

**Substantial Amendment to the City of Syracuse Consolidated Plan 2008 Action Plan
for the Community Development Block Grant-Recovery Program (CDBG-R)**

A. General Information

Grantee Name	City of Syracuse
Name of Entity or Department Administering Funds	Community Development
CDBG-R Contact Person (person to answer questions about this amendment and CDBG-R)	Fernando Ortiz, Jr.
Title	Commissioner, Community Development
Address Line 1	City Hall Commons
Address Line 2	201 E. Washington Street, Room 412
City, State, Zip Code	Syracuse, NY 13202
Telephone	(315) 448-8775
Fax	(315) 448-8720
Email Address	fortiz@ci.syracuse.ny.us
Authorized Official (if different from Contact Person)	Matthew J. Driscoll
Title	Mayor
Address Line 1	203 City Hall
Address Line 2	
City, State, Zip Code	Syracuse NY 13202
Telephone	315-448-8005
Fax	315-448-8067
Email Address	Mayor@ci.syracuse.ny.us
Web Address where this Form is Posted	www.syracuse.ny.us

Amount Grantee is Eligible to Receive*	\$ 1,641,520.89
Amount Grantee is Requesting	\$ 1,641,520.89

Substantial Amendment to the City of Syracuse Consolidated Plan 2008 Action Plan for the Community Development Block Grant-Recovery Program (CDBG-R)

The purpose of this substantial amendment to the City of Syracuse's Consolidated Plan is to describe the two major activities the City proposes under the 2009 American Recovery and Reinvestment Act.

The City of Syracuse's formula allocation under the Act is \$1,641,520.89. These funds will be allocated toward the following two activities:

1. \$1,200,000 for the selective demolition of blighted structures in the furtherance of on-going and imminent neighborhood revitalization efforts throughout the City of Syracuse.
2. \$441,520.89 to capitalize the City's Urgent Care program to make substantial improvements to the homes of low-income owner-occupants to keep people in the homes that they own.

The City of Syracuse annually allocates funding from its capital budget for the purpose of the demolition of blighted structures. Last year's allocation of \$800,000 allowed for the demolition of 45 structures. The budget passed by the City in 2009 increased this spending line to \$1,000,000 which is projected to remove 56 blighted structures.

These funds are applied citywide and are aimed at addressing emergencies as they arise throughout the year. This includes fire-damaged property, structural failures and other attractive nuisances that make up some of the 1,300-plus vacant structures scattered throughout the city. Because of this limited supply of local funds for the purpose of demolition and the scattered nature of the emergency structural hazards, little targeting of these resources is feasible. Also, the City is annually forced to bond for additional demolition funds throughout the budget year to address these emergency situations as they arise.

The proposed use to the stimulus funds is to assist ongoing and imminent neighborhood revitalization efforts underway in a variety of neighborhoods throughout the city in conjunction with the City's non-profit housing development partners. In each neighborhood a target area has been identified and financing is secured or is pending for other planning components such as rehabilitation of existing structures, new construction of housing as well and lot resubdivision to reconfigure the layout of each target area.

Each of these neighborhood revitalization efforts calls for the removal of blighted structures that in most cases would be bid out by local non-profit housing developers and paid for through the use of various secured and pending funding sources. Demolition costs place a drain on these by resources severely limiting the funding that could go into the rehabilitation of viable structures. By applying stimulus funds toward the selective demolition of blighted structures within the context of an overall neighborhood plan, the City can play a pivotal role in realizing the goals of multiple neighborhood plans. It is estimated that these stimulus funds will allow for approximately 67 demolitions over the proscribed 18 month timeline in place by HUD. Work can commence immediately upon notification by HUD because the City's housing

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partners currently have site control of many of these blighted vacant structures while other the City has obtained court orders to allow demolition.

These revitalization efforts stimulate the local economy and create jobs both in their execution stage as well as throughout the long term by creating opportunities for private investment both residential and commercial. Also, a NeighborWorks America study posited that one vacant structure typically devalues the worth of up to seven surrounding structures, reducing the wealth of the owners of these surrounding structures. The mere act of removing one such vacant structure has been shown to have immediate economic benefits for neighborhoods for which this activity is targeted.

The City's Urgent Care program administered by Home HeadQuarters provides affordable financing to low-income owner-occupants to address emergency home improvements necessary to keep them in their homes.

More than a third of the city's owner-occupants are low to moderate-income households most of whom are struggling to keep up with repairs to their homes. Deferred maintenance often results in the failure of some critical housing components such as a roof, furnace or sewer backup, all of which threaten the habitability of the house. These repairs and improvements will be performed by small businesses which will result in economic stimulus to the local economy through job creation.

The Urgent Care program provides up to \$10,000 in repairs that is paid back on a sliding scale depending on the income of the household with the lowest income strata paying back just 20 percent of the loan. Stretched over a typical term of seven years (the term is negotiable), the monthly installment is in many cases nominal.

Currently there is a waiting list of over 250 households that have sought assistance through this program. This year's CDBG allocation provides funding for approximately 70 such cases. This proposal for stimulus funds for this use would allow an additional 40 households to maintain the homes and remain owner-occupants.

The economic benefit of the Urgent Care program, like the demolition component, is twofold. First, the substantial (\$10,000) improvement of 40 homes provides employment opportunities for local contractors skilled in providing these improvements. Second, the retention of owner-occupants in the city's neighborhoods provides a stabilizing effect that encourages further investment both residential and commercial. And due to the large demand for such services, these funds can be applied immediately upon approval of this proposal by HUD.

CDBG-R
Activity Data Spreadsheet

Jurisdiction/Grantee Name: City of Syracuse		CDBG-R Fomula Grant Amount: \$1,641,520.89				Date: May 22, 2009	
Activity Name	Activity Description	Eligibility (Regulatory or HCDA Citation)	National Objective Citation	CDBG-R Project Budget (\$)	Additional Recovery Funds (\$)	Other Leveraged Funding (\$)	Total Activity Budget
Urgent Care Program	Substantial home improvements for 40 to 50 low-income owner-occupants	570.202 (a)	LMA	\$ 441,521	\$ -	\$ 200,000	\$ 641,521
Selective Demolition	Demolition of blighted vacant structures in the furtherance of on-going and imminent neighborhood revitalization efforts.	570.201(d)	LMA	\$ 1,200,000	\$ -	\$ 5,000,000	\$ 6,200,000
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Matthew J. Driscoll, Mayor

Fernando Ortiz, Jr., Commissioner

**CITY OF SYRACUSE, NEW YORK
DEPARTMENT OF COMMUNITY DEVELOPMENT
Announces the availability of the Substantial Amendment to the Consolidated Plan
for the Community Development Block Grant Recovery (CDBG-R) Program**

In accordance with HUD guidelines, the CDBG-R substantial amendment to the 2008 Action Plan for the City of Syracuse must be published for no less than seven (7) calendar days for public comment before being submitted to HUD by the June 5, 2009 deadline.

This seven day comment period will begin Friday, May 22, 2009 and extend through the close of business on Wednesday, May 28, 2009. Beginning on May 22, 2009 the CDBG-R substantial amendment to the City of Syracuse Consolidated Plan may be viewed on and downloaded from the City of Syracuse website at www.syracuse.ny.us/neighborhoodPlanForms.asp. In addition, copies can be requested by email to cd@ci.syracuse.ny.us or by calling 315-448-8620.

Comments should be sent to:

Email: [**cd@ci.syracuse.ny.us**](mailto:cd@ci.syracuse.ny.us)

U.S. Mail: **Fernando Ortiz, Jr., Commissioner
Department of Community Development
201 E. Washington Street, Rm. 612
Syracuse, New York 13202**

Telephone: **(315) 448-8620**

Comments must be received by close of business Wednesday, May 28, 2009

The City of Syracuse complies with 31 CFR Part 51 and does not discriminate in access to facilities, programs, services, or activities on the basis of race, color, sex, creed, marital status, national origin, or disability.

