

FY 38 ANNUAL ACTION PLAN

September 1, 2012 – August 31, 2013

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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FISCAL YEAR 38 ANNUAL ACTION PLAN

Executive Summary

The City of Binghamton submits this Fiscal Year (FY) 38 Annual Action Plan covering the period of September 1, 2012 - August 31, 2013 for the three entitlement programs for which the City participates in: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and the Emergency Solutions Grants (ESG) Programs. This Plan represents the third year of implementing the City's housing and community development goals outlined in the 2010-2015 Consolidated Plan.

The United States Department of Housing and Urban Development (HUD) released final FY 2012 entitlement allocations in February 2012. The City's FY 38 entitlement allocations are as follows:

- CDBG - \$1,728,257
- ESG - \$182,835
- HOME - \$377,563

In comparison to FY 2011, the above allocations represent an approximate 18% decrease in CDBG funds and 40% decrease in HOME funds. The City's Emergency Solutions Grant allocation increased 14% from its total FY 37 allocation of \$159,719¹.

The decreases in the CDBG and HOME entitlement allocations have presented significant financial and programmatic challenges. This is the second year in which the City has been forced to remove community development personnel from the entitlement budget in order to meet HUD's planning and administration 20% statutory cap. This year, the Administration has posed further cuts in program delivery personnel in order to balance the use of entitlement funds for program delivery vs. 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 municipalities like Binghamton to sustain the level of programming, training, and staffing needed to deliver the level of programming to significantly impact low/moderate income households and low/moderate income neighborhoods.

¹ The total FY 37 ESG allocation consists of \$102,220 allocated under the Emergency Shelter Grants Program. HUD phased out this program and provided the City with a second allocation of \$57,499 under the Emergency Solutions Grants Program.

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). This year's committee was challenged to propose its own budget to the Administration instead of simply providing input to the Administration's proposed budget. To facilitate this process, the membership was provided with the final line item budget approved under last year's entitlement process to revise accordingly. CDAC embraced this challenge and after hearing presentations from City Directors, input from the public hearing, and discussing committee members' views regarding the most effective use of limited funds, CDAC recommended a budget that they believed balanced program delivery and direct programming based on concentrating efforts in two specific geographic areas (refer to map in Section IV).

The budget that is proposed by the Administration and presented within this plan largely follows CDAC's sentiments. For example, CDAC proposed that the Administration reduce program delivery expenses by 20% (approximately \$100,000) in order to allocate more funds to direct programming. The Administration's proposed budget honors this request. CDAC members felt that the annual funding of milling and paving of streets was a supplemental activity and not an enhancement activity. Also, the Department of Public Works master street improvements listing did not target any streets in CDAC's proposed geographic areas of concentration. Therefore, the committee recommended no funding for public infrastructure. The Administration understood CDAC's philosophy for mill and pave activities but has proposed investment in infrastructure for other uses such as parks improvement and enforcement of the City's Complete Streets Policy which includes activities such as sidewalk/curb improvements, streetscapes, lighting and modality improvements for vehicular, bicycle and pedestrian traffic. Lastly, the City concurred that the limited funds would pose difficulty in scattered programming however certain activities such as first time homeownership should not be limited to two geographic areas because it restricts free choice. Also, the City is currently conducting revitalization activities in other neighborhoods beyond CDAC's two proposed geographic areas. The City will need the flexibility to strategically use entitlement funds to impact other target areas and leverage additional resources to benefit other CDBG target neighborhoods.

The activities outlined in the FY 38 HUD Action Plan continue to meet the priority needs of Binghamton residents as identified in the 2010-2015 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.

Additionally, 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 to

training staff in order to continue progress with correcting deficiencies, strengthening internal controls, aligning resources to better advance priorities, and posting accomplishments that benefit our low/moderate income populations. Additionally, HUD is implementing new regulations which impact the administration and delivery of services under the Emergency Solutions Grants Program (formerly the Emergency Shelters Grants Program), HOME Investment Partnership Program and submission of Consolidated/Annual Action Plans in HUD's Integrated Disbursement and Information System (IDIS). Lastly, reduced capacity requires staff to assume additional, sometimes new, responsibilities. Training dollars provide a critical resource to assist with cross training efforts to retain a macro-level knowledge base throughout the department.

In summary, the City continues to face the challenge of trying to maintain quality programming and quality living in a sensitive economy. We continue to concentrate on the positive signs of growth including the ongoing development of three major student housing complexes, continued housing redevelopment activities through our Restore NY awards, and significant public infrastructure investment projects such as the Court Street Gateway. We urge the federal government to prioritize investing American dollars into American communities which is the first and most important step to securing 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 3 Action Plan General Questions response:

GEOGRAPHIC INVESTMENTS

The activities proposed for FY 38 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 prioritize programming in two distressed neighborhoods located in the City's Northside and Westside neighborhoods. The borders of the two proposed areas of geographic concentration are as follows:

North Side Border – Census Tract 5

Northern border – Frederick St

Southern border – Munsell St

Eastern border- Liberty St

Western border- Roberts St

West Side Border – Census Tract 13

Northern border – Gerard Ave

Southern border - Main St

Eastern border – Oak St

Western border – Jarvis St

The map depicts these two areas as relatively small in size but they encompass significant challenges in scale including, but not limited to, housing, code enforcement, education, youth development, and economic opportunities. As identified on the map of "Areas of Minority Concentration", the two proposed geographic areas are located in census tracts with higher percentages of minority residents.

Housing

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. However in light of CDAC's recommendations, the City is exploring incentive programs to address housing issues in the North and West Side neighborhoods.

A large percentage of the existing housing stock in the North Side neighborhood is in such significant disrepair that it is cost prohibitive to attempt rehabilitation. Several years ago, the City forged a partnership with a developer to rehabilitate several distressed properties in the neighborhood. The City allocated over \$300,000 in grant funds leveraged under New York State's Restore NY program, pursued additional rehabilitation funds from the New York State Affordable Housing Corporation, and was willing to allocate HOME funds if needed by the developer for rehabilitation. However existing neighborhood conditions and surrounding real estate values required a level of subsidization of over \$250,000 to rehabilitate one property that might sell for \$50,000, which is the high end of the fair market value of homes in the neighborhood. In light of this reality, the City has addressed reducing blighted structures in the North Side neighborhood through demolition funds leveraged under the Restore NY program; more demolitions are anticipated in the future. Demolition has removed the blight but has riddled the neighborhood with underutilized vacant lots.

CDAC members agreed on the importance of activating the vacant lots to stimulate revitalization. Members were supportive in transforming vacant lots into community gardens, an option that has already been successfully implemented in the North and West side neighborhoods. The City has successfully partnered with the grassroots organization Volunteers Improving Neighborhood Environments (VINES) in developing community gardens, sponsoring free educational workshops, and facilitating access to low-income residents to vegetables and fruit grown in the community garden as a healthier and less expensive resource. VINES has seven community gardens throughout the City of Binghamton including one in the North Side and two in the West Side neighborhood.

Other members recommended using entitlement funds to replicate the City's Restore NY Round 1 program which sold vacant lots to residents for \$1 and provided up to a \$100,000 Restore NY grant to assist with new construction efforts. Unlike federal entitlement funds, the Restore NY program has no income restrictions. The replicability of the Restore NY program under HOME or CDBG would not vie well programmatically due to income eligibility restrictions and the level of subsidization that would be required for new construction. However a more viable option may be to partner with the designated Community Housing Development Organizations (CHDOs) in developing single, two or three family owner-occupied housing units for sale. This would enable low-income homeowners to remain vested in the neighborhood through homeownership and build equity. In the case of developing multi-unit structures, owner-occupants can increase their earning potential and provide quality housing rental units to low-income renters at affordable rates. Further, providing a HOME subsidy to the CHDO to develop new homeownership or rental units would guarantee the availability of affordable units in the North Side neighborhood for at least 20 years.

Code Enforcement - \$220,000

Code Enforcement activities will enforce local housing and maintenance codes for properties located in CDBG target areas. The Director of Code Enforcement has worked with City Council to amend Section 265-6 of the City's Code to enforce a Triennial Inspection Program and Rental Registration Program. CDAC and the City are supportive of such proactive strategies, especially in the two geographic areas of concentration which reflect a disproportionate amount of code complaints/citations.

Economic Development - \$258,835

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. Planning staff will work with Economic Development staff in FY 38 to determine viable target areas within the two areas of geographic concentration that may benefit from leveraged resources such as the New York Street Community Revitalization Program. The Binghamton Economic Development Office will continue to provide staff services to the Binghamton Local Development Corporation. It is anticipated that \$150,000 will be received in Program Income during FY 38. This income will be used to replenish the revolving loan fund in order to offer new low-interest loans for new business/expansion opportunities within the City of Binghamton.

Public Infrastructure - \$164,000

The City traditionally allocates approximately \$300,000 annually to public infrastructure investment, primarily for mill and pave activities. This activity is popular as it provides a highly visible and immediate impact to CDBG target areas. Although mill and pave requires significantly less investment than a full reconstruction project which can cost in the millions, the average cost of milling and paving one city block of roadway cost approximately \$30,000.

As depicted in the CDBG budget in Section III, the City is allocating \$84,000 for public infrastructure activities in FY 38. Initially CDAC recommended not funding public infrastructure with entitlement funds because: 1) they deemed that the use of CDBG funds for mill and pave activities acts as a supplement to normal municipal services; 2) the limited amount of funds would benefit very few neighborhoods; and 3) no eligible mill and pave activities were identified in the geographic areas of investment. The Administration's allocation considers CDAC's perspective and prioritizes infrastructure funds to implement the City's Complete Streets Policy and Design Your Own Park initiatives.

The Complete Streets Policy was adopted by City Council 2007 to supplement the City's street reconstruction efforts. The Complete Streets Program is a nationally recognized coalition of health, design and recreational organizations whose primary goal is to improve safety and access to streets by pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Instead of using entitlement funds for reconstruction/mill and pave activities, the Administration is proposing to use funds to implement activities under the principles of Complete Streets including bicycle lanes, streetscape improvements, lighting, etc. Such activities are typically less costly and also serve to provide a visible and immediate impact.

The Design Your Own Park (DYOP) initiative is an internationally recognized city initiative that engages residents and community stakeholders in turning neglected spaces into wonderful neighborhood places. The City has worked with local partners at the United Way of Broome County and the Binghamton Neighborhood Project to facilitate friendly "competitions". To date, the City has provided entitlement resources for three neighborhood-led DYOP projects: First Ward Sunflower Park; West Side Intersection Mural Project; North Side K-9 BARK Park. Like Complete Street activities, these projects typically are less costly. They also engage residents in implementing a highly visible and immediate impact in their neighborhoods.

Demolition - \$100,000

The City has allocated \$100,000 in CDBG entitlement funds to demolish blighted homes 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.

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

This consortium of activities is in spirit of focusing activities that will address issues identified in the two geographic areas of concentration: underutilized lots, limited employment and community development activities to engage youth, and restoring residents' pride and commitment to improving their neighborhoods.

This allocation of funding is different than the public services allocation as funds will be prioritized to initiatives that incorporate at least two of the three interests. The City will seek to fund innovative/proven programs that can demonstrate long-term sustainability.

Human Service Programs/Crime Prevention - \$110,000

Public service programs will either benefit low/moderate income persons, or benefit residents residing in CDBG target areas. An additional allocation for crime prevention will be used to foster police/neighborhood relations in the two geographic areas of concentration. The City will continue to use CDBG and ESG funds to competitively procure human services that address quality of life issues for low-moderate families and households.

Complete budget charts of proposed FY 38 activities and national objectives is 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
- **Southside Neighborhood Assembly** – Planning // Community outreach
- **Public Policy Education Fund** – Energy leadership and education
- **M&T Bank** – Mortgage Financing
- **NBT Bank** – Mortgage Financing

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) to provide 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. Although Metro Interfaith now manages the City's waiting list for its First Time Homebuyer and Single Family Rehabilitation Programs, the agency has a greater responsibility for raising residents' awareness of other housing programs and resources 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, as applicable.

Metro Interfaith has managed successful collaborations that have resulted in clients being referred to the City's first time homebuying program and Quaranta's down payment/rehabilitation program. The collaboration has allowed the City to utilize its CDBG funds for downpayment and closing cost assistance which frees up the City's HOME rehabilitation funds. Quaranta can then maximize its funds to complete more rehabilitation activities since they do not have to allocate their resources for down payment assistance.

Even with such successful partnerships, the City will face a fiscal challenge to maintain its current client caseloads which averages 20-25 cases per year. The cuts to the City's CDBG and HOME funds will result in reduced staff capacity with the elimination of a Housing Coordinator. Also, the rising costs of materials and compliance with lead and asbestos regulations require increased investment in each structure, which means less structures can be assisted. Reduced program delivery, increased investment per unit and decreased resources may result in fewer clients being assisted in FY 38. The City will continue to forge partnerships and develop innovative programming to serve as many CDBG eligible persons as possible.

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
- **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
- Representatives from labor/trades unions – Provide apprenticeship opportunities

- Representatives from youth agencies – Assist with recruitment and serve as collaborative partners for developing educational and skill training 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 an Energy Corps Leadership Program. The Energy Leadership Program (ELP) recruits, trains and deploys teams of college students to the homes of local leaders in the private, non-profit, public and faith-based sectors. The teams educate influential community leaders about the benefits of home energy improvements and connect them with State programs like Green Jobs-Green NY. This approach helps in producing more energy-efficient homes, increasing work for local contractors, and developing a new corps of natural marketers who promote energy upgrades to their neighbors, co-workers and friends. The City used its EECBG funds to execute an agreement with Cornell Cooperative Extension to hire a temporary Program Coordinator to implement the ELP. ELP has provided over 40 home energy assessments to residents throughout the City of Binghamton.

To increase consumer demand for green improvements, the ELP network of partners, with the Public Policy Education Fund serving as lead applicant, received a \$280,000 award from NYSERDA for an ambitious outreach plan titled “Lighten Up Southern Tier” under NYSERDA’s Green Jobs/Green New York Program (GJGNY). The Program is a New York statewide initiative to promote energy efficiency, reduce energy consumption and costs, reduce greenhouse gas emissions, and create green jobs. GJGNY benefits include free or reduced cost energy audits for home and business, financing to help residential customers and multifamily building owners pay for the implementation of recommended energy efficiency improvements, and workforce training opportunities. The grant is being used to raise community awareness regarding the benefits and resources for green retrofits, including NYS on bill financing which enables homeowners to repay NYSERDA energy efficient improvement loans by adding a small monthly charge to the homeowner’s utility bill, no bigger than the monthly utility bill savings the project has been shown to create. The State financing vehicle provides a meaningful incentive to homeowners by providing them with the upfront financing to implement energy efficient improvements, and re-directing their utility payment towards increased energy savings instead of increased energy consumption.

Another major initiative for promoting sustainable development in the City is the re-use of select demolished lots for green space and urban agriculture sites. The Restore NY Program has provided significant financial resources in clearing over 50 distressed properties. This level of clearance has provided the City with an opportunity to reduce density and re-purpose select vacant sites to benefit

community residents. CDBG funds have been used to support the efforts of developing community gardens and an urban agriculture farm. The urban agriculture farm is located in the CDBG Center City neighborhood and is operated by a volunteer group known as Volunteers Improving Neighborhood Environments (VINES). The urban farm provides low/moderate income residents opportunities to access affordable and fresh food which holistically includes educating residents about the health and financial benefits for eating and growing fresh food. In addition to production, the urban farm provides education and employment opportunities to youth who help with food production and distribution. Over the past two years, VINES has worked with the City to re-purpose vacant lots for the development of the Center City Urban Farm and provide neighborhood residents access to low cost fruits and vegetables at the farm stand located at 126 Susquehanna Street.

In FY 38, the City has proposed \$90,000 to fund innovative green workforce programming that will engage youth in community/sustainable development. Programming will be prioritized in select areas of the North and West Side neighborhoods to achieve the goal of activating vacant lots and enhancing youth development opportunities.

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. The City will continue to implement its competitive procurement process closer to the start of the City's program fiscal year of September 1st in order to obtain proposals that respond to current and critical needs of the community. For FY 38 the City has proposed an allocation of \$100,000 for human service programs and \$169,122 from ESG.

In order to increase the impact of programming in the prioritized geographic areas of the West 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.

The City will continue to annually evaluate its request for proposal process and institute improvements that will yield better results in system delivery and determining programs' effectiveness.

FEDERAL, STATE, LOCAL RESOURCES

The City of Binghamton has established the following priorities for FY 38:

- Increase home ownership
- Enhance quality and affordability of existing housing stock

- 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 over 70 blighted/distressed structures throughout the City of Binghamton. In FY 38, 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 has leveraged a three year \$600,000 home improvement grant. With the significant funding cuts in the FY 38 HOME program, the City will allocate up to \$20,000 in AHC funds and up to \$20,000 in HOME funds to assist existing homeowners with rehabilitation. It is estimated that AHC/HOME will assist up 15-20 existing homeowners in FY 38.

Section 8 – As of January 1, 2012, the City successfully consolidated its Section 8 program with the Binghamton Housing Authority (BHA) Section 8 Housing Choice Voucher Program. The City worked closely with BHA to ensure a smooth transition and raise awareness of the consolidation amongst clients, landlords and the community at-large. Under BHA’s voucher program, clients are still able to transfer their housing voucher to another municipality and are not restricted to live in BHA managed facilities. BHA recently announced its administration of 10 HUD-VASH housing vouchers. The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

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 Broome County Continuum of Care/Homeless Coalition also leverages Continuum of Care (CoC) funding to support housing and supportive service programs for homeless persons and families. Under the 2011 CoC grant cycle, the following programs were renewed:

City of Binghamton

• Binghamton Housing Authority (Shelter plus Care)	\$141,600
• Fairview Recovery Services (Shelter plus Care)	\$198,012
• HMIS	\$91,000
• Intensive Independent Living Program	\$107,081
• Outreach and Retention Program	\$152,077
• Supportive Housing Program (Women)	\$82,000
• Supportive Housing Program (Men)	\$143,732
• Young Women’s Residential Achievement Program	<u>\$99,074</u>
Total	\$1,014,576

Under the FY 2010 CoC funding cycle, the Volunteers of America was awarded \$596,000 to develop a new 29 permanent supportive housing bed program at their emergency men’s shelter. The project was completed this year. City staff are attending CoC meetings to identify gaps in service delivery, best practices, improve data collection efforts, and improve agencies’ compliance with Homeless Management Information Systems requirements.

Under the 2009 American Recovery Reinvestment Act, the City of Binghamton was allocated a three-year allocation of \$955,655 under the Homeless Prevention and Rapid Re-Housing Program (HPRP). The purpose of HPRP funding was to assist homeless individuals and families to rapidly obtain and maintain permanent housing and to prevent individuals and families with incomes at or below 50% AMI from becoming homeless. HPRP funds could be used to address various client needs including rent, security deposits, utility expenses, and case management. Clients could be assisted up to 18 months under the HPRP program.

The City entered into a formal agreement with the Broome County Department of Social Services to assist with implementing HPRP. The County sub-subcontracted with the Mental Health Association to provide case management and client financial assistance. As required by HPRP regulations, the City entered into an agreement with Fairview Recovery Services, Inc. who serves as the local administrator of the Broome County ShelterNet Homeless Management Information System (HMIS). Northern Creations Consulting, Inc. serves as the technical administrator of HMIS. HMIS is an electronic management tool that is used to provide an unduplicated enumeration of homeless/homeless prevention clients served and to depict the level of services provided.

The City’s three year HPRP contract with HUD officially ends July 22, 2012. HPRP has enabled the City to assist nearly 900 residents access and maintain permanent housing. Although HPRP funds will not be available in FY 38, the City has proposed using its second ESG entitlement allocation and portion of its FY 38 ESG allocation to implement HPRP-like activities on a smaller scale.

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 3 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 engaged 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 3/9/12, 6/8/12, and 6/18/12. Below is a list of agencies that were mailed notices and invited to participate in the public hearings:

City of Binghamton

Community Agencies
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 General
UHS Foundation
Binghamton Housing Authority
YWCA
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/Childrens Society of Broome County
Metro Interfaith Housing Mgmt. Corp.
VINES
The Art Mission
HAMA Associates, Inc.

Community Agencies
Planned Parenthood of Broome County
Boys & Girls Club
Trinity HAVEN Program
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
Binghamton Psychiatric 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
BC 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

The City of Binghamton also incorporated needs and strategies identified by the Binghamton Healthy Neighborhood Collaboration to improve housing and workforce development opportunities in the City. These meetings bring together representatives from public and private housing, unions, workforce agencies and other community stakeholders, all of whom are dedicated to providing resources to citizens that will help strengthen their individual households and neighborhood. As stated previously, the primary areas of focus for this collaboration are affordable housing, homeownership, and workforce development in emerging green jobs, such as weatherization, green building practices, and urban agriculture.

Binghamton Healthy Neighborhood Participants
City of Binghamton
Binghamton Neighborhood Assemblies
Broome-Tioga Workforce
NYSERDA
Broome Community College
First Ward Action Council
Opportunities for Broome
Opportunities for Chenango (Quaranta Housing)
Broome/Tioga BOCES
Metro Interfaith Housing
HAMA Associates, Inc.
Binghamton Housing Authority
Community Potential, Inc.
Southern Tier Homebuilders
Cornell Cooperative Extension
Tioga Opportunities
Plumbers & Pipefitters Local Union 112
NYS Dept of Labor
Broome County Energy Advisory Board
Public Policy Education Fund
NBT Bank
M&T Bank

COORDINATION

Binghamton Healthy Neighborhood Collaboration

As discussed previously, the City has established the BHNC as a diverse coordinative body responsible for enhancing 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 will use FY 38 entitlement funds for housing activities and green workforce development opportunities.

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 will be 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 38 entitlement funds will be used to support planning staff and operational programs, including supporting the efforts of the local grassroots organizations VINES (Volunteers Improving Neighborhood Environments) in enhancing food security for low/moderate residents through youth employment, educational outreach and access to affordable fresh fruits and vegetables at local community gardens and the urban farm located in Binghamton's Center City neighborhood.

Broome County Alliance for Health

In FY 38, the City will embark upon its fifth year of its partnership with the Broome County Strategic Alliance for Health. The Alliance brings together health officials and advocates, planners, senior advocates, and other healthcare providers to develop and advance policies and programs that create healthier and more livable neighborhoods, with a particular focus on youth and elderly. Recognizing the social, economic and environmental benefits of improving our built environments for all residents, the City has facilitated the expansion of this dialogue to include food security advocates (Rural Health Network), County and regional planners, environmental advocates, housing agencies, developers, and academic partners under the umbrella of a "Southern Tier Smart Growth Alliance." The common goal is to create livable, sustainable communities across our region while advancing social equity, justice and inclusion goals.

Broome County Homeless Coalition/Coordination of Care

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 priorities established by the CoC.

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 3 Action Plan Citizen Participation response:

CITIZEN PARTICIPATION

The development of the FY 38 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 29, 2012 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 38 entitlement funds. The CDAC's second public hearing was held June 25, 2012 at 5:00 p.m. in City Council Chambers. The second public hearing provided citizens with the opportunity to share feedback and comments with respect to the activities proposed (or those not proposed) in the draft FY 38 Action Plan.

Notices for the public hearings were advertised in the community section of the local Press & Sun Bulletin newspaper. Notices were 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 were posted in public venues including the Broome County Public Library and City/County/State government complex, and were distributed to publicly- and privately managed housing complexes and senior centers where citizens frequently patronize or reside. The City's Director of Communications submitted press releases to local media organizations, local listservs, and posted the release of the first and second public hearings 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 attended meetings to obtain feedback regarding the City's priorities for activities serving homeless and populations at-risk of homelessness, and requested participation of members involved with the Broome County Homeless Coalition. 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. The work with the County's Alliance for Health informed the City's decision to prioritize infrastructure programming this year using the Complete Streets policy. Most of the consultation and discussion with these entities is in regards to leveraging additional public and private resources to implement programming. With the significant decrease in FY 38 entitlement funds, there has been limited opportunities to use entitlement funds for regional planning efforts. However, the City has consulted with these groups to pursue state funding under New York State's Consolidated Funding Announcement for trail development and economic development activities.

The City published a notice announcing the release of the draft FY 38 Action Plan on June 8, 2012. The notice included the proposed budget and the provided the dates and process for submitting comments during the 30 day public comment period which extended from June 8, 2012 – July 9, 2012. All comments that were received at the public hearings and during the public comment period are included in Section V - Community Participation.

City Council approved the submission of the FY 38 HUD Action Plan and the proposed use of HUD entitlement funds on August 6, 2012. A certified copy of the legislation is included in Section VII – City Council Ordinance.

Institutional Structure

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

Program Year 3 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) collaborating with local partners to develop a Prosperity Center. The Center will serve as 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. FY 38 CDBG funds will be used to expand and implement green workforce development programs that engage City youth in community development. 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 Broome County CoC/Homeless Coalition 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 2012 CoC application and to work with the Coalition in strengthening the methodology of documenting unmet needs.

The City is fortunate to have established institutional structures in place to advance the FY 38 goals of affordable housing and quality living. The City will rely on these entities in implementing FY 38 activities:

Participating Committee(s)	FY 38 Activity	Entitlement Funding Source
BHNC Blight Prevention Task Force 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

Participating Committee(s)	FY 38 Activity	Entitlement Funding Source
BHNC	Demolition	CDBG
BHNC Shade Tree Commission Commission on Architecture and Urban Design Youth Bureau Livable Communities Alliance 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 3 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.

In FY 38, the Grants Administrator will participate in HUD sponsored training to remain informed of changes to the HOME program based upon HUD’s final rule. Participation will enable the Grants Administrator to finalize standard operating procedures related to compliance and administration of HUD funded programs, and to coordinate technical assistance sessions for staff and subrecipients to increase knowledge and improve processes for compliance.

The significant cut in the FY 38 CDBG budget has provided limited funds for staff training. Although traveling to training workshops may be financially challenging, City staff will take advantage of webinar trainings, HUD sponsored technical assistance training and affordable regional training opportunities.

The Planning Director will continue to implement reforms that improve the City’s efforts to monitor housing and community development projects and track compliance. 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 provides CDBG agencies with a Client Intake Form to document client residency and income eligibility. Agencies are also provided with ethnicity reports and narrative reports to submit three times during the contract year. ESG agencies are provided with an HMIS demographic report and a narrative report to document the populations of homeless adults and children served, the types of services offered and accomplishments of the ESG-funded program. 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/ESG funded agencies. To enhance monitoring efforts, the Administrator involves the Youth Bureau Director in monitoring youth programs.

Recipients of CDBG/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 Planning 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 3 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 were 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.

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 3 Action Plan Specific Objectives response:

The City's Housing Programs will continue to focus on increasing 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 38 entitlement funds will be used to meet the following housing objectives:

Housing Goal 1: Promote Homeownership
Objective 1 Provide financial assistance to help new homeowners with acquisition costs. FY 38 Proposed Outcomes <ul style="list-style-type: none">• Provide home ownership counseling to prospective homeowners.• Provide down payment/closing cost assistance to 8-12 new homeowners.
Objective 2 Support programs that encourage responsible homeownership and property maintenance. FY 38 Proposed Outcomes <ul style="list-style-type: none">• City's Housing and Code Enforcement Departments will coordinate efforts to develop reporting form for all federally assisted housing projects to annually document homeowners' compliance with City's housing and property maintenance code.
Objective 3 Affirmatively market homebuyer programs to local lending institutions, community agencies (especially those serving ethnic, disabled and senior populations) and within census tracts with 51%+ low-income households. FY 38 Proposed Outcomes <ul style="list-style-type: none">• Work with Broome County GIS Department to map concentrations of HUD eligible income households, and ethnic, elderly and disabled populations based upon 2005-2009 American Community Survey, and CHAS data when available.• Coordinate with Metro Interfaith to implement education and outreach campaigns in underserved neighborhoods.• Outreach to local lending institutions to discuss programs and financial packages that can assist low-income families in securing affordable mortgages.
Objective 4 Promote initiatives that enhance neighborhood safety and livability to attract and retain new homeowners. FY 38 Proposed Outcomes <ul style="list-style-type: none">• Support the implementation of Complete Streets programming, 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.
Housing Goal 2: Improve affordability, accessibility and quality of existing housing stock
Objective 1 Support affordable housing repair programs that offset cost burden to low-income families. FY 38 Proposed Outcomes <ul style="list-style-type: none">• Provide housing repair grants and deferred loans to approximately 18 owner-occupied low-income families.• Target housing funds to assist at least 30 elderly/disabled households with essential housing repair services.
Objective 2 Partner with qualified housing developers to rehabilitate/redevelop affordable renter and owner-occupied housing. FY 38 Proposed Outcomes <ul style="list-style-type: none">• Identify vacant property sites appropriate for residential redevelopment.• Allocate funds to at least one CHDO project that will either develop an affordable owner-occupied or renter-occupied housing structure.
Objective 3 Enhance capacity and leverage additional housing resources from private and public entities either independently or in conjunction with experienced community partners. FY 38 Proposed Outcomes <ul style="list-style-type: none">• Use entitlement funds to help CHDOs leverage additional resources for at least one affordable housing project.• 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.• Pursue funds under the NYS Division of Housing and Community Renewal Home Improvement and Acquisition/Rehabilitation programs.
Objective 4 Whenever feasible, incorporate energy-efficient design standards and features in housing projects, such as LEED, universal design and/or Energy Star®. FY 38 Proposed Outcomes <ul style="list-style-type: none">• Work with Housing Department, Climate Action Plan Advisory Board and NYSERDA to incorporate green building standards in City's housing programs.• Work with Green Jobs Task Force to develop programs that increase consumer demand and workforce skill sets in residential green development.
Housing Goal 3: Aggressively enforce federal, state and local housing codes

<p>Objective 1 Cite and follow-up on citations to correct property code violations.</p> <p>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none">• Develop report that documents amount of citations and correction of code violations that occurred in CDBG target areas.• Provide necessary training to prepare Code Enforcement staff to carry out inspections.• Implement Triennial Inspection Program.
<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>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none">• Continue to work with Broome County to identify properties in strategic development sites scheduled for foreclosure that the City can acquire at no cost.
<p>Objective 3 Work with property owners to leverage resources to rehabilitate vacant residential properties in accordance with local planning and zoning laws.</p> <p>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none">• Vacant Property Officer to annually inventory and assess conditions of vacant properties.• Vacant Property Officer will outreach to property owners of unregistered vacant properties. Goal is to annually register at least 20 unregistered vacant residential properties and assist property owner with redevelopment plans.
<p>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.</p>
<p>Objective 1 Integrate green building practices in City's housing programs.</p> <p>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none">• Work with Housing Department, Climate Action Plan Advisory Board and NYSERDA to incorporate green building standards in City's housing programs• Work with Green Jobs Task Force to develop programs that increase consumer demand and workforce skill sets in residential green development
<p>Objective 2 Support public services, neighborhood planning efforts, and community development programs that adhere to smart growth principles.</p> <p>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none">• 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.

- Use CDBG funds for training and programs that can assist the City or partner agencies with implementing education/workforce training opportunities in green industry for low-income persons.
- Implement neighborhood initiatives that educate the community on smart growth principles.

In addition to federal entitlement resources, the City proposes to use the following funds to achieve FY 38 goals:

- Restore New York – The City will use its Restore NY Rounds 2 and 3 grant funds to demolish, deconstruct, rehabilitate, reconstruct over 50 distressed properties.
- New York State Housing and Community Renewal – The City will utilize its \$600,000 grant to rehabilitate 30 owner-occupied homes. The City will also be implementing its \$150,000 acquisition/rehabilitation program to write down mortgages and provide rehabilitation funds for five first-time homebuyers.
- 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 downpayment and closing costs. The City’s Housing Department and CHDOs will be working together to forge closer partnerships with local lending institutions to implement affordable housing projects.

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 3 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. CPI is serving as a development partner to implement affordable housing projects under the City's Restore NY Rounds 2 and 3 programs.

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 to increase independence for BHA residents. The Binghamton Housing Authority continues to provide administrative support and physical resources for the Broome County Gang Prevention Program (BCGPP). BCGPP is a collaborative partner with the City's Youth Bureau to address the needs of at-risk youth and their families. The long-time Director of BCGPP resigned February of this year. BHA has been actively working with the BCGPP board to develop partnerships that will continue viable programming of the BCGPP.

HUD annually conducts a random customer satisfaction survey addressing the Authority's physical facilities, staff and general operations of Binghamton Housing Authority. The survey is anonymous and the number of clients participating in the survey is not disclosed to the Authority. The survey is based on a 100 point system with scores 90-100 designated for high performers. Binghamton Housing Authority continues to be designated as a high performer.

Barriers to Affordable Housing

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

Program Year 3 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 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 Housing and Community Renewal. Their programs have allowed the City to provide deferred loans of \$10,000 towards housing rehabilitation activities and \$5,000 towards infrastructure improvements that can be completely forgiven upon clients' compliance with the City and State 5-year occupancy terms. The City will be using its home improvement funds to rehabilitate homes, and its acquisition/rehabilitation grant to assist five new homebuyers.

FY 38 CDBG funds will be used to support the efforts of planning staff in implementing sustainable housing development activities. Funds will be used to support the City's Sustainable Development Planner who will continue working with federal and state officials in the implementation of residential energy efficiency programs including the Energy Leadership Program (ELP) in partnership with Broome County Cornell Cooperative Extension and "Lighten Up Southern Tier" administered by the Public Policy Education Fund. The goal of these programs is to increase consumer awareness and demand for residential energy improvements by providing financing and manageable repayment terms without increasing household debt. As stated previously in this plan, on-bill financing provides eligible residents with an important resource of upfront capital to implement improvements, and back-end affordable repayments that will be incorporated as part of their monthly utility bill. Long-term financial savings will be realized through decreased utility use and lessen the burden of using household income towards expensive utility bills.

Lastly, the City has estimated receiving \$150,000 in program income from prior CDBG-funded economic development loans, and has allocated FY 38 entitlement funds for program delivery and technical assistance to 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 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 3 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 38, the City proposes to use its HOME allocation (\$377,563) as follows:

• HOME Program Delivery -	\$ 36,870 (10%)
• Single Family Rehabilitation -	\$ 284,059 (75%)
• CHDO Set Aside -	\$ 56,634 (15%)
<i>FY 38 HOME Budget</i>	<i>\$ 377,563</i>

The City has projected receiving payments from prior HOME rehabilitation loans in the amount of \$45,000. Repayments will be allocated to the Single Family Rehabilitation Program.

SINGLE FAMILY REHABILITATION

The City will use 75% of its HOME funds to manage a Single Family Rehabilitation Program. The program provides deferred loans and grants 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 principle place of residency during the initial 5-year residency requirement.”²

CHDO SET-ASIDE

For FY 38, 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

CHDO Rental Projects

² HOME loans that are used to reduce lead hazards are 100% forgiven if client meets 5-year occupancy requirement.

In the past, the City has used CHDO funds to provide 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

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 CHDO agencies Community Potential, First Ward Action Council, Opportunities for Broome and Metro Interfaith to rehabilitate/reconstruct ≈20 substandard properties using Restore funds. These properties will then be resold to first time homebuyers. A CHDO project has not been identified for FY 38, however the City will place a strong preference in using CHDO funds for homeownership projects. This will allow the City to meet its goal of increased homeownership and promoting mixed income neighborhoods.

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 38 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.³ Excess match generated in a fiscal year can be carried forward to meet the next year's match obligation. Match obligations are not required for HOME planning and administrative expenses.

Each year, HUD determines distress levels of communities. If a community is identified as financially distressed, then HUD lowers the HOME match obligation. The City of Binghamton has been identified as a distress community due to the contributing factor of the presidential disaster declaration of the September 7, 2011 flood. Thus the City's HOME match requirement for FY 38 is 12.5%. Subtracting planning and administrative expenses, the total match amount for FY 38 HOME drawdowns equals approximately \$42,587. The City proposes to use state funding received through the New York State Affordable Housing Corporation and New York State Empire State Development Corporation to meet this matching requirement.

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.

³ 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.

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 3 Action Plan Homeless Needs response:

The primary federal sources for addressing homelessness are McKinney-Vento funds leveraged through the Emergency Solution Grants 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, and New York State Office of Temporary and Disability Assistance. 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 Emergency Solution Grants program require grantees to provide a dollar for dollar match to the amount of grant funds received. The match can consist of:

- cash
- the value or fair rental value of any donated material or building;
- the value of any lease on a building;
- any salary paid to staff to carry out the program of the recipient; and
- the value of the time and services contributed by volunteers to carry out the program of the recipient at a current rate of \$5 per hour.

The City of Binghamton is required to provide an equal match to its \$182,835 received under the FY 38 Emergency Shelter Grants Program. The City will use 7.5% of its ESG allocation for administrative support; CDBG funds will be used as a matching resource. The City will outsource 92.5% of its funds and conduct a competitive procurement process to fund programs that will benefit homeless persons or those at risk of homelessness. ESG funds will not support more than 50% of an applicant's ESG project costs. Applicants are required to provide a budget and budget narrative which are 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.

According to the last official statistics obtained from the Broome County Homeless Coalition point-in-time count conducted on January 27, 2012, the County's sheltered population totaled 275 people⁴. None of the sheltered homeless population were identified as chronically homeless. The point in time survey 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 achieve 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 seeking shelter at homeless shelters or hotels. The Coalition has successfully partnered with the Broome County Department of Social Services to implement a no-freeze policy in the cold winter months. The Coalition conducts fundraising activities and accepts donations. A majority of these funds are used for homeless individuals who cannot self-pay or cannot obtain subsidy resources to cover the fees charged by the emergency shelter/hotels.

The City will continue to work with the Broome County CoC/Homeless Coalition and mainstream agencies to help individuals and families remain in their homes and/or rapidly obtain decent affordable permanent housing. The implementation of HPRP enabled the City to collect quantitative data from the Homeless Management Information System and qualitative data from HPRP case managers to better communicate homeless needs. The City will be using this information to allocate its ESG funds for homeless prevention/rapid re-housing activities. Intensive case management will be part of the City's ESG program in helping clients maintain permanent housing.

Lastly, the City will work with the Coalition to discuss methodologies of addressing unmet needs amongst homeless youth and families. The Youth Bureau Director will be the lead representative for the City.

FY 38 CDBG and ESG funds will be used to competitively solicit support programs that will assist with helping homeless persons achieve maximum ability to become self sufficient. Below are specific objectives for FY 38 to address needs of persons that are homeless or at-risk of homelessness:

⁴ The Coalition opted to not conduct a street count for the 2012 point in time count.

<p>Housing Goal 1: Support services to underserved homeless populations of youth and families</p>
<p>Objective 1 Engage community to define needs of homeless youth and youth at-risk of homelessness</p> <p>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none"> • Work with Homeless Coalition members to develop stronger relationships with County school districts to enumerate homeless youth and youth at-risk of homelessness • Conduct outreach and collect data that will help identify the needs and challenges in serving the homeless youth and youth at-risk of homelessness
<p>Objective 2 Identify gaps in services/program delivery in addressing needs</p> <p>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none"> • City to work with Homeless Coalition to address community concerns regarding needs for homeless families
<p>Objective 3 Support the development/enhancement of safe affordable housing and supportive service programs that will address unmet need</p> <p>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none"> • Use ESG funds to competitively fund programs that respond to unmet needs
<p>Housing Goal 2: 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>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none"> • City staff will attend Homeless Coalition meetings and conduct site visits to ESG recipients to discuss enhancements in program delivery. • Work with Coalition to conduct peer monitoring visits and discuss results of ESG and peer monitorings at Coalition meetings. • Attend HMIS meetings to monitor activities outlined in Annual Performance Reports (APR).
<p>Objective 2 Assist with efforts to reduce shelter operation costs (i.e., energy efficient improvements).</p> <p>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none"> • CDBG/ESG funds will be used to competitively fund programs that promote sustainable development and innovative means for streamlining costs of program operations.

<p>Objective 3 Work with providers to share program's progress/accomplishments/challenges with community.</p> <p>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none">• Attend HMIS meetings to monitor activities outlined in APR.• Develop annual statistical report that can be presented at Coalition meetings and community meetings.
<p>Objective 4 Support programs and services that will help clients maintain housing stability.</p> <p>FY 38 Proposed Outcomes</p> <ul style="list-style-type: none">• Use recommendations of HPRP team to identify support services that will help clients maintain housing. CDBG and ESG funds will be aligned to competitively solicit such support 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 Broome County Continuum of Care has a solid referral system in place amongst homeless service providers and public institutions to avert persons leaving public institutions from becoming homeless. The 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 unveiled, the City will continue to work with the Homeless 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 3 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
- 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
- Economic Development (570.201(o)(1)) – Aggressively market and 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 and providing resources to return vacant properties back to productive use
- Neighborhood Beautification (570.202) – Develop programming that promotes beautification efforts through education and sustainable development practices

In Fiscal Year 38 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, especially for first-time homebuyers
- Suitable living environment
 - Target enforcement of property maintenance laws in CDBG target areas
 - Implement Triennial Inspection Program
 - 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

Human Services

The City anticipates requesting proposals for 2012 human service programs in July/August 2012. 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 2013 calendar year.

Public Infrastructure

The City will use FY 38 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/transporation access to non-motorists. Prioritization of infrastructure projects will be given to the geographic concentrations in the North and West Side neighborhoods. It is anticipated that up to four projects will be completed in each neighborhood.

Code Enforcement

The City continues 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.

The Director of Code Enforcement Office will be working with staff to implement the Triennial Inspection Program which will enable Code Officers to inspect R-2 rental units to ensure they comply with local Housing Quality Standards. The Director has also developed a proposal that will broaden the scope of the City's existing rental registration program. FY 38 CDBG funds will be used to support the broad scope of services provided by the Code Enforcement Department to implement progressive code enforcement policies and complement housing and community development projects which include planning and zoning services, building construction services, and property maintenance and life safety code compliance and enforcement services.

All of the City's code officers are state certified and are required to annually complete 24 hours of state certification courses. Additionally, all code officers are on-call 24 hours.

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. The BLDC sponsored a business plan competition for the fourth year. The competition offers an opportunity for a new business or an existing business in existence less than five years to leverage a \$5,000 grant to implement a new business or business expansion idea within the City of Binghamton.

Mayor Ryan's administration continues to respond to citizen concerns by proposing programming that will improve staff capacity to deliver quality programs, enhance coordination efforts and implement new initiatives that encourage citizen participation and long-term cost savings to taxpayers. The City has also placed an importance of increasing departmental efficiency throughout City Hall. Various departmental teams have been assembled to discuss ways of productively streamlining and/or enhancing management of operations. These initiatives allow the City to link entitlement funds and other leveraged resources with community development priorities that will be administered in partnership with other City departments.

Antipoverty Strategy

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

Program Year 3 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. One of the efforts that City staff are involved in is reentry programming. Incarcerated persons returning to their home communities are challenged to find adequate housing and employment due to their criminal history. Local partners from government, service agencies, and housing have finally started to discuss how to most appropriately address the needs of the reentrant population in order to reduce recidivism and social impact as part of a more progressive approach to crime prevention. CDBG funds have been used to support reentry efforts including sponsoring the Mental Health Association's community forum to discuss the needs of reentrants returning to Broome County. Under last year's competitive human service procurement process, the City awarded CDBG funds to assist the Sheltered Workshop for the Disabled to implement an employment training program for incarcerated disabled persons living in the City.

Although the City's three-year AmeriCorp*VISTA project ended in November 2009, PHCD staff continue to support the various programs initiated by VISTA activities. City resources and entitlement funds have been used to involve low-income residents in sustainable development activities such as developing community gardens and participating in energy efficiency workshops. Programs have also been brought to underserved areas, such as the North Side farmer's market and earned income tax credit workshops. The City is currently working with the local grassroots organization, VINES, and used CDBG funds to obtain a VISTA staff member to help enhance education and implementation of food security systems in low/moderate income neighborhoods.

The City is working with Opportunities for Broome and the United Way of Broome County to obtain a facility that will serve as a Prosperity Center. The Center will serve as a 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. The City anticipates locating a facility in FY 38, and using CDBG funds to outreach to low-income families and partner with community service agencies to provide educational and vocational opportunities, with special emphasis on new employment opportunities within the green industry.

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 3 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. The City is hopeful that HUD will work with the U.S. Census Bureau to custom tabulate the 2005-2009 ACS data set which will allow the City to identify census tracts that have concentrations of ethnic populations, seniors and disabled households. This will assist in outreach efforts to raise awareness of housing and supportive programs.

To address the needs of non-homeless persons, the City will use FY 38 entitlement funds and other resources as follows:

CDBG, HOME, DHCR, AHC, 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, 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.