

Introduction

This report describes the affordable housing issues and needs of the five counties that comprise the Central New York Region: Cayuga, Cortland, Madison, Onondaga and Oswego (the Region).

During the month of November 2008, information regarding the affordable housing and community development needs of the Region was obtained through a series of focus group meetings held by the Division of Housing and Community Renewal (DHCR) with local officials and housing experts. The information contained in this report is a distillation of the comments, observations and opinions of the participants who attended these focus group meetings. In addition, a number of site visits were conducted throughout the Region.

This report contains U.S. Census and American Community Survey data intended to identify demographic and housing related changes in the five counties from 1990 to 2006 (see accompanying tables). However, Cortland County lacked the population density necessary to obtain 2006 American Community Survey results. Data for that County was confined to the 1990 and 2000 U.S. Census.

Regional Overview

The Region is the geographic center of New York State. It is bordered by the North Country Region and Lake Ontario to the north, the Southern Tier Region to the south, the Finger Lakes Region to the west and the Mohawk Valley Region to the east. The Region's primary population center is the City of Syracuse located in Onondaga County. That City is the subject of the Report's Regional Highlight.

With the exception of the City of Syracuse, much of the Region is comprised of small rural communities. Participants said DHCR's existing programs typically do not address the affordable housing issues and needs of these areas. According to participants, the majority of DHCR's programs are geared toward downstate communities and major metropolitan areas. They believe that the condition of the housing stock in upstate rural communities warrants program realignment to meet the needs of the Region. For instance, participants stressed the need for additional rehabilitation funding for both homeowners and property owners, as much of the Region's housing stock is aged and in substandard condition. Not-for-profit organizations cannot keep up with the demand for additional resources, as many of these organizations have long wait lists and limited staff capacity. The relatively modest income of renters and homeowners exacerbates the rehabilitation issue.

Participants said low- income renters have a difficult time finding safe, decent and affordable housing. Tenants find themselves living in substandard units or doubling up with family and friends because they cannot afford the costs to secure an apartment, including a security deposit and the first and last month's rent. Limited and stagnant rental assistance compounds this issue. It was stated that property owners are often unable to make needed repairs to their units due to the

low rents that they are able to command. Participants from Onondaga County commented on the challenges of serving the lowest income population, saying that they are forced to layer different subsidies in order to provide affordable rental units.

Participants said homeowners cannot afford to pay rising taxes and utility costs as well as the cost of maintaining their homes. Attendees in Onondaga County said many homeowners are living above their means and are faced with tremendous debt.

The need for preservation of existing units versus the need for newly constructed units was discussed. While there were mixed opinions throughout the Region, some participants noted that even when there is a need for additional units, community opposition arises. The need for multi-family units in the City of Auburn, Cayuga County, was emphasized. However, there has been “not-in-my-backyard” (NIMBY) opposition to this type of development in that City. While the community has expressed a need for affordable multi-family development, increased density is opposed by residents in certain neighborhoods. Similar sentiments were shared in Madison and Onondaga Counties. Attendees in Onondaga agreed that offering additional school and infrastructure improvement funding to induce communities to build affordable housing may be a good strategy to combat NIMBY opposition in the County.

Regional Affordable Housing and Community Development Issues

Housing Quality and Stock

Meeting participants discussed the prevalence of aged housing stock in the Region. According to the 2000 U.S. Census, the median year that structures in the Region were built was 1958. As you move into the rural areas of the Region, the age and condition of the housing stock worsens. According to a survey included in Cortland County’s 2001-2002 Consolidated Plan, between 65 to 75 percent of the housing units in the County met the definition of substandard. It is believed that this percentage has probably increased since that time. In the rural areas of Cayuga County, attendees cited instances of housing stock with unsanitary facilities, lacking water and septic systems.

Rehabilitation funding is needed for both homeowners and owners of rental properties. Some not-for-profit organizations are inundated with phone calls requesting housing rehabilitation assistance and have wait lists over three years long for housing rehabilitation. Attendees in Cayuga County believe that many homes in that County need to be brought up to building code, yet public subsidies are not enough to perform these activities.

Participants in Madison County said the County’s first time homebuyers program is hard to manage because of the age of the housing stock. Homes in the \$70,000 to \$80,000 range often require up to \$20,000 in rehabilitation, including electrical

work, lead inspection and window replacement. One attendee said their organization spent nearly \$32,000 to rehabilitate one home. It was recommended that additional funding for repairs be included in the County's first time homebuyers program so that homes meet building code inspection standards and are in move-in condition.

There was general agreement in Oswego County that the preservation of the existing housing stock is needed as opposed to the creation of new housing. However, participants in Cayuga and Madison Counties believe there is a need for new construction in addition to rehabilitation, demolition and infill development. Attendees said that it may not be financially feasible to rehabilitate the severely deteriorated housing stock. One participant stated that the cost of rehabilitating aged housing can be as much as \$150,000 for one property.

Meeting participants also discussed the presence of manufactured homes (mobile homes) in the Region. They recognized this type of housing as an affordable housing option, yet cited instances of substandard mobile homes in parks and on scattered sites. A not-for-profit organization in Onondaga County said that they periodically rehabilitate mobile homes but they are expensive to repair. Another participant said they avoid rehabilitating mobile homes because many are in poor condition and cannot be brought up to livable standards. Participants from Madison and Cortland Counties said the value of mobile homes does not warrant investment for repairs and renovations. With so many of these homes in substandard condition, participants said expending rehabilitation funds on these units "is like putting good money towards something bad."

Affordability

Attendees said affordability is a huge issue for the Region's low-income renters. A developer in Oswego County said that rental assistance is needed in order to fill their units. They believe that without this assistance, much of the stock that they manage would remain vacant.

Madison County participants also stressed the need for rental assistance, specifically for security deposits and utilities. Many apartment owners require first and last month's rent, in addition to a security deposit. With rents at approximately \$700, a potential tenant would need over \$1,400 to secure an apartment. It was stated that many Section 8 voucher holders in Madison cannot find decent housing because rents are unaffordable. Consequently, close to 450 vouchers are not utilized by voucher holders.

Participants voiced their concern about the State's welfare shelter allowance. In Onondaga County, participants said rents have risen nearly 16 percent, yet the welfare shelter allowance has not been raised. For a family of four in Madison County, the allowance amount is nearly \$300 per month. Attendees said it is difficult to find housing that is not substandard for that amount. However, some

believe that if the welfare shelter allowance is raised, landlords may raise rents to take advantage of the increase.

Meeting participants from Cortland County discussed the impact that the student population has on the availability of affordable housing surrounding SUNY Cortland College. It was stated that there is a lack of low- to moderate- income housing because of the competition created by college students. On-campus dorms can only accommodate half of the College's 7,500 students. Participants said the average rent for a two bedroom apartment is approximately \$500 per month, however, property owners often charge up to \$2,000 per semester per student.

The City of Cortland tries to limit the number of non-related individuals living in a home to three, but has a difficult time enforcing this restriction. It is not uncommon to find as many as five students sharing a home. Thus, landlords are able to make a huge profit from housing students. In turn, local residents leave the City and try to find affordable housing in rural areas of the County.

In Oswego County, it was stated that foreclosures are a growing problem for homeowners. Participants said more than ten percent of the County's foreclosed loans were either sub-prime or "second loans." The importance of homeowner counseling was stressed as evidenced by the increased number of calls received by not-for-profit organizations for foreclosure assistance. Some attendees believe a key to successful foreclosure prevention is the disallowance of subordination requests by predatory lenders and a prohibition against banks from selling mortgages.

Special Needs/Supportive Housing

Meeting participants commented on the affordable housing needs of seniors in the Region. They said there is a growing need for accessible apartments and homes for the aging population. One participant said they assist senior homeowners using DHCR's RESTORE and Access to Home Programs, however, funding is limited. Both local governments and not-for-profit organizations are adapting apartments and homes in order to make them accessible and energy efficient for senior residents. They also said there is a growing need for supportive services for those who are aging in place.

In addition, participants discussed the increase in homelessness in select communities in the Region. For example, participants from Oswego County said more homeless shelters are needed in that County. "Invisible homelessness," such as couch surfing and doubling up with family and friends, is said to be on the rise. In Onondaga County, one participant shared that there are more individuals in shelters than ever before and the County Department of Social Services (DSS) finds it difficult to connect people with available resources. The County DSS is beginning to serve a broad special needs population, including those with mental or physical disabilities, the medically frail chronically homeless and youth aging out of foster care. The County DSS has 260 shelter beds but has had to place an

additional 70 individuals in motels. Further, capacity at shelters operated by Catholic Charities and the Salvation Army has been exceeded.

Attendees agreed that those in Onondaga County's social service industry may not be equipped with knowledge regarding subsidized housing options. Presently, Onondaga's DSS works with private landlords to secure affordable housing for homeless individuals. A suggestion was made that social service industry workers, including shelter staff, be trained regarding available housing resources so that transitional populations can be placed in permanent housing. Attendees said "safe, affordable and sustainable" apartments are needed for homeless and special needs populations in Onondaga.

Downtown Revitalization and Main Streets

Meeting participants discussed their use of DHCR's Main Street Program to fund façade improvements, commercial rehabilitation and to create upper floor residential units. The first project in the State to receive a grant through the Main Street Program for the rehabilitation of a commercial building was located in the City of Auburn.

Meeting participants shared some of their concerns about utilizing Main Street funding. They said it is a challenge for small low- income communities, who have limited resources and capacity, to administer the Program. Many businesses find it difficult to finance their day-to-day operations and cannot afford the required 50/50 match. The lack of administrative funds was also said to be an issue. Attendees in Oswego County stated that local parking and code requirements are "hidden issues" when attempting to utilize the Program. They said combining the Program with the Empire State Development (ESD) Corporation's Restore NY Program can have a positive impact in small communities.

Program Alignment

Participants throughout the Region expressed their dissatisfaction with several of DHCR's existing programs as they believe the programs are not meeting the needs of rural upstate communities. For example, participants in Madison County stated that the guidelines for the CDBG Program, which target funds to specific municipalities, are not suitable for rural counties where the needs are scattered. One participant said it is challenging to build to DHCR's capital program design requirements, namely central air conditioning and green building measures, because it is difficult to achieve the necessary economies of scale in upstate New York.

Several meeting participants stated that it is hard to compete with downstate areas for projects funded with either Low- Income Housing Tax Credit or tax-exempt private activity bonds (volume cap). Attendees from Onondaga County said that the incomes of local residents cannot support the rents required to make affordable housing projects funded with volume cap financially feasible.

Participants from Cayuga County discussed the enormous impact that administrative and organizational capacity has on the ability of organizations and agencies to carry out housing programs. They indicated that anticipated budget cuts to DHCR's Rural and Neighborhood Preservation Companies Programs will diminish the capacity of Preservation Companies. One not-for-profit organization has had to relinquish its HUD-certified homeownership counseling title because of funding limitations.

Attendees in Cayuga also discussed the Rural Area Revitalization Program. They said the population eligibility threshold for this program should be increased in order to meet the affordable housing and community development needs of small cities.

An attendee from Onondaga County cited problems with that County's homeownership program previously funded under the State's Low- Income Housing Trust Fund Program. It was stated that homeowners who received subsidies under this Program are required to sell their homes to income eligible buyers. Program regulations stipulate that subsequent purchasers inherit the regulatory restriction of the original agreement, including income eligibility. Owners who are unable to find qualified buyers are forced to remain in their homes, thus limiting their mobility and opportunity to create further wealth. Homeowners have offered to repay the original subsidy in order to sell their home, however, current regulations prohibit such action. Regulations also prohibit homeowners from drawing down equity from their homes for anything other than home capital improvements.

Regional Affordable Housing and Community Development Assets

- Location – geographic center of New York State.
- Affordable and stable housing market.
- Local colleges and universities.
- Rural quality of life – small towns and villages.
- Interagency and intergovernmental collaboration.
- Scenery and natural beauty – lakes, fresh water, waterfalls and parks.

Regional Affordable Housing and Community Development Needs

- *Rehabilitation and modernization funds for existing housing stock:* capital improvements and repairs of both homeowner and rental properties.
- *Very low- income housing:* rental opportunities for those being priced out of the rental market or living in substandard housing.
- *Economic development opportunities:* employment opportunities with living wages.
- *Emergency and transitional housing:* emergency shelters, transitional housing and supportive services for the homeless population, including

those suffering from mental illness or physical disabilities and youth aging out of foster care.

Regional Highlight – City of Syracuse

The City of Syracuse is located in Onondaga County. Syracuse is the economic and education engine of the Central New York Region. It is the County seat and the fifth largest city in New York State. The City's top employers include Syracuse University, State University of New York Upstate Medical University and National Grid. The Great New York State Fair has been held annually in the Syracuse area since the mid-1800s.

According to the 2006 American Community Survey, the City's population is approximately 139,100. The median household income for Syracuse is \$26,500 and 26 percent of residents live below the poverty level. Contrary to the higher homeownership rate of 67 percent in Onondaga County, the rate for the City is only 40 percent. Compared to the City's homeowners, renters are more financially burdened by housing expenses. Approximately 57 percent of renters spend 30 percent or more of their income on rent, while 31 percent of homeowners spend 30 percent or more of their income on housing costs.

Housing Quality and Stock

Meeting participants agreed that much of the City's housing stock is aged and in need of substantial repairs and renovations. They believe it is difficult to address these issues given the current economic climate and limited resources. A participant from a not-for-profit organization said they have a difficult time allocating funding received from the New York State Affordable Housing Corporation for home rehabilitation because many applicants are not credit-worthy or do not have the match required under the Program. The costs associated with bringing homes up to habitable standards for long-term viability do not align with home prices in the City. It was stated that additional funding for the Syracuse Homeowner Assistance Repair Program and funding for emergency repairs under \$1,000 are needed.

Property owners have a difficult time maintaining their properties because they lack the necessary resources to make substantial improvements. It was reported that landlords have fewer units available for tenants who utilize the City's Section 8 Program because properties do not meet HUD Housing Quality Standards, which causes more Section 8 vouchers to be used in the inner ring suburbs.

Similar to other upstate cities, the City of Syracuse has vacancy and abandonment issues. The City has nearly 1,200 vacant residential units. Participants said it is hard to manage these issues along with the criminal activity, such as arson and drug dealing that often accompanies blight. Several local not-for-profit organizations are trying to address vacancy issues through rehabilitation efforts,

but state that it is a “constant battle.” For example, copper pipes are often stripped from vacant homes, thus increasing rehabilitation costs.

Attendees commented on the need to refocus development in the City where infrastructure, such as roadways, water and sewer are in place. However, participants believe new growth and development is hindered in some areas of the City due to violent crime. Developers refrain from building new homes fearing vandalism. At the time of the focus group meeting, participants reported that there had been 19 homicides in the City in 2008.

Participants said there is a need for homes with three or more bedrooms for large minority and immigrant families. Many immigrants from Vietnam, Sudan and Bosnia live in substandard, overcrowded conditions because they are unable to find affordable housing that accommodates their larger families.

Affordability

Attendees said there is a lack of affordable housing for residents earning low wages. Further, the condition of the City’s housing stock impacts affordability for homeowners. Homes appear to be affordable at time of purchase, however, owners lack the financial capacity to properly rehabilitate and maintain their homes. Increasing heating and utility costs also impact the homeowners’ ability to stay in their home, as they do not have the discretionary income to pay high utility bills or purchase efficient heating systems.

Special Needs/Supportive Housing

Participants active in the Syracuse-Onondaga Homeless and Housing Vulnerable Task Force stated that there is a need for more transitional housing. They said that the number of available beds through Shelter Plus Care increased from approximately 260 to nearly 440 and continues to grow. Participants said that although the County’s Department of Social Services has programs in place to address these issues, City government should begin to consider them as well. Further City-County collaboration was encouraged.

Participants also discussed the housing needs of the City’s senior population. Attendees said a housing rehabilitation grant program for seniors is needed. It was stated that this type of program would assist seniors in maintaining their homes, thus stabilizing neighborhoods in the City. In addition, participants stated that there is a need for more supportive services so that seniors do not have to live in costly nursing homes.

A participant from the Syracuse Housing Authority said they are seeing an increasing number of young disabled individuals seeking subsidized housing units. There is a need for accessible units that are affordable to disabled residents living on Supplemental Security Income.

Downtown Revitalization and Main Streets

Meeting participants said there is an emphasis on rebuilding and renovating the City's downtown area. The 300th block of the City's main street, Salina Street, is being targeted by several developers. The occupancy rate for retail space in this area is close to 70 percent, while upper floor residential units have a vacancy rate of nearly 80 percent. Funding from the ESD's Restore NY Program, as well as DHCR's Main Street Program, are being used to assist in the City's downtown revitalization efforts.

Participants said developers are targeting young professionals, empty nesters and suburbanites for market rate housing units in the downtown area. Several meeting participants believe there should also be a focus on encouraging mixed income development. They said there is a need to create diverse vibrant communities and the anticipated revitalization of the downtown area will provide that opportunity.

It was stated that some developers are not inclined to create additional affordable housing units in the downtown area because they feel a sufficient amount of affordable housing already exists in the City. Currently, affordable housing near the downtown area includes two public housing projects, McKinney Manor and Pioneer Homes, and two Mitchell-Lama projects, Harrison and Townsend Towers. The Towers each have a vacancy rate of more than 80 percent and are largely occupied by single adults living with medical and disability issues. Most of the occupied units are lacking in proper maintenance and security is becoming a problem.

Neighborhood Revitalization

The City of Syracuse is comprised of more than 25 distinct neighborhoods. Participants said over the years some of the City's neighborhoods have remained stable, while others have experienced extreme poverty and degradation. The more troubled neighborhoods of the City include parts of the Northside and Southwest, as well as the Near Westside.

Participants said the homeownership rate in the Near Westside is barely 20 percent. The neighborhood has one of the City's highest concentrations of vacant residential units. Most of the properties in the neighborhood are investor-owned and many of these investors have walked away from derelict properties. Several local not-for-profit organizations are working to increase and strengthen the single family housing stock in the neighborhood. To assist in the area's revitalization efforts, participants said the City has adopted a "Near Westside Initiative," aimed at developing a "creative core of arts and technology" in the neighborhood. Vacant buildings will be converted to first floor retail space and upper floor artists lofts. Syracuse University intends to rehabilitate and convert a building into rental housing and performance space using funding from ESD's Restore NY Program. Some participants believe affordable housing for low- to moderate- income and minority residents, as well as seniors, should be included in the Initiative.

Affordable Housing and Community Development Assets

- Traditional neighborhoods with a sense of belonging - spirit of diversity.
- “Syracuse Say Yes to Education and Economic Development” - College Tuition Incentive Program.
- Parks and greenspaces.
- Culture and art.
- High quality academic environment - Syracuse University, LeMoyne College and Onondaga Community College.
- Manageable city size.
- High density of jobs in downtown Syracuse - approximately 30 percent of the jobs in Onondaga County are located in the downtown area.

Affordable Housing and Community Development Needs

- *Rehabilitation and modernization funds for existing housing stock:* capital improvements and repairs of both homeowner and rental properties.
- *Vacant property rehabilitation and demolition:* rehabilitate, preserve or demolish vacant and blighted properties.
- *Very low- income housing:* rental opportunities for those being priced out of the rental market or living in substandard housing.
- *Mixed use and mixed income development:* flexible funding to allow for mixed use and mixed income development.

Central New York Region U.S. Census Data

<i>Social, Demographic & Income Indicators</i>	1990	2000	2006*
Population	791,140	780,716	NA
Median Age	29.8	36.1	37.6
Median Household Income	\$30,488	\$39,415	\$44,851
% of Individuals Below Poverty Level	10.1	12.3	13.9
% of HHs w/ Publicly Assisted Income	6.6	3.1	2.6
<i>Housing Prices & Affordability</i>			
Median Value of Owner Occupied Units	\$73,931	\$80,701	\$106,289
Median Contract Rent	\$356	\$446	\$544
% of Owners w/ Monthly Housing Costs >=30%	13.6	20.3	24.5
% of Renters w/ Monthly Rent >=30%	40.3	40.5	46.0
<i>Housing Quality & Stock</i>			
Median Year Built	1954	1958	1961
% of Occupied Units -- Owner Occupied	66.6	67.4	68.9
% of Occupied Units -- Renter Occupied	33.4	32.6	31.1
<i>Other</i>			
Affordability Index**	2.4	2.0	2.4

Central New York Region Housing Awards 2000 to 2007

<i>State Agency</i>	Total
DHCR/HTFC	\$156,178,845
Low-Income Housing Credit	\$83,637,460
HOME	\$24,036,889
Housing Trust Fund	\$10,515,898
Neighborhood/Rural Preservation Companies	\$6,202,646
Low-Income Housing Credit (4% as-of-right)	\$3,899,670
Rural Rental Assistance Program	\$3,064,078
New York Main Street	\$2,655,000
Access to Home	\$2,267,994
RESTORE	\$1,131,250
NYHomes	\$28,234,968
HFA	\$15,307,630
AHC	\$12,927,338
New York State CDBG Small Cities	\$18,767,960

* Data for Cayuga, Madison, Onondaga and Oswego Counties only.

** Affordability Index (Median Value of Owner Occupied Units/Median Household Income).

Note: Figures for the NY State Low- Income Housing Tax Credit, Low- Income Housing Credit and the Low-Income Housing Credit (4% as-of-right) Programs reflect the 10-year allocation amount, including applicable allocations of tax credit to HFA.

Central New York Region U.S. Census Data Multi-County Comparison Table (Select Indicators)

<i>Social, Demographic & Income Indicators</i>	Population			Median Household Income			% of Individuals Below Poverty Level		
	1990	2000	2006*	1990	2000	2006*	1990	2000	2006*
Central NY Region	791,140	780,716	731,294	\$30,488	\$39,415	\$44,851	10.1	12.3	13.9
Cayuga County	82,313	81,963	81,243	\$27,568	\$37,487	\$45,139	9.6	11.1	10.6
Cortland County	48,963	48,599	NA	\$26,791	\$34,364	NA	11.9	15.5	NA
Madison County	69,120	69,441	70,197	\$29,547	\$40,184	\$47,841	8.5	9.8	9.2
Onondaga County	468,973	458,336	456,777	\$31,783	\$40,847	\$46,060	9.9	12.2	14.0
Oswego County	121,771	122,377	123,077	\$29,083	\$36,598	\$38,264	11.2	14.0	18.5
<i>Housing Prices & Affordability</i>	Median Value of Owner Occupied Units			% of Renters w/ Monthly Rent >=30%			% of Owners w/ Monthly Housing Costs >= 30%		
	1990	2000	2006*	1990	2000	2006*	1990	2000	2006*
Central NY Region	\$73,931	\$80,701	\$106,289	40.3	40.5	46.0	13.6	20.3	24.5
Cayuga County	\$59,500	\$72,900	\$93,200	40.1	38.1	40.7	12.1	20.5	25.1
Cortland County	\$66,000	\$73,600	NA	39.8	40.2	NA	11.5	20.1	NA
Madison County	\$68,900	\$78,700	\$103,200	37.1	32.6	28.1	12.9	20.6	23.6
Onondaga County	\$80,600	\$84,900	\$115,900	40.6	41.5	47.0	15.5	20.2	24.5
Oswego County	\$64,900	\$69,800	\$81,900	40.7	40.9	52.2	8.6	20.1	24.6
<i>Housing Quality & Stock</i>	% of Owner Occupied Units			% of Renter Occupied Units					
	1990	2000	2006*	1990	2000	2006*			
Central NY Region	66.6	67.4	68.9	33.4	32.6	31.1			
Cayuga County	70.9	72.0	72.3	29.1	28.0	27.7			
Cortland County	64.4	64.3	NA	35.6	35.7	NA			
Madison County	74.3	74.9	79.1	25.7	25.1	20.9			
Onondaga County	63.5	64.5	66.5	36.5	35.5	33.5			
Oswego County	73.0	72.8	70.8	27.0	27.2	29.2			
<i>Other</i>	Affordability Index**								
	1990	2000	2006*						
Central NY Region	2.4	2.0	2.4						
Cayuga County	2.2	1.9	2.1						
Cortland County	2.5	2.1	NA						
Madison County	2.3	2.0	2.2						
Onondaga County	2.5	2.1	2.5						
Oswego County	2.2	1.9	2.1						

*Data for Cayuga, Madison, Onondaga and Oswego only.

** Affordability Index (Median Value of Owner Occupied Units/Median Household Income).

Local Planning Document Bibliography

Cayuga County:

2006, *Housing Market Study for the City of Auburn*, 130 pgs.
Prepared by: Novogradic & Company, LLP.

2005, *City of Auburn 2005-2009 Consolidated Planning Strategy*, 73 pgs.
Prepared by: The City of Auburn Office of Planning and Economic Development

2004, *Cayuga County Homsite Development Corporation: Rural Preservation Company Strategic Plan*, 13 pgs.
Prepared by: Homsite Development Corporation

2004, *Homsite Fund, Inc.: Neighborhood Preservation Company Strategic Plan*, 14 pgs.
Prepared by: Homsite Development Corporation

Cortland County:

2002, *Cortland County Consolidated Plan*, 39 pgs.
Prepared by: Thoma Development Consultants & Cortland County Planning Office

Madison County:

2008, *Village and Town of Cazenovia Comprehensive Plan*, 167 pgs.
Prepared by: Environmental Design and Research

2005, *City of Oneida Comprehensive Plan*, 113 pgs.
Prepared by: River Street Planning and Development

Onondaga County:

2008, *City of Syracuse Consolidated Plan 2008-2009*, 581 pgs.
Prepared by: City of Syracuse Department of Community Development

2007, *Low Income Housing in Marcellus, Stafford, Otisco, Tully, Fabius, Lafayette, Pompey, and Skaneateles: A Study Conducted for the Southern Hills Preservation Corporation*, 35 pgs.
Prepared by: Stacey Foster, Public Affairs Program, Maxwell School of Citizenship and Public Affairs

2005, *City of Syracuse Comprehensive Plan 2025*, 52 pgs.
Prepared by: Clough, Harbor & Associates, LLP.

2005, *Market Feasibility Study: Assisted Living Facility (Presented to The Southern Hills Preservation Corporation)*, 31 pgs.
Prepared by: Research & Marketing Strategies, Inc.

2002, *Town of Camillus Comprehensive Plan*, 19 pgs.
Prepared by: Town of Camillus Planning Board

2001, *Onondaga Settlement Plan: The Regional Plan and Pilot Projects*, 63 pgs.
Prepared by: Duany Plater-Zyberk & Company & Environmental Design and Research (EDR)

Oswego County:

2002, *City of Oswego 2020 Vision Plan*, 145 pgs.
Prepared by: Clark Patterson Associates

Central New York Region Meeting and Site Visit Participants

Oswego – Oswego County (November 13, 2008)

David Goodness, Oswego Hamilton Homes*
Holly Carpenter, Fulton Housing Authority
Kenyon Craig, Housing Visions Unlimited, Inc.
Joseph Fiumara, Fulton Community Development Agency
Roxanna Gillen, Oswego Housing Development Council
Charles Rock, Charles Rock Associates
Donna Scanlon, Oswego County Department of Community Development,
Tourism and Planning
Mary Vanouse, City of Oswego, Community Development Office

Syracuse – Onondaga County (November 14, 2008)

Trish Riter, Onondaga County Community Development *
Megan Costa, Syracuse-Onondaga County Planning Agency
Bobi Dallas, Onondaga County Division of Social Services
Tony Discenza, Onondaga County Division of Social Services
Linda DeFichy, Onondaga County Community Development
Susan Grossman, Onondaga County Community Development
Susan Kimmel, Two Plus Four Construction Company
Barbara Lamphere, Two Plus Four Construction Company
Barbara Locke, Southern Hills Preservation Corporation
Marilyn Woyciesjes, Covenant Housing Corporation
Fred Zolna, Christopher Community, Inc.

Syracuse – City of Syracuse Regional Highlight (November 18, 2008)

Fernando Ortiz, Jr., City of Syracuse Community Development*
Maria Clapp, City of Syracuse Community Development
Sarah Cowles, City of Syracuse Community Development
Kenyon Craig, Housing Visions Unlimited, Inc.
Bill DeMarle, Empire Housing & Development Corporation
Alberta DeStefano, The Northeast Hawley Development Association, Inc.
(NEHDA)
Bea Gonzalez, City of Syracuse Common Council
Linda Hartsock, Empire State Development
Steve Kearney, City of Syracuse Economic Development
Dave Mankiewicz, Metropolitan Development Assoc. of Syracuse & Central NY,
Inc.
Andy Maxwell, City of Syracuse Community Development
David Michael, City of Syracuse Economic Development
David Paccone, Syracuse Housing Authority
Richard Puchalski, Syracuse United Neighbors, Inc.
Petty McClain, South East Gateway Community Development Corp.
Moises Rivera, Spanish Action League of Onondaga County, Inc.
Edwin Rodriguez, Spanish Action League of Onondaga County, Inc.

Bob Sekowski, Empire Housing & Development Corporation
Sharon Sherman, City of Syracuse Community Development

Auburn – Cayuga County (November 20, 2008)

Thomas Falicchio, Cayuga County Homsite Development Corporation*
Lydia Husak, City of Auburn Housing Authority
Tim Hudson, Cayuga County Homsite Development Corporation
Barbara Lamphere, Two Plus Four Construction Company
Steve Lynch, Cayuga County Planning and Economic Development
Marie Montgomery, Cayuga/Seneca Community Action Agency
Tracy Murphy, Options for Independence
Crystal Purcell, City of Auburn Planning and Economic Development
Collin Sullivan, Options for Independence

Wampsville – Cortland and Madison Counties (November 21, 2008)

Jacob Miller, Madison County Planning Department *
Donna Bonfardeci, Kinderhook Development, LLC
Wendy Bono, Community Action Partnership of Madison County
Cyril Boufares, Cortland County Department of Planning
Julie Dale, Community Action Partnership of Madison County
Daniel Dineen, Cortland County Planning Department (conference call)
Shawna Grinnel, Cortland County Planning Department (conference call)
Patty Morey, City of Oneida Planning & Development
Betty Riggall, Madison Business Development Corporation
Mary Ellen Rose, Madison County Planning Department
Diane Ryan, Community Action Partnership of Madison County
Bernie Thoma, Thoma Development (conference call)
David Trexlor, Stonleigh Housing, Inc.

*Meeting and/or Site Visit Hosts