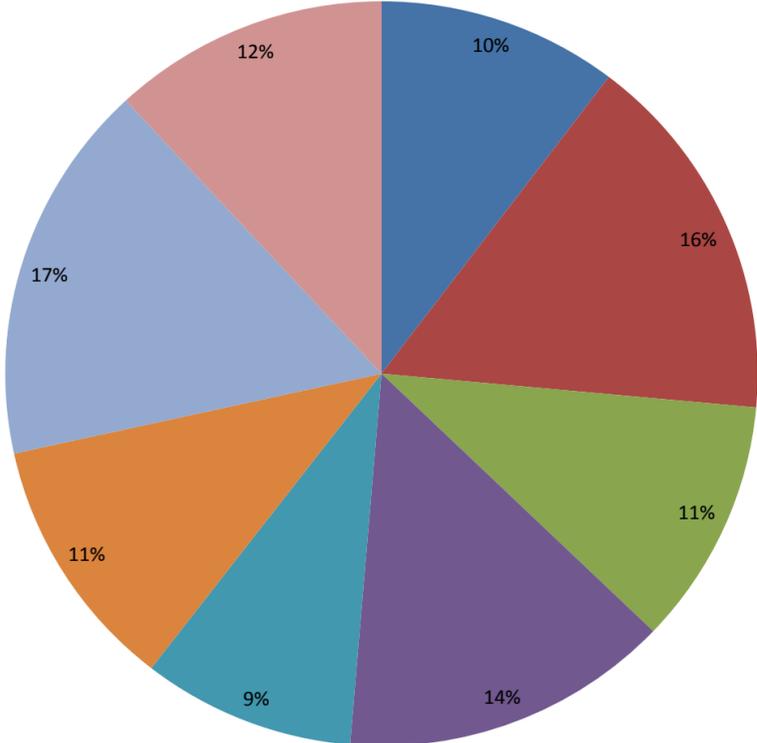
<b>Community Development Block Grant Program</b>		
<b>Fiscal Year 39 "Estimated" Entitlement Allocation - \$1607,280</b>		
<i>Proposed Use of FFY 2013 Funds</i>	<i>Funded:</i>	<i>Percentage:*</i>
<b>Housing Activities:</b>		
Senior Housing Repair Program	\$15,000.00	0.9%
Program Delivery	\$165,649.00	9.5%
<b>Economic Development Activities:</b>		
BLDC Subrecipient Contract	\$140,000.00	16.1%
<b>Public Facilities/Parks:</b>		
Engineering Services	\$75,000.00	4.3%
Infrastructure & Parks	\$112,313.00	6.4%
<b>Public Services:</b>		
Human Services	\$112,000.00	6.4%
Crime Prevention	\$30,000.00	1.7%
Youth/Neighborhood Beautification/Green Jobs Programming	\$90,000.00	5.1%
Homeownership Academy Housing Counseling - Contractual	\$16,000.00	0.9%
* HUD regulations require grantees to allocate no more than 15% of CDBG funds towards public services. The proposed FY 39 allocation for public service programs is approximately 13% of the total available funds for the CDBG program.		
<b>Demolition:</b>		
Demolition and Clearance	\$160,000.00	9.1%
<b>Code Enforcement:</b>		
Code Enforcement	\$193,750.00	11.1%
<b>CDBG Program Administration:</b>		
CDBG Program Administration	\$151,258.00	8.6%
Planning & Design Activities	\$123,310.00	7.0%
Fair Housing Analysis Study	\$15,000.00	0.9%
* HUD regulations require grantees to allocate no more than 20% of CDBG funds towards planning and administrative services. The proposed FY 39 allocation for planning and administration expenses is approximately 17% of the total available funds for the CDBG program.		
<b>Section 108 Loan</b>		
Section 108 Loan Repayment	\$208,000.00	11.9%
<b>Estimated FY 39 CDBG Allocation:</b>	<b>\$1,607,280.00</b>	
<b>Estimated FY 39 CDBG Entitlement Allocation</b>	<b>\$1,607,280.00</b>	
<b>Plus Projected Program Income - BLDC Revolving Loan Program</b>	<b>\$142,000.00</b>	
<b>Estimated FY 39 CDBG Budget:</b>	<b>\$1,749,280.00</b>	<b>100.0%</b>

\*Calculations include Program Income

**FFY 2013 Proposed CDBG Budget**

**Including Program Income**

- Housing Activities:
- Economic Development Activities:
- Public Infrastructure:
- Public Services:
- Demolition:
- Code Enforcement:
- CDBG Program Administration:
- Section 108 Loan Repayment



<b>Emergency Solutions Grant</b>		
<b>Estimated Fiscal Year 39 ESG Allocation - \$159,981</b>		
<i>Proposed Use of FFY 2013 ESG Funds</i>	<i>Funded:</i>	<i>Percentage:</i>
<b>ESG Activities:</b>		
Homeless Services	\$146,262.00	91.4%
City HMIS User Fee	\$1,720.00	1.1%
ESG Program Delivery	\$11,999.00	7.5%
<b>Estimated FY 39 ESG Budget:</b>	<b>\$159,981.00</b>	<b>100.0%</b>

<b>HOME Investment Partnership (HOME)</b>		
<b>Estimated Fiscal Year 39 Entitlement Allocation - \$377,563</b>		
<i>Proposed Use of FFY 2013 HOME Funds</i>	<i>Funded:</i>	<i>Percentage:</i>
<b>HOME Activities:</b>		
Single Family Renovations	\$286,200.00	75.8%
Community Housing Development Organization (CHDO) projs.	\$56,634.00	15.0%
Housing Program Delivery	\$34,729.00	9.2%
<b>Estimated FY 39 HOME Allocation:</b>	<b>\$377,563.00</b>	<b>100.0%</b>
<b>FY 39 HOME Entitlement Allocation</b>	<b>\$377,563.00</b>	
<b>Plus Projected Program Income - Housing Rehabilitation Loan Repayments</b>	<b>\$45,000.00</b>	
<b>Estimated FY 39 HOME Budget:</b>	<b>\$422,563.00</b>	

Proposed FFY 2013 CDBG Activities	CFR Eligibility Reference	National Objective	Performance Measurement Objective/Outcome Code	Proposed Funding
<b>Housing Activities:</b>				
Senior Housing Repair Program	570.208(a)(3)	LMH	DH-2	\$15,000.00
Program Delivery	570.208(a)(3)	LMH	DH-2	\$165,649.00
<b>Economic Development Activities:</b>				
Program Income	570.208(a)(4)	LMJ	EO-1	\$142,000.00
BLDC Subrecipient Contract	570.208(a)(1)	LMA	EO-1	\$140,000.00
<b>Public Infrastructure Activities:</b>				
Engineering Services	570.208(a)(1)	LMA	SL-3	\$75,000.00
Infrastructure & Parks	570.208(a)(1)	LMA	SL-3	\$112,313.00
<b>Public Services:</b>				
Human Service Programs	570.208(a)(2)	LMC	SL-1	\$112,000.00
Crime Prevention	570.208(a)(2)	LMC	SL-1	\$30,000.00
Youth/Neighborhood Beautification/Green Jobs Programming	570.208(a)(2)	LMC	EO-1	\$90,000.00
Housing Counseling - Contractual	570.208(a)(2)	LMC	DH-1	\$16,000.00
<b>Demolition &amp; Clearance:</b>				
Demolition and Clearance of Dilapidated Structures	570.208(b)(2)	SBS	SL-3	\$160,000.00
<b>Code Enforcement:</b>				
Enhancing City Code Enforcement	570.202(c)	LMA	DH-3	\$193,750.00
<b>CDBG Program Administration:</b>				
Program Administration	570.208(a)(2)	N/A	N/A	\$151,258.00
Planning & Design Activities	570.208(a)(2)	N/A	N/A	\$123,310.00
Fair Housing Analysis	570.208(a)(2)	N/A	N/A	\$15,000.00
<b>Section 108 Loan</b>				
Section 108 Loan Repayment	570.703(c)	N/A	N/A	\$208,000.00
<b>FFY 2013 Estimated CDBG Budget (including Est. Program Income)</b>				<b>\$1,749,280.00</b>
<b>Proposed FFY 2013 ESG Activities</b>				
<b>ESG Activities:</b>				
Homeless Services	576.21	LMC	DH-1	\$146,262.00
City HMIS User Fee	576.107	N/A	N/A	\$1,720.00
ESG Program Delivery	576.21(4)(b)	N/A	N/A	\$11,999.00
<b>FFY 2013 Estimated ESG Budget</b>				<b>\$159,981.00</b>
<b>Proposed FFY 2013 HOME Activities</b>				
<b>HOME Activities:</b>				
Single Family Renovations	92.205(a)	LMH	DH-2	\$286,200.00
Community Housing Development Organization projs.	92.208	LMH	DH-2	\$56,634.00
HOME Program Delivery	92.207	N/A	N/A	\$34,729.00
Program Income	92.205(a)	LMH	DH-2	\$45,000.00
<b>FFY 2013 Estimated HOME Budget (including Est. Program Income)</b>				<b>\$422,563.00</b>

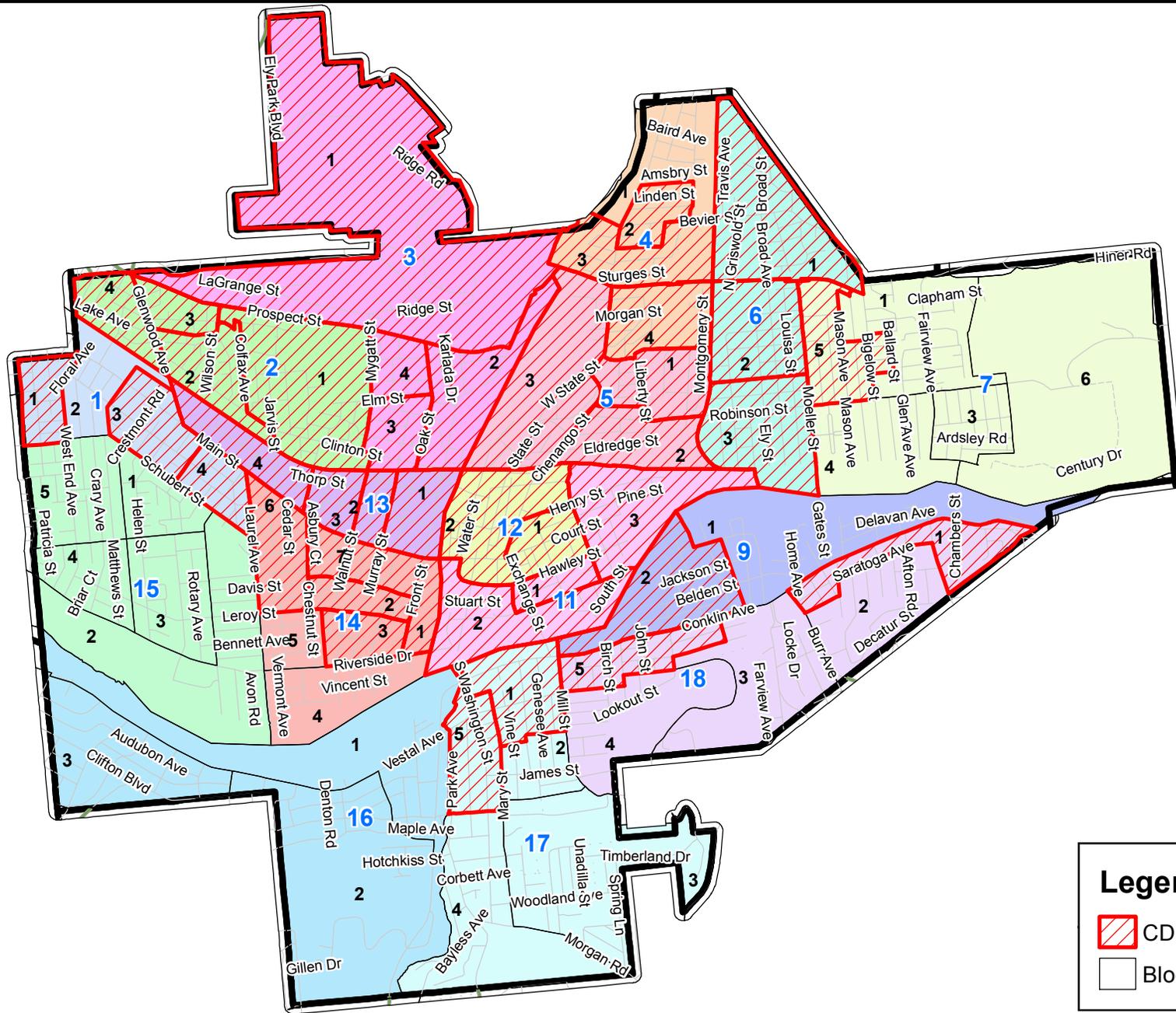
<b>Projected Low/Mod Benefit Calculation</b>	
Estimated FFY 2013 CDBG Allocation	\$ 1,607,280
Plus Program Income	\$ 142,000
Minus administrative expenses	\$ 151,258
Minus planning expenses	\$ 138,310
Minus Section 108 Loan repayments	\$ 208,000
<b>Total Eligible Resources</b>	<b>\$ 1,251,712</b>
Projected L/M Eligible Activities	
Housing	\$ 180,649
Economic Development	\$ 282,000
Infrastructure	\$ 187,313
Public Services	\$ 248,000
Code Enforcement	\$ 193,750
<b>Total Eligible Activities</b>	<b>\$ 1,091,712</b>
<b>Percentage Benefit to L/M Persons</b>	<b>87%</b>

\*As required by HUD regulations, the calculation of CDBG funds used to determine L/M Income Benefit excludes planning and administrative expenses, and Section 108 payments.

\*\*Demolition and Clearance activities are not included in the calculation as the national objective met for this activity is elimination of slum and blight.

# SECTION IV

## MAPS



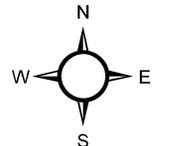
**Legend**

-  CDBG Target Area
-  Block Groups

**CDBG Target Area Map & Census Tracts**

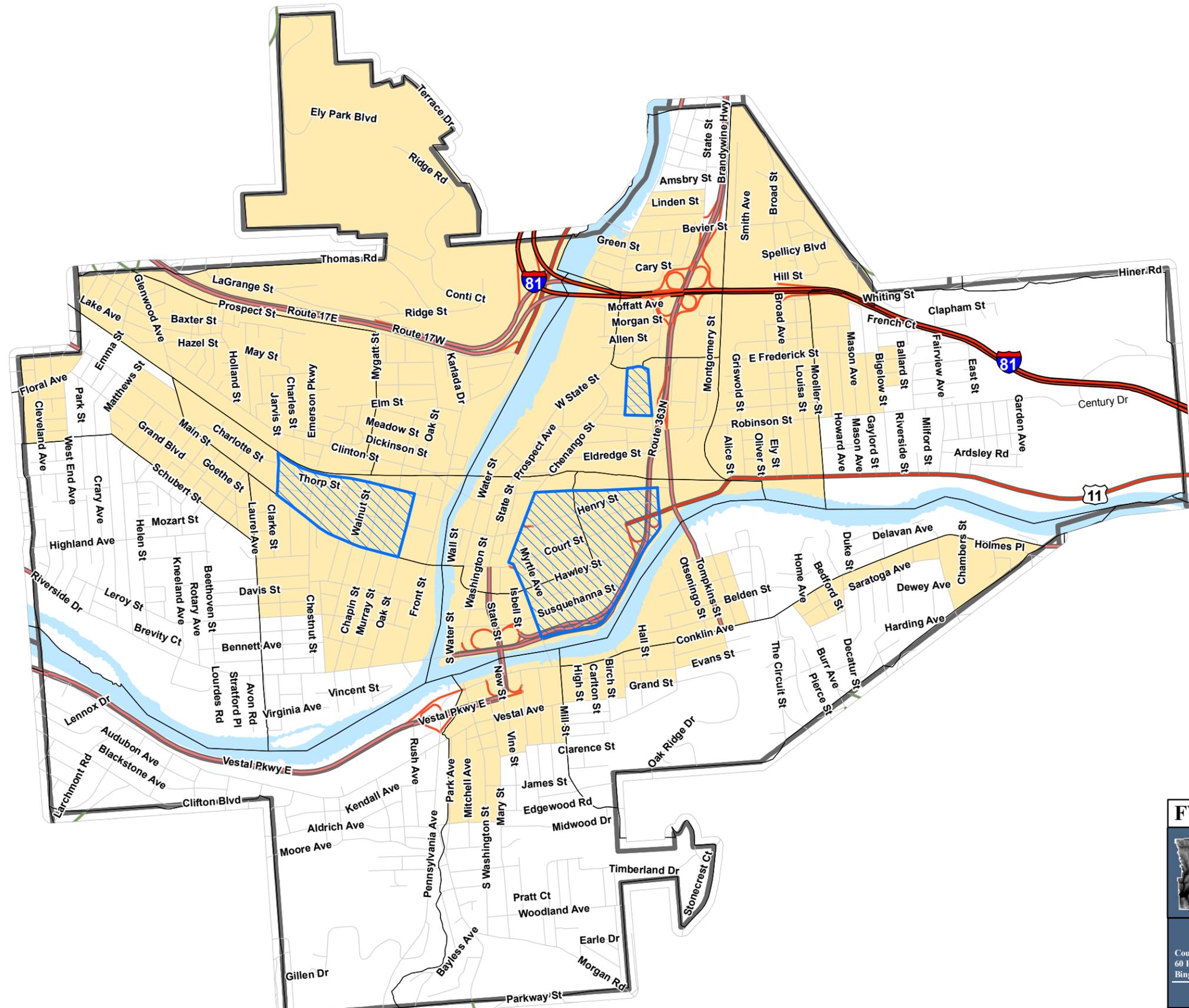
Broome County, New York  
  
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 City of Binghamton  
*Restoring The Pride*



DISCLAIMER: Broome County does not guarantee the accuracy of the data presented. Information should be used for illustrative purposes only.

Department of Planning  
**GIS and Mapping Services**  
 County Office Building Web: [www.bcgis.com](http://www.bcgis.com)  
 60 Hawley Street, 5th Floor Phone: 607-778-2114  
 Binghamton, New York 13901 Fax: 607-778-2175  
 Map created March 19, 2013  
 By Brian Damour

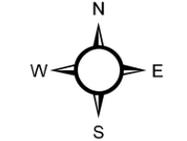


	Area of Concentration
	Census Tract
	CDBG Target Area

### FY 39 Geographic Focus Areas

Broome County, New York  
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**City of Binghamton**  
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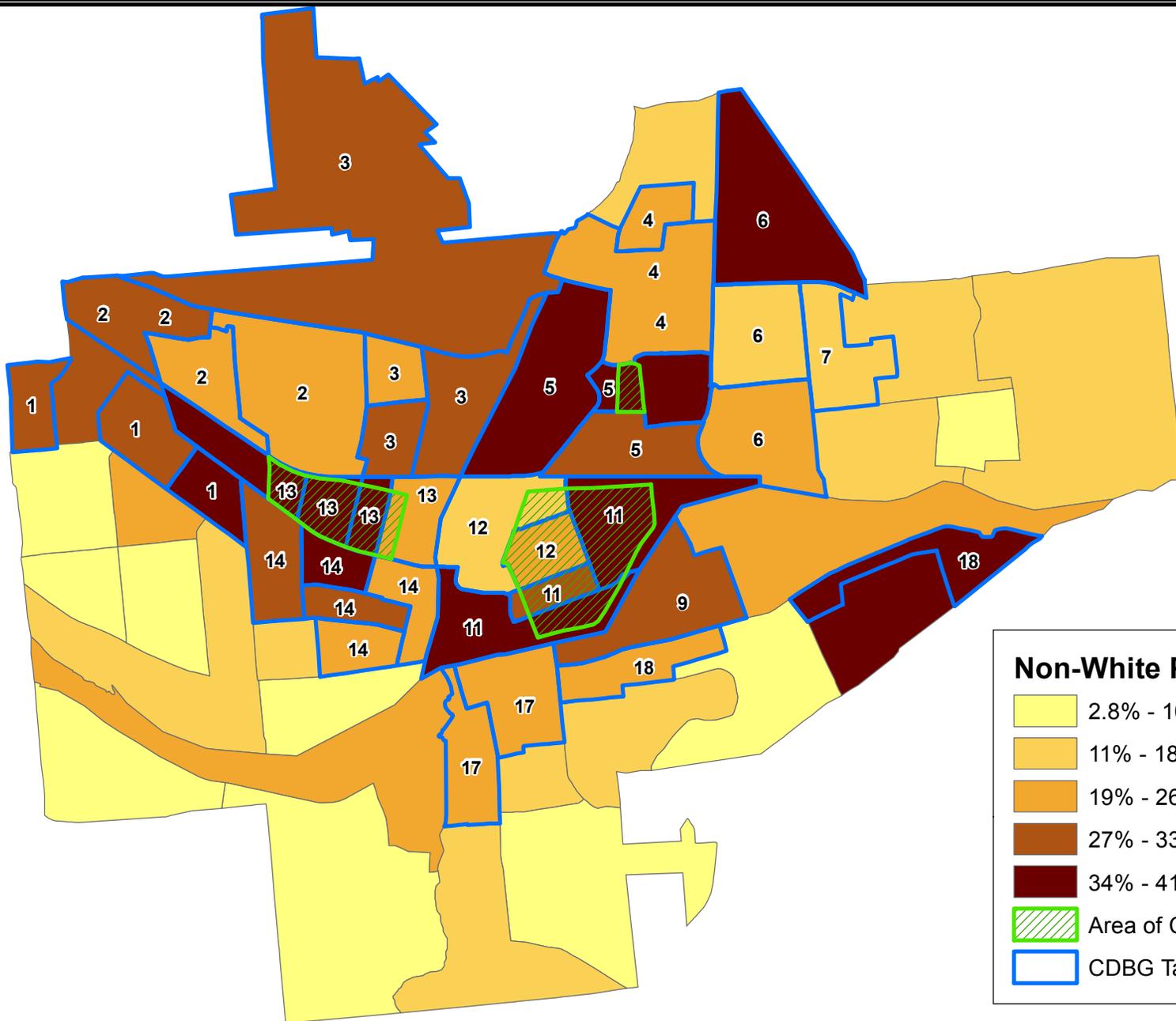
Department of Planning  
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 Binghamton, New York 13901  
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 Phone: 607-778-2114  
 Fax: 607-778-2175



Map created May 14, 2013  
 By Brian Damour

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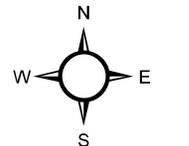


**City of Binghamton -- Areas of Minority Concentration**

\*Based upon 2005 to 2009 American Community Survey Data

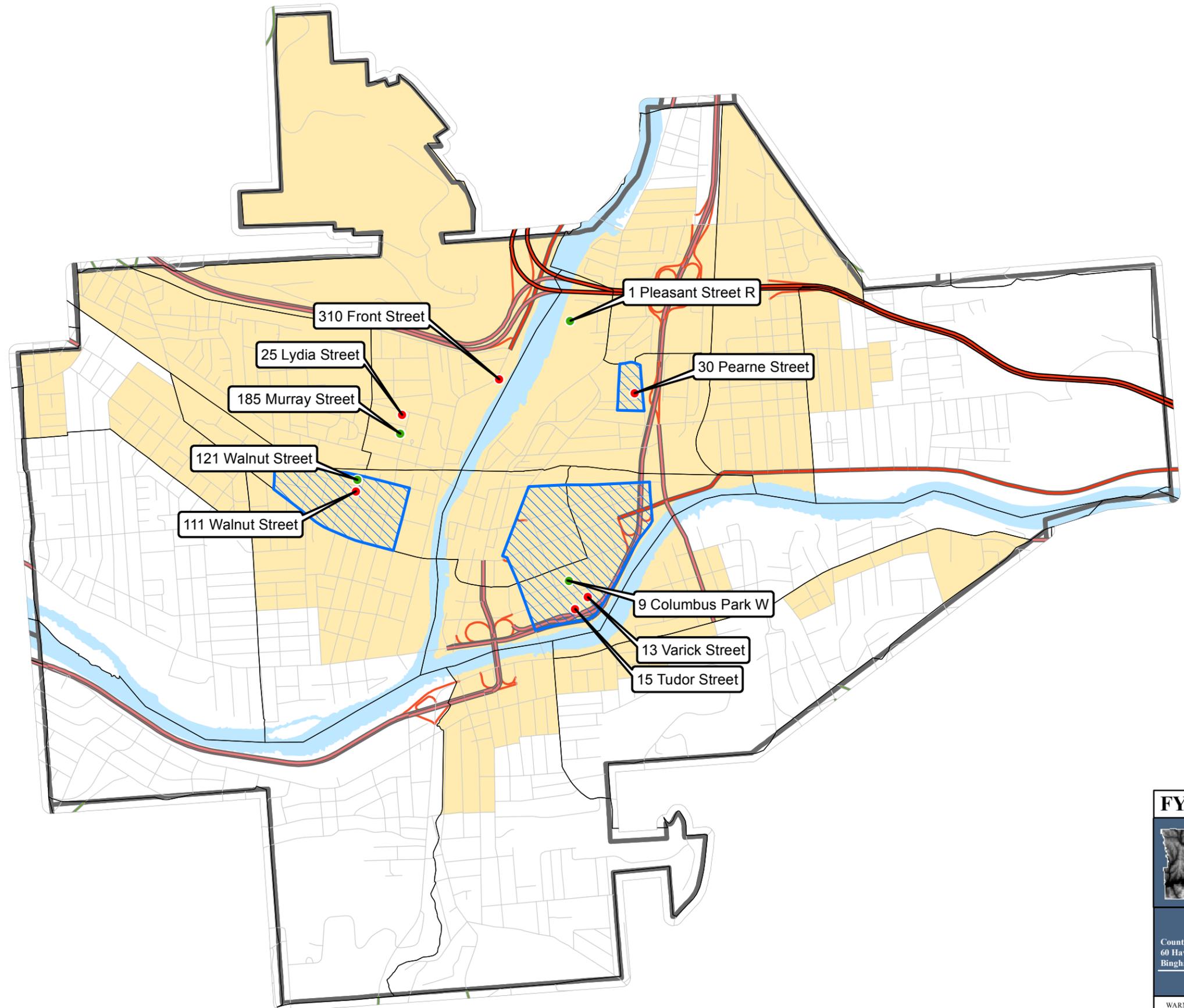
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 Map created May 14, 2013  
 By Brian Damour



- FY 39 Demolition Sites
- Park Improvements
- Area of Concentration
- Census Tract
- CDBG Target Area

<b>FY 39 Proposed Community Development Projects</b>		
Broome County, New York  <a href="http://www.bcgis.com">www.bcgis.com</a>	 <i>Restoring The Pride</i>	
Department of Planning <b>GIS and Mapping Services</b>		
County Office Building 60 Hawley Street, 5th Floor Binghamton, New York 13901	Web: <a href="http://www.bcgis.com">www.bcgis.com</a> Phone: 607-778-2114 Fax: 607-778-2175	 1 Inch = 0.4 miles <i>when printed on 11" x 17" media</i>
Map created May 16, 2013 By Brian Damour		
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**SECTION V**  
**COMMUNITY PARTICIPATION**

## COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

### Public Hearing – March 11, 2013

Members Present:     Bob Weslar                                     Marty Doorey  
                                   Dorian Zahka                                     Dan Livingston  
                                   Majeedah Razzaq                                     Mary Lou Regulski  
                                   Dan Rude                                     Loren Couch

Staff Present: Jennifer Taylor, Grants Administrator - PHCD

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**Marty Doorey:** Good Evening. Welcome to the first public hearing under the Fiscal Year 39 HUD Entitlement Program. My name is Marty Doorey and I'm the Chair of the CDAC which is conducting this hearing. Tonight, the Community Development Advisory Committee and the City of Binghamton are asking for your input regarding programs and activities that should be considered for funding for the period of September 1, 2013 through August 31, 2014. Your input will assist in establishing funding priorities for the following three entitlement programs which the City of Binghamton participates in: Community Development Block Grant; Emergency Solutions Grant; and HOME Investment Partnership Programs.

We ask that participants who wish to provide an oral presentation sign the sign-in sheet, which I believe is there. If you are providing an oral presentation, please come forth to the podium and state your name and address of residence. Presenters shall be called in the order which you signed in. Each participant will have up to five minutes to conduct his or her presentation. A one-minute warning will be provided before the five-minute mark. When providing testimony, please be sure to speak clearly into the microphone so that your remarks can be accurately recorded.

We ask the audience to be courteous and keep side conversations to a minimum so that participants can hear the presentations. If you have any communication devices, please place them on silent or vibrate so that they do not interfere with the proceedings.

With that I will call the first public speaker. Nancy Johnson of the YWCA

**Bob Weslar:** Mr. Chair sir. It should be noted that there is a quorum present on the CDAC so that this meeting can proceed.

**Marty Doorey:** Thank you.

**Nancy Johnson:** Good evening everyone. I didn't realize that I was going to speak but I will speak from my heart about my programs because I'm very passionate about them. My name is Nancy Johnson. I live at 95 Phelps Street in Binghamton, NY and I have been Residential Director here at the YWCA for 12½ years. During that time we have been afforded the opportunity to apply for and have been awarded monies through what was the Emergency Shelter Grant Program and now the Emergency Solutions Grant Program. This past year we were very lucky in securing the highest amount or the highest award that we have every applied for. That has given me the opportunity to increase my staffing within the Emergency Housing Program. Our Emergency Housing Program is the only dedicated female shelter in the City of Binghamton and in Broome County. It's a 12 bed unit; it occupies one wing of the YWCA and at any given time we have 2-3 overflow beds which are

usually full. We have staffing 24-7 in the shelter, however due to budget cuts in the last several years we were down to having one person during second and third shift and on some weekend shifts because of budget cuts in other funding sources as well. This past round of funding has afforded me the opportunity to hire another part-time person so on weekends, which is crucial to our shelter because we get a lot of homeless women and children that appear on weekends, we now have a dedicated person to work in the shelter, not only in security/reception person that oversees the whole building. We have a full-time case manager in our shelter, we have a Voc/Ed counselor in our shelter as well as other programs in the YWCA, and we have a staff of social workers and case workers that work in other programs however we all touch emergency housing in some way. We work very hard within the 21 days that they are allowed to be in the shelter to set them up with funding whether it's DSS, job training or employment, to Social Security to obtain SSI or apply for SSD, and to stabilize them. As you can imagine being homeless is devastating and they come from a variety of sources. We recently housed three women from the fire on Main Street in Binghamton and all these women had children and lost their homes and everything they owned. So we're working very hard to get them back on track. We have all appreciated the support that we get from the City of Binghamton and I hope that we continue to get that support because we house about 250-300 unduplicated women in a year's time. Thank you.

*City Response: The City has supported the YWCA Emergency Shelter Program. It is one of two emergency shelters in the City of Binghamton serving homeless women and children. Under the Emergency Solutions Program, greater emphasis has been placed on using entitlement funds to rapidly transition homeless persons from emergency shelters into permanent housing situations. Going forward it will be important for emergency shelters to document the success in quickly moving persons into stable permanent housing situations and helping them access mainstream funding/employment and other supportive sources to help maintain permanent housing for the long-term.*

**Marty Doorey:** Thank you. Our next registered speaker is Katie Blaine from the Center for Employment Opportunities.

**Katie Blaine:** Good Evening. My name is Katie Blaine. I live at 125 Kimble Road in Vestal. I am also the Participants Service Manager at the Center for Employment Opportunities or CEO. CEO provides comprehensive...excuse me...it provides immediate, effective and comprehensive employment services to individuals that have a recent felony conviction. CEO works with individuals that are hard to employ. We work with individuals who have little to no job training, that are very low income, and that often times are on public assistance. CEO's work prove (serves) as an employment layout [while] teaching participants how to work while they perform valuable tasks and earn a paycheck. We teach behaviors such as cooperative work, showing up on time, cooperation with supervisors, among other things. These are important job skills for finding, obtaining, and maintaining employment. After working with our participants to help them become job start ready, we match their skills, abilities and interests with specific needs of employers. We work to develop sustainable relationships with employers who are open to hiring CEO graduates. And once employed CEO participants have support from CEO staff because we provide ongoing support for any sort of work crisis that might arise and just encouragement in long term

improvement. Okay, in the past CDBG have accommodated for service areas of employment training and crime awareness and prevention. CEO provides unemployed individuals with employment training which helps them get off the public rolls and into permanent jobs and that fosters local growth. Individuals with a permanent job are less likely to become reincarcerated and more likely to build a foundation for a stable productive life for themselves and their families. So when individuals are employed, they're less likely to commit crimes. Less crime helps to strengthen the quality of life in Binghamton. CEO's efforts are in line with the Mayor's work to strengthen neighborhoods and grow the local economy. For these reasons I recommend that CDBG funds continue to help subsidize local employment training and crime awareness prevention initiatives. And just finally I want to thank the City of Binghamton and all of you for giving the community an opportunity to express input with the Annual Plan so thank you. Have a good night.

*City Response: The City has annually allocated a percentage of its CDBG funds to competitively procure essential services that will assist low/moderate income persons in achieving self sufficiency. The City has made an effort to allocate funds to innovative programs, unduplicated services, services that fill a gap in systems delivery. The City acknowledges that the population of formerly incarcerated persons is hard to employ and require greater advocacy to access viable employment opportunities. However with continuous cuts in the CDBG program, the City is increasingly challenged to offer substantive levels of funding to the diverse array of programs that are beneficial to low/moderate income persons and families.*

**Marty Doorey:** Thank you. Our next registered speaker is Deb Kerins of RSVP.

**Deb Kerins:** Good evening. My name is Deb Kerins. I live at 1985 Old Route 17, Windsor, NY and I am the Interim Program Director at the Retired Senior Volunteer Program. We're sponsored by Catholic Charities in Broome County. In addition to the volunteer program that we run, I oversee the transportation program for RSVP which provides frail elderly transportation services in the City of Binghamton and we have an Endicott office that runs in the Town of Union. We have a unique service. We're the only folks that transport frail elderly door to door or disabled individuals. In February 2013 the RSVP Binghamton bus made 265 trips. Of these trips 163 were City of Binghamton residents and the remainder all had Binghamton addresses but they are residing outside of the City limits. 79 rides were given in the Center City focus area. Our service runs to and from the First Ward Senior Center, the Oak Street Senior Center, Yesteryears Adult Daycare, and transports disabled folks to jobs, and volunteers to job opportunities. We have a new partnership with the YMCA and we are now transporting folks who would like to go to the Y to take advantage of any health and wellness programs there. Respite is greatly appreciated by family members who are dealing with loved ones who are affected by alzheimers or dementia when their loved ones go to the Adult Daycare Program. And we've appreciated the support that we've gotten from the Binghamton Development Block Grant. Our funding is a little shaky with the cuts that are going on and the transportation needs are rising within the community for the frail elderly. We service a lot of frail elderly, a lot of frail women and help them maintain their independence living in their homes. Thank you very much and have a good evening.

*City Response: The City has used CDBG funds in the past to support the agency's door-to-door senior transportation service. The City understands that quality public service programs are a key*

*component in improving the quality of life for our residents. However, with continuous decline in CDBG funding, the City is limited to the funds that it can provide to support public service programs. Preliminary information from federal officials has forecasted at least a 5% decrease from last year's CDBG funding levels. The City continues to encourage agencies to document need and leverage additional funding sources as much as possible to support ongoing operations of programs.*

**Marty Doorey:** Thank you. Our next registered speaker is Mary Webster representing Safe Streets.

**Mary Webster:** Hello my name is Mary Webster and I live at 12 Edwards Street and I'm the co-Chair of Safe Streets, a neighborhood organization that works north of Main from Front to Jarvis and up to the railroad tracks. I see a lot of old friends here. I served on CDAC for three years so I've been in your shoes and I thank you for your service. I'm here tonight to advocate for my neighborhood. I also have two letters that I'd like to read from other people. The West Side has seen a serious deterioration in the last 20 years. More than 40% of the crime now takes place on the West Side. We have seriously deteriorating housing stock. We have fewer and fewer homeowners which is a necessary ingredient for a city with a vibrant community. The troubles that I encountered in my neighborhood 20 years ago [when] we started Safe Streets have now spread south of Main. There's very little difference in the police records in those areas north and south of main, east of Chestnut. The West Side of Binghamton is an incredibly important part of our city and we need to make it safe and a vibrant part of our community again. We need to encourage homeownership. We need to encourage responsible investment. We need to encourage student housing. Student housing is a very important part of the West Side. If we don't make the West Side safe for students [then] they're going to move and those houses will be empty, and into those houses will move many of the same kind of people that have torn our neighborhood down. So you see that it is important that we work quickly on this. Essential to the rehabilitation of the West Side are three departments - well there all important - but the three most essential in my experience are the Police, Code Enforcement which is just as important as the police in deterring crime, and the Youth Bureau. So I am here tonight, I am asking for funding for the Police to have extra police patrols, and for funding extra lights, and extra cameras as they're needed. We've received this funding from you before and have been very grateful for it. As I said before Code Enforcement is essential. The Code Department is on hard times like other departments but I really think that Code is essential for fighting crime in deteriorating neighborhoods. So I'm asking for funding to fund another Code Officer. We now have one less Code Officer and we now have rental registration in the City which is going to be an important component in making landlords responsible. But that's taking a Code Officer off the street so we're now down to three for the whole City and that's just simply not enough. I also would like you to give adequate funding to the Youth Bureau. It does a really essential job. One of our main problems is juvenile crime. That's sort of a new phenomenon both north and south of Main and the Youth Bureau is doing a great job but it needs support. CDBG funds have now opened the youth center at Tabernacle two afternoons a week. I'm asking for funding to open this essential program, which serves at risk youth in my neighborhood, five days a week. I'm asking for funding for educational programming at the youth center. There are other afterschool programs for the youth in this area but the West Side doesn't have one and I think it is really essential. So that's all that I have to say and I have two other letters that I can assume that I can read out. They're not from me, they're from other people. This is a letter from Amy Shapiro

who lives at 123 Leroy. Amy Shapiro is the head of the West Side Neighborhood Association who writes I am proud to live on Leroy Street on the West Side. My neighbors and I have been working for the past decade to keep our neighborhood and immediate block safe and cohesive. We have a neighborhood watch; we know each other; we complain about code violations; we call the Police when we see strange cars. In short I believe we are doing what citizens ought to do to help themselves. However we cannot do it alone. When it comes down to it some property owners will not obey the housing codes without enforcement action, and some individuals will not obey the criminal laws without police presence. I ask that money be spent on Code Officers and enhanced police patrols throughout the West Side. I have a second letter here from Maggie Otskowsky George. She lives at 75 Chapin Street. To the CDAC members: Continued deterioration of the West Side has made this area according to 2000 crime mapping, this is on the City's website, the most vulnerable area in the City. Out of town, uncooperative, landlords have led to the demise of the City's lower West Side. By lower West Side she means the area east of Chestnut. Unkempt properties, along with over capacity occupancy has led to further decline and resulted in deplorable living conditions for many impoverished families. In order to improve conditions and increase safety our area, specifically east of Chestnut and south of Main, can benefit from holding landlords accountable in conjunction with frequent police patrol. An overhaul of the neighborhood as seen through the eyes of Code Officers will be beneficial as well. This can all begin with residents by exhibiting a resounding cohesive voice. The smartest path to organization is through formal neighborhood watches. Watch groups [involving] neighbors deter crime, address quality of life issues and create a greater sense of security. So she's asking for funding to support neighborhood watch. Please consider re-investing in the West Side. It is imperative to our City and our City's current, transitional, and prospective residents. Thank you very much. I can leave these with you if you like.

*City Response: The North Side neighborhood is one of the focus geographic areas identified in the City's FY 38 Action Plan. The City's CDBG funds allocations have been used to address the need for crime prevention, homeownership, code enforcement, public improvements, and improved housing stock especially in this neighborhood. Additionally, the City has worked with North Side residents to engage and implement neighborhood improvements under the Design Your Own Park initiative. The needs of this geographic area will continued to be considered in the development of the FY 39 Action Plan.*

**Marty Doorey:** Please do. Thank you. We have reached the end of the formal sign in list but there may be other participants out there who are present who have not had an opportunity to make a presentation and wish to do so. If so would you please step to the microphone and give your name, your residence and if you have an affiliation that would be useful as well.

**Shelli Cordisco:** Good evening. My name is Shelli Cordisco. I live at 2468 Stephanie Lane in Binghamton, Town of Binghamton I should say. I am the Executive Director for Action for Older Persons and our offices are at 32 West State Street, the North river side district of the City. As most of you know, Action for Older Persons has been receiving Community Development Block Grant funding from the City of Binghamton for many years. It actually pre-dates my experiences at AOP which is going on 14 years so I very much thank the Advisory Committee for coming in every year

and recommending support for our programming. We look for Community Development Block Grant support, mostly for our Senior Health Insurance Counseling Program. And I will say that the allocation that we are receiving in this current year is about 20% of the funding that we need to run this program for the entire county. We actually serve a higher percentage of City of Binghamton residents than we do throughout the County. So a 20% allocation for City of Binghamton is well worth the investment because we're serving probably 22% - 24% of our full Broome County caseload comes from within the City. I am especially here tonight, in addition to thanking you for your current support, but to emphasize the importance of considering and prioritizing services for seniors and of course my agenda would be senior health insurance counseling services for seniors in the development of the City's fiscal year 39 Action Plan. As most of you I'm sure are aware Medicare benefits and supplemental coverage are great for our seniors however health care costs remain a substantial and growing burden for our elderly. The elderly spend a higher proportion of their income on health than the general population both because they have higher health care costs and because they have lower incomes. On average a person over the age of 65 has four times the cost for health coverage than someone under the age of 65. Locally Broome County Office for Aging has a senior resource line. They are the clearinghouse to call: 778-2411 for any seniors throughout Broome County. If you call that number and you have issues with your health insurance, your Medicare, anything related to prescription drug coverage, senior health insurance, they're going to directly send you to Action for Older Persons offices. But before they do that they're going to log in the call and what they have found is that of the financial issues that they receive on that resource line, 40% of those financial issue calls they get are related to health insurance and prescription drug coverage. And in those cases, those 40% of their financial issues calls, are being routed to Action for Older Persons to help out. Considered separately almost 17% of calls to the senior resource line were directly related to senior health insurance, 17% of calls to the senior resource line in 2011. These calls can be largely attributed, both by agree and so does the Office for Aging, that there is an increasing complexity of decisions that need to be made by anyone who is receiving Medicare coverage, any expenses that they are having with insurance. Decisions are simply too difficult for many seniors to handle on their own. At Action for Older Persons during this past year's open medical enrollment period, for example, our offices across from K-Mart right, we helped more than 700 random people who worked in our doors in an eight week period. Sometimes we had 50 people in our waiting room. If you've never been to my offices I'd ask you to stop over and envision 50 people being in our waiting room and pretty much, not literally taking numbers, but yes taking numbers to meet with one of my senior health insurance counselors. I have 14 senior health insurance counselors; they're all volunteers. I have one staff person allocated to all senior health insurance counseling [which] is one full-time person. The rest of us, whatever our jobs are, we all become senior health insurance counselors in the Fall. 700 people walked through our doors. About 20% of them, 171 of them, were City of Binghamton residents. And of those 171 City of Binghamton residents we help save them totally, in an aggregate, \$115,000. Some of them we saved no money; some of them we saved over \$12,000. On average though if you round that out [and] do your numbers, it's about \$673 on average per City resident that we served in an 8 week period alone. We're doing some amazing things at Action for Older Persons. We are investing in our seniors. We all know that Binghamton's infrastructure is aging - our streets, our roads, our bridges, our underpasses - everything is aging. The nation is aging. Our most valuable resource, I

think, are our people. Our people are aging. For this reason I urge City officials, planning people, to continue to invest in activities that directly support our City's senior population including access to affordable health care. Thank you for your time tonight.

*City Response: The City has used CDBG funds in the past to support the agency's senior health care counseling program. The City understands that quality public service programs are a key component in improving the quality of life for our residents. However, with continuous decline in CDBG funding, the City is limited to the funds that it can provide to support public service programs. Preliminary information from federal officials has forecasted at least a 5% decrease from last year's CDBG funding levels. The City continues to encourage agencies to document need and leverage additional funding sources as much as possible to support ongoing operations of programs.*

**Marty Doorey:** Thank you. Are there any additional people?

**Debra Hogan:** Good evening Committee, Chair, committee members. My name is Debra Hogan, Center City homeowner, property owner, and coordinator of Neighbors Against Crime. The mailing address that I use is P.O. Box 2810, Binghamton, 13902. The job that you have in this meeting is you actually are hearing what the needs are in the community, many times from the people who are assisting. And everyone who spoke this evening has very worthwhile causes. And the job that makes it very difficult, and in previous conversations with committee members, is that you have our shrinking dollars so how we make the decisions so that everybody's program has funding. One of the things that I just wanted to speak about is crime prevention. When I purchased my house in 1993, I was kind of warned off of Center City. We have a black eye and when I went there at 2 a.m. in the morning over a two to three week time period, the a.m.'s, p.m.'s, the afternoons, the evenings, I didn't see what everyone had warned me of. And that radically changed when drugs and prostitution moved in next door to me in 1995. We pretty much know the history. That was the year when Neighbors Against Crime was born. And also we had wonderful mentoring from Mary Webster with her organization Safe Streets already been formed. One of the things that we've learned, and it's more present today is the homeowners that were in my particular neighborhood Center City, and we just had a house sold by auction with one of our long time homeowner of residents who raised a family of seven/eight children. And I can tell you from every street, from Pine Street to Susquehanna, from Rutherford to Exchange Street, we've lost many people, the people that are homeowners. We now have a Homeowners Academy, I think that's essential to bring people back and bring young families in. We're seeing development in the Center City - we're going to be having an incubator. But in order for people to feel safe, we still have that black eye. We've done a tremendous amount of work in conjunction with many departments in City Hall. We've also received the Department of Justice Weed and Seed grant. It gave us boots on the ground for police patrols, as well as seeding activities to have activities for adults, youth and seniors. But as many of you know we no longer have that, we haven't had that for several years. And I think it's important to not forget about Center City and as the dollars dwindle with things that we need. One of the things that I asked about and received is our [man]power in this right now. The maximum allowable at this particular time is 126. Currently the numbers were or about 114. We have 16 recruits entering the police academy however by June 1<sup>st</sup> we will only have 110 individuals who will be patrolling the streets. That is border to border, east to west, north to south. The patrols that

we've had in Columbus Park and also in Cheri Lindsey are very important during the summer times. For the first time ever this past year we've had juvenile issues. And we want to thank this committee because in the past you have awarded monies for the dugouts. Our little league members have been champions many times in the last several years but they've never had a dugout and special thanks to Majeedah our Center City representative and former representative Fred Kelley bonding together getting folks help to get the dugouts. It's really important to the kids. We as a neighborhood have been looking at the condition of Columbus Park. We have been cited for health issues at the fountain. We took it upon ourselves three to four years ago to come up with a plan. We've worked with many people from Binghamton University, the Urban League and we put that forth for funding. That went for funding the last two years to the New York State Parks Department and we really hoped it would gain ground there and get funding. We did not. So in essence the first park that received handicap equipment under Mayor Bucci we're now lagging behind. And we'd also like to request a security camera for that and I know that it can be out of the CDBG funds because that was done at Front and Clinton Streets. So again we need homeownership in the community. I can echo the words that were said phenomenally in regards to code enforcement. We do have development but we need to keep people. Don't let them be frightened off by Center City. Allow them to live, work in peace and safety. And I would like to pass around the National Night Out notebook that demonstrates the activities for one evening the first Tuesday in August and there were over 400 people in attendance. Thank you very much.

*City Response: The Center City neighborhood was a priority focus area for crime prevention in the City's FY 38 Action Plan. In general, the City uses entitlement funds to address many of the issues raised by the resident including crime prevention, homeownership and promoting neighborhood stability, code enforcement, park improvements, and improved housing stock especially in this neighborhood. The City has worked diligently to leverage resources for this area. Recent efforts have afforded the City to secure State and private funding for Columbus Park improvements. The needs of this geographic area will continued to be considered in the development of the FY 39 Action Plan.*

**Marty Doorey:** Thank you. Is there anybody else that would like to testify before this hearing? Ok. Seeing none, thank you. We really do appreciate your input, your participation in the process and we hope that you continue to remain engaged in the process as we go forward to prioritize programs that will make our City sustainable, thriving for the long term. Should you have additional comments please forward them to the City Planning Department. As the CDAC we always welcome your comments in written form in addition to what is given at these public hearings. With that before I adjourn the hearing I will call the roll one more time just to make sure that we have established a quorum. Dorian Zahka – 3<sup>rd</sup> District; Bob Weslar – 1<sup>st</sup> District, Dan Rude – 5<sup>th</sup> District; Mark Dozoretz – 6<sup>th</sup> District; Chris Marion – 2<sup>nd</sup> District; Mary Lou Regulski – City Council At-Large; Majeedah Razzaq – 4<sup>th</sup> District; Susan Remizowski – Mayoral Appointment; Marty Doorey – 7<sup>th</sup> District. Anybody else before we close up? With that thank you. This hearing is officially adjourned.

**SECTION VI**  
**CERTIFICATIONS**

**To be inserted upon final  
approval from City Council**

**SECTION VII**  
**CITY COUNCIL ORDINANCE**

**To be inserted upon final  
approval from City Council**

**SECTION VIII**  
**TARGET DATE FOR COMPLETION**  
**OF PROPOSED PROJECTS**

## PROPOSED COMPLETION SCHEDULE

<b>Proposed FFY 2013 CDBG Activities</b>	<b>Estimated Completion</b>
<b>Housing Activities:</b>	
Senior Housing Repair Program	December 2014
Program Delivery	December 2014
Program Income	December 2015
<b>Economic Development Activities:</b>	
Program Income	December 2015
BLDC Subrecipient Contract	December 2014
<b>Public Infrastructure Activities:</b>	
Engineering Services	December 2014
Infrastructure & Parks	November 2014
<b>Public Services:</b>	
Human Service Programs	December 2014
Crime Prevention	December 2014
Youth/Neighborhood Beautification/Green Jobs Programming	December 2014
Housing Counseling - Contractual	December 2014
<b>Demolition &amp; Clearance:</b>	
Demolition and Clearance of Dilapidated Structures	December 2014
<b>Code Enforcement:</b>	
Enhancing City Code Enforcement	December 2014
<b>CDBG Program Administration:</b>	
Program Administration	December 2014
Planning & Design Activities	December 2014
<b>Section 108 Loan</b>	
Section 108 Loan Repayment	August 2014

<b>Proposed FFY 2013 ESG Activities</b>	<b>Estimated Completion</b>
Homeless Services	December 2013
ESG Program Delivery	December 2013

<b>Proposed FFY 2013 HOME Activities</b>	<b>Estimated Completion</b>
Single Family Renovations	December 2013
Community Housing Development Organization projs.	August 2017
HOME Program Delivery	December 2013