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Syracuse Housing Plan

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SECTION 1

Introduction

There are few things as critical to the quality of life in a community than the strength of its neighborhoods. A primary municipal vehicle to improving neighborhoods is a comprehensive housing plan. A visionary housing plan that clearly articulates goals, principles, needs, strategies and measures for success provides the greatest opportunity for targeted investment and desired outcomes. This plan represents the Housing Component to the City of Syracuse's *Comprehensive Plan: 2025*, and lays out the roadmap by which the City of Syracuse will provide services and concentrate investments pertaining to our city's housing stock and residential areas.

The purpose of this Housing Plan is to both analyze the state of the City's housing stock and to articulate the strategies to address the varying housing markets that exist in the City by neighborhood. These strategies are in the form of policy recommendations as well as an examination of tested and novel programs designed to address the various maladies cited as priorities throughout the City.

The Plan is to be used in conjunction with the City of Syracuse 5-year Consolidated Plan which outlines the proposed uses for addressing the affordable housing needs of the City. However, this Plan also includes strategies for addressing market-rate housing opportunities in the context of the City's many neighborhood housing markets.

The development, coordination, and ultimate execution of the plan is guided by the following principles:

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

More than 85 percent of the 42,000 parcels in the City of Syracuse are residential in nature. There are roughly 25,000 single-family homes in the City and an additional 10,000 multi-unit residential structures housing more than 60,000 households. The nature, type and condition of these residential uses vary widely but all fit together to form a patchwork of neighborhoods that provide a variety of living experiences from which to choose.

All of these residential opportunities are situated in a new urbanist pattern or grid network abutting three primarily single-use districts in the Lakefront, Downtown and University Hill. These districts serve the entire Central New York region with as the center for retail, government, and educational facilities providing jobs and services to tens of thousands of people each day. A series of commercial corridors provide services to the surrounding residential neighborhoods that combine to provide vitality and distinct character to the 20-plus generally recognized neighborhoods that make up the City of Syracuse.

The methodology guiding the development of this plan involved:

- Identification of distinct neighborhoods within the City of Syracuse.
- Establishment of statistical indicators for the measurement of needs, goals and outcomes in city neighborhoods.
- Development of a “toolbox” of city directed programs to be applied to each neighborhood.

The City of Syracuse believes it is important for the Department of Neighborhood and Business Development to assess the conditions of neighborhoods and needs of residents. As a result, the City of Syracuse is committed to analyzing data from the 2010 census in an effort update and to make informed changes to this housing plan.

This Plan is aimed at a number of different audiences. It is meant to (1) serve as both a ‘playbook’ of sorts for the administration and the Common Council that make decisions everyday that affect the housing stock of the City; (2) guide the City’s Planning Commission and Board of Zoning Appeals as they deliberate land use decisions brought before them; and (3) inform the development decisions of private for-profit developers as well as the City’s non-profit housing partners and neighborhood associations throughout the City.

Finally, this annually updated Plan is for both existing and potential residents of the City of Syracuse to inform and create dialogue among the citizenry as to how to improve upon the City’s rich neighborhood history to move toward a bright and sustainable future.

City of Syracuse Profile

The City of Syracuse is located in the geographic center of New York State within Onondaga County. Census estimates for 2006 approximate that a little over 143,000 residents live within the Syracuse city limits. Based on population, the City of Syracuse is the fifth largest city in the State of New York.

Syracuse serves as the regional center for employment within Onondaga County and it is home to major employers including National Grid and Time Warner Cable. In the last year major employers have relocated or made a commitment to relocate into the City: King & King Architects and O'Brien & Gere. Renowned institutions of higher learning such as Syracuse University, LeMoyne College, The State University of New York (SUNY) Upstate Medical Facility, College of Environmental Science and Forestry, and Oswego Metro Center as well as local hospitals such as St. Joseph's, Crouse Hospital, and the Veterans Administration serve as major employers, defining the City as the regional center for healthcare and education.

Downtown Syracuse serves as the cultural entertainment center for the City and the entire region with its numerous civic spaces and museums as well as its convention and cultural centers. There are more than twenty distinct neighborhoods, each with its own unique cultural flavor. City neighborhoods also provide a home to an extensive network of historic public parks. Community participation and civic activism through numerous neighborhood organizations and the Tomorrow's Neighborhoods Today (TNT) program enhance the quality of life within Syracuse's neighborhoods.

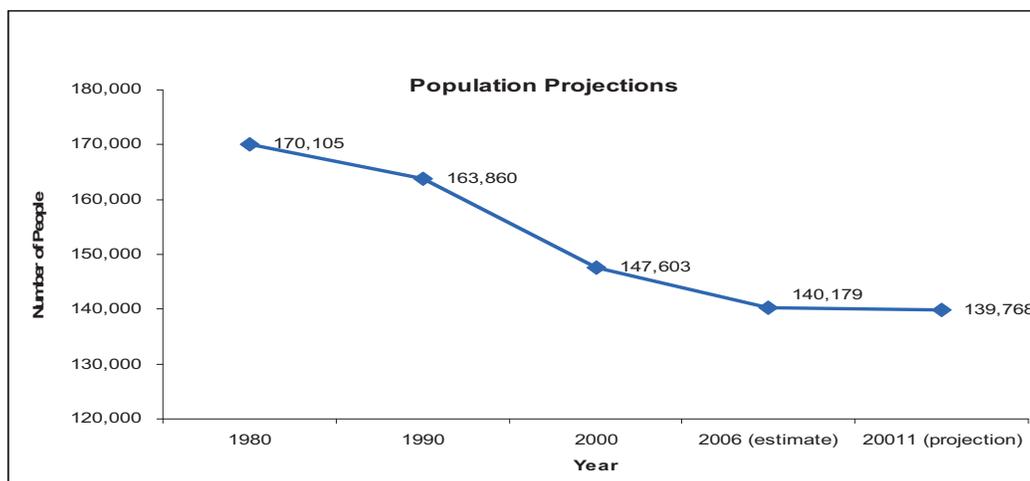
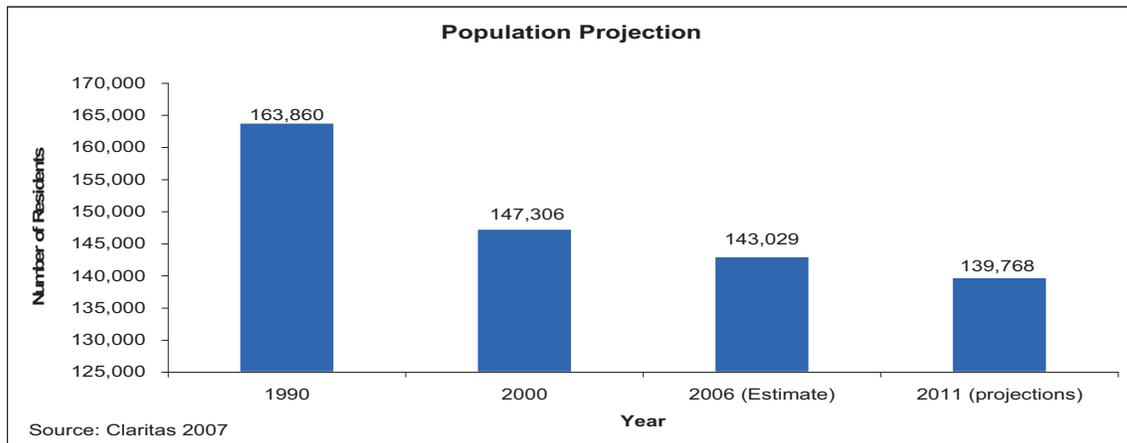
Demographics

The City of Syracuse has evolved from a crossroads settlement of the early 19th century to a bustling industrial and transportation hub by 1900, to an urban center poised for change as the new millennium begins. In order to ensure that the city remains a desirable place to live, learn, work and play there must be an understanding of current and future population dynamics.

Data gathered from the US Census Bureau for 1990 and 2000 affords a general understanding of changes in the local population. This information, along with the projections provided by Claritas, provides some understanding of local housing demands.

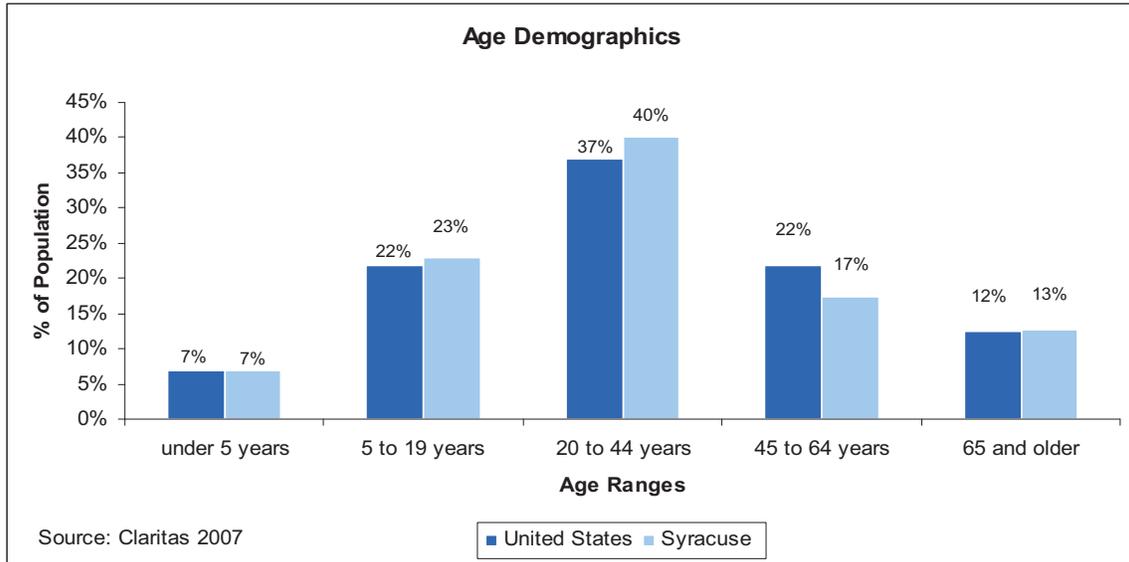
Population Projections

Between the 2000 Census and a 2006 estimate there was an approximate 3% decrease in population. In 2011 the population is projected to be 139,768. This projection constitutes a 2% decrease in population between 2006 and 2011. Thus it is projected that there is an overall 5% decrease in population over the course of that five-year period. The City of Syracuse is hoping to curb these decreasing trends by providing key resources to neighborhoods and residents.



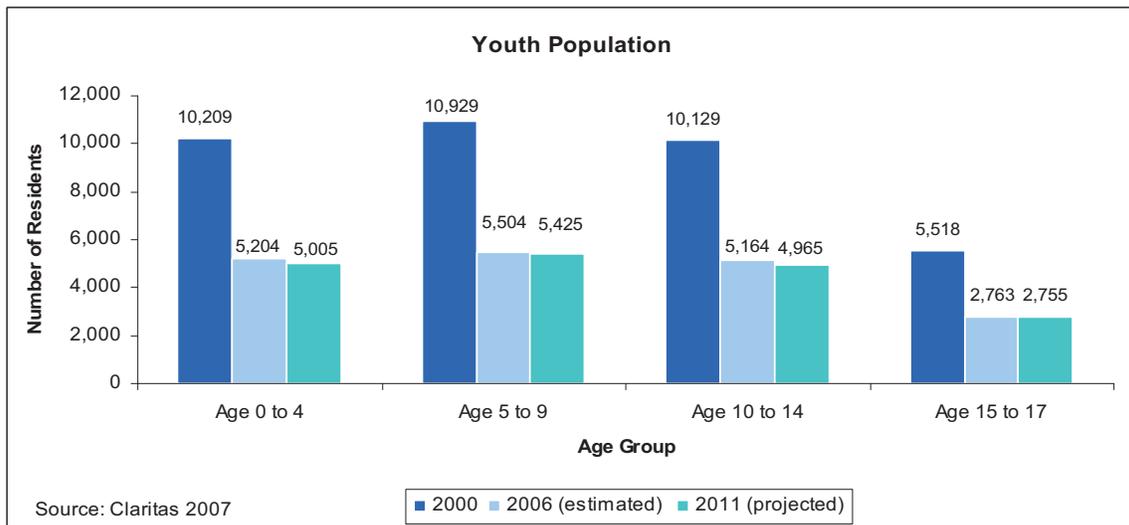
Age Distribution

The vast majority of the Syracuse population is 20-44 years of age, representing 38% of the total population. The next largest groups are 5-19 years at 25% and 45-64 years at 20%. Compared to the national average, Syracuse has a greater number of residents in the 5 to 19-age group. This is also true for the 20 to 44-age group and the 65 and older age range. Syracuse is less than average in the 45 to 65 age range and average in the under 5 age group.



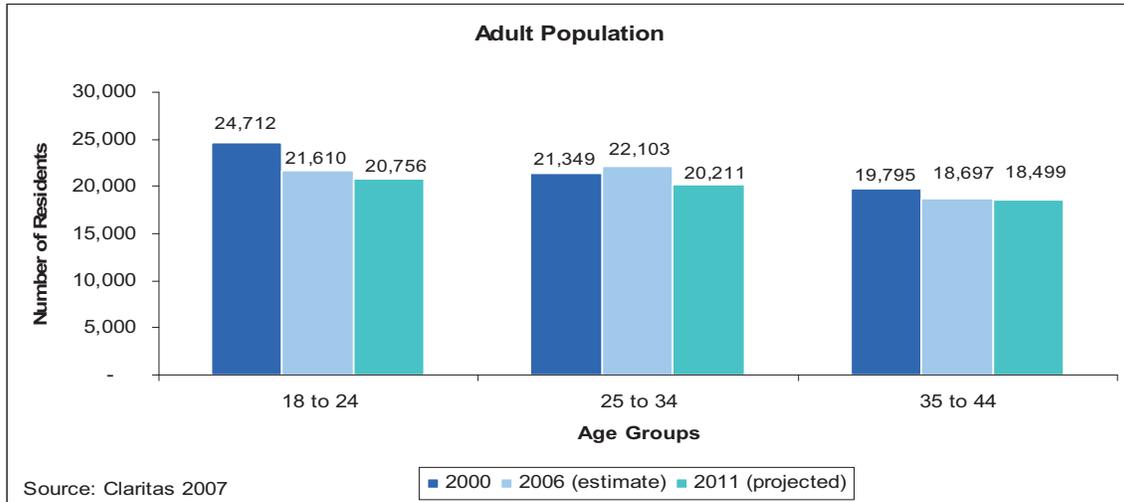
Youth Distribution

Since 2000 there has been a sharp decline in the number of youth within the City of Syracuse. Every age group has decreased by at least half. It is projected in 2011 that the highest age range will be those in the 5 to 9 age group, representing 30% of the youth subgroup. The next highest are projected to be those in the 0 to 4 age group at 28% and 10 to 14 age group at 27%.



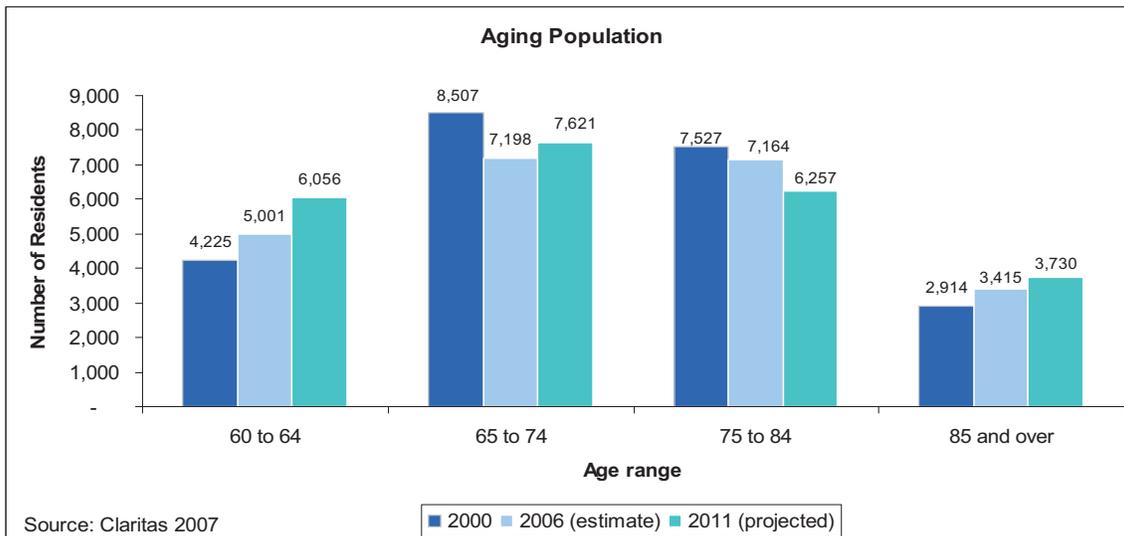
Adult Distribution

Since 2000 there has been a change in the number of adults within the City. Within the adult population it is projected in 2011 that the highest age range will be those 18 to 24, representing 35% of the total subgroup. The next highest will be those 25 to 34 at 34% and 35 to 44 at 31%.



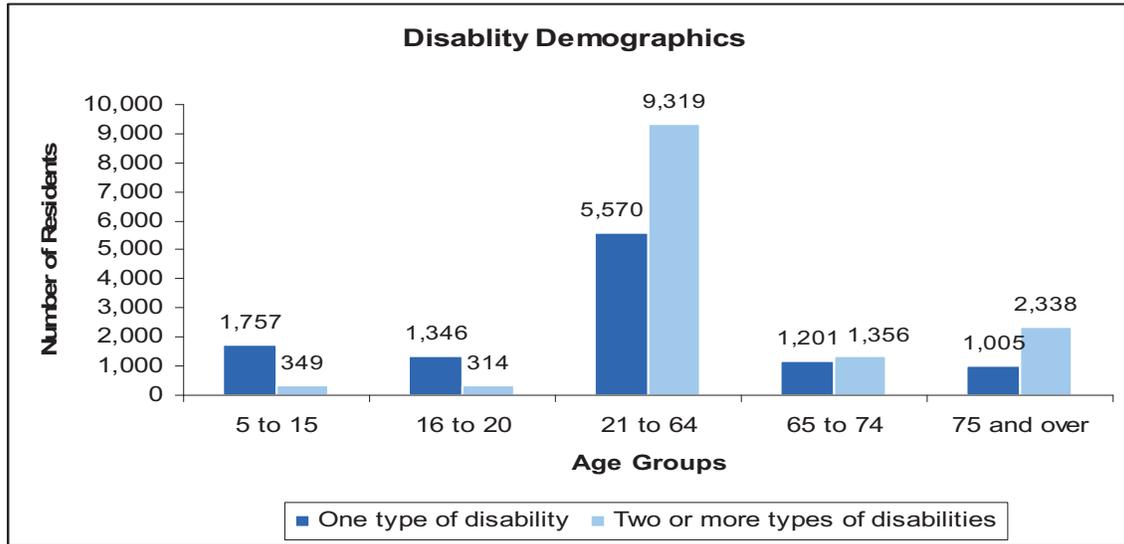
Aging Population Projection

It is projected that in 2011 23,664 residents will be 60 years old or older. The largest age range in this population demographic is the 65 to 74 groups, accounting for 32% of this population demographic.



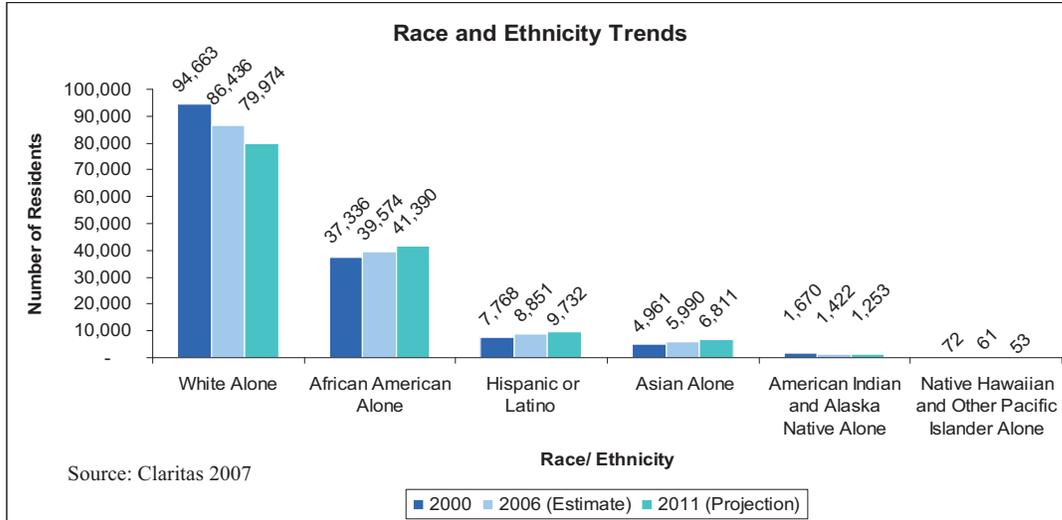
Disability Demographics

In 2006 there were 24,555 residents in the City of Syracuse living with one or more disability; this represents about 5.8% of the total population. There were approximately 10,879 residents who had at least one disability and 13,676 who had two or more disabilities. The 21 to 64 age group overwhelming represents a majority of those with disabilities in both categories.



Racial Demographics

As of 2000 the two principal racial groups within the city population were Whites (65%) and African Americans (26%). No other group comprises more than 5%. It was estimated in 2006 that Whites, American Indian, and Alaska Natives populations decreased in numbers while all other racial or ethnic groups increased. In 2011 it is projected that the number of Whites will continue to decline while the number of African Americans, Latino Americans, and Asian Americans will continue to increase. It is projected that of the 139,768 residents in the city, 57% will be White, 30% will be African American, 7% will be Hispanic or Latino, 5% Asian, and 1% will be American Indian or Alaska Native.



Commuting Data

Travel Time to work for the City of Syracuse	Estimate	Percentage	Margin of Error
Total:	51,696		+/-3,071
Less than 5 minutes	2,541	4.92%	+/-832
5 to 9 minutes	8,045	15.56%	+/-1,618
10 to 14 minutes	13,917	26.92%	+/-1,680
15 to 19 minutes	11,864	22.95%	+/-1,813
20 to 24 minutes	8,179	15.82%	+/-1,616
25 to 29 minutes	1,592	3.08%	+/-709
30 to 34 minutes	2,615	5.06%	+/-705
35 to 39 minutes	356	0.69%	+/-378
40 to 44 minutes	306	0.59%	+/-219
45 to 59 minutes	971	1.88%	+/-608
60 to 89 minutes	1,069	2.07%	+/-531
90 or more minutes	241	0.47%	+/-273

Source: U.S. Census Bureau, 2006 American Community Survey

Mode of Transportation

	Estimate	Percentage	Margin of Error
Total:	56,438		+/-3,552
Car, truck, or van - carpoled:	7,607	13.48%	+/-2,096
Public transportation (excluding taxicab):	3,826	6.78%	+/-1,036
Walked:	6,165	10.92%	+/-1,280
Taxicab, motorcycle, bicycle, or other means:	1,110	1.97%	+/-633
Worked at home:	2,057	3.64%	+/-570

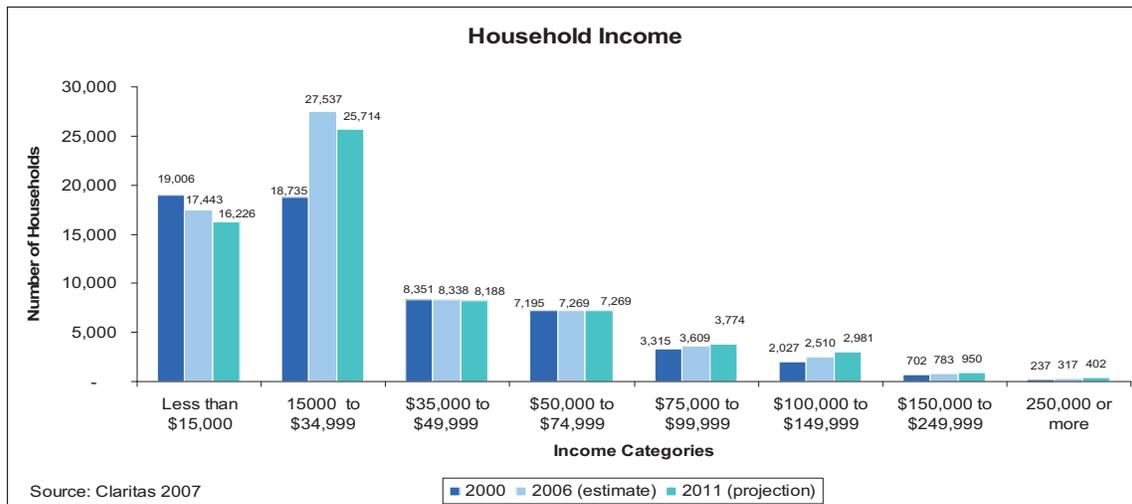
Source: U.S. Census Bureau, 2007 American Community Survey

Housing Data

Syracuse contains 68,196 total housing units, 75% of which were built before 1960 and 47% constructed in 1939 or earlier. Houses built after 1980 make up only 6% of the total. By contrast, Onondaga County contains 196,633 housing units; 53% of those were built before 1960, with almost 33,000 or 17% constructed in 1939 or earlier. Three times as many houses were built in the county after 1980 (18%) than in the city, reflecting a continuation of residential suburban sprawl.

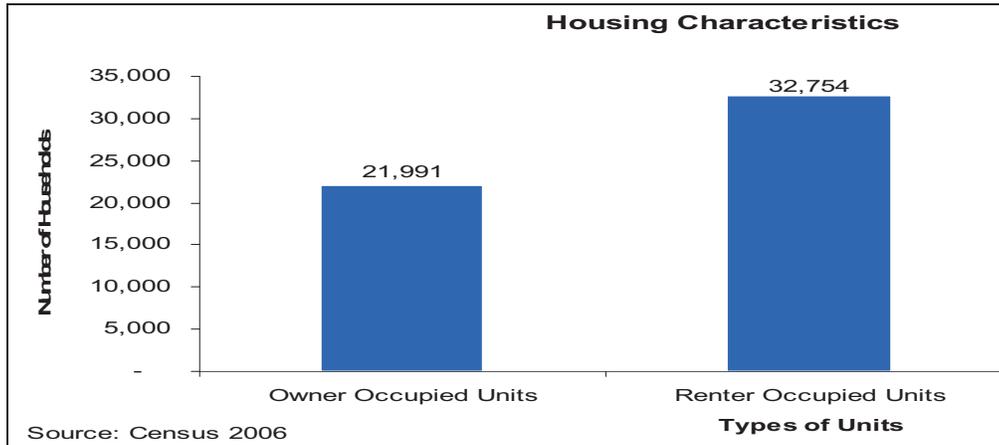
Household Income

Of the 65,504 households in Syracuse, it is projected that approximately 25% have an income of less than \$15,000 per year, while less than 1% will record income greater than \$200,000. Over one third of all households (38%) are projected to fall between \$15,000 and \$34,999 per year. Approximately 75% of the population has a household income of less than \$50,000.



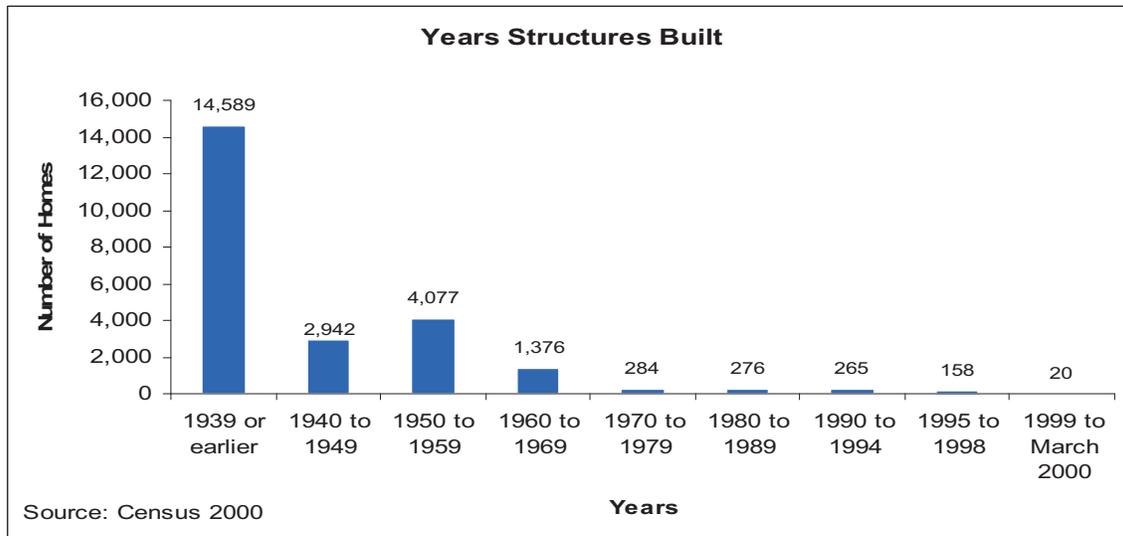
Housing Characteristics

Many residents in the City of Syracuse have chosen rental housing rather than homeownership. It was estimated in 2006 that nearly 50% of the housing units in Syracuse were occupied by renters. By comparison, 33% of housing units were occupied by owners, leaving approximately 17% of all housing units unoccupied.



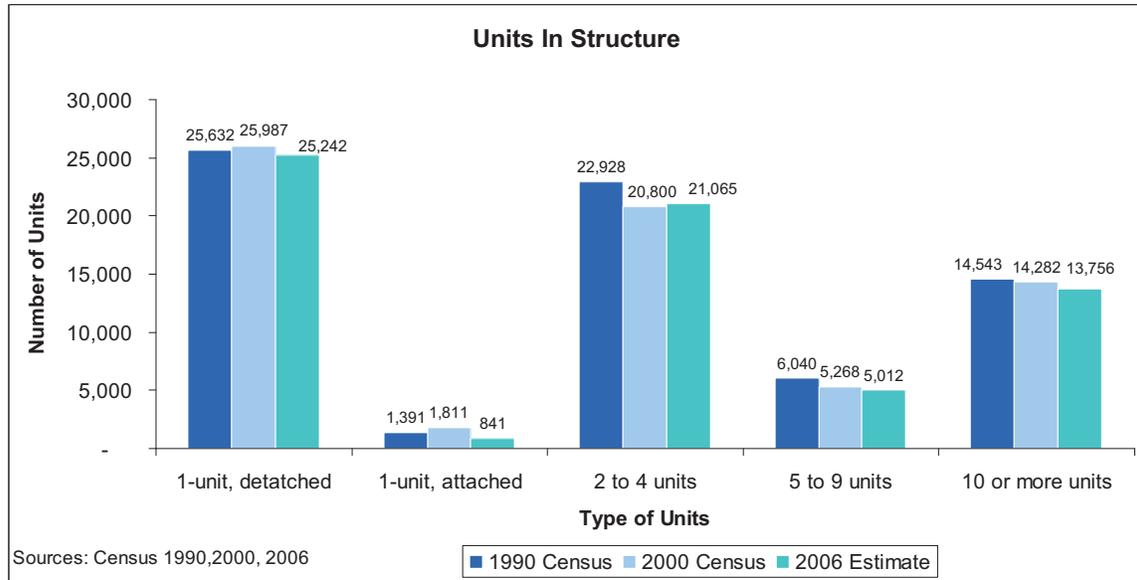
Year Structure was built

Syracuse contains 68,196 total housing units 75% of which were built before 1960. 47% were constructed in 1939 or earlier. In the past few decades there has been a decline in housing construction due to the fact that much of Syracuse housing stock is underutilized.



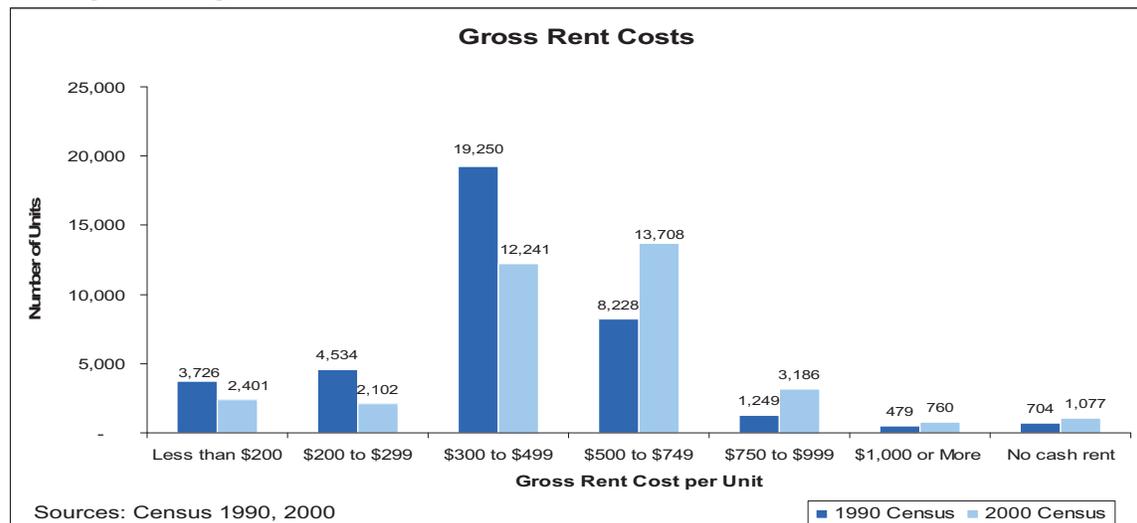
Units in Structure

The total number of city housing units has decreased by 3,306 units since 1990 due to renovation and demolition. Detached single-family houses constitute over one third of all Syracuse housing. The second and third largest categories are 2 to 4 family units and 10 or more units, at 32% and 21% respectively. The smallest group is single attached units at 1%, representing the low number of condominiums, townhouses and lofts in the city.



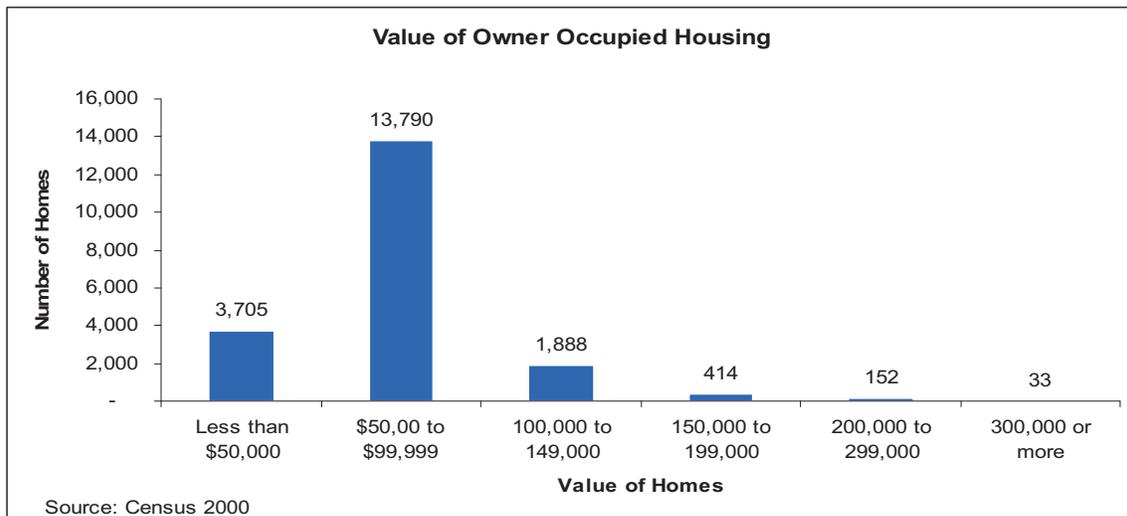
Gross Rent Costs

Approximately 48% of all rental units have a gross rent (the contract rent plus average monthly utilities) of \$499 or less per month, with 35% in the \$300-\$499 category. The single greatest percentage (38%) has gross monthly rents of \$500-\$749. This category also saw the greatest increase in number of units, from 8,228 in 1990 to 13,780 in 2000; and the remaining three highest rent categories also increased in number of units although not as great.



Value of Owner Occupied Housing

Nearly 69% of all owner-occupied units within Syracuse are valued between \$50,000 and \$99,999. The second highest group (19%) is comprised of properties valued at less than \$50,000. None of the remaining categories individually make up 10% of the total and, in fact, two classifications represent less than 1% combined, \$200,000-\$299,999 and \$300,000 and up. In addition, the most significant change between 1990 and 2000 occurred in the \$50,000 and under group, which realized a decrease of 791 units. There has been virtually no increase in the number of units at the top end of the market, which are those valued at \$200,000 or more.



Single Family Homes

According to the City of Syracuse’s assessment department in 2007 the average selling price of a single-family home in the city was \$100,521. The median selling price for a single-family home in the same year was \$83,600. Below is a table outlining data on single-family homes from 2004 to 2007:

Single Family Homes Sold				
Year	2004	2005	2006	2007
Number of Sales	988	951	899	815
Average Sale Price	\$85,383	\$93,959	\$93,949	\$100,521
Dollar Change from Previous Year	-	\$8,576	\$10	\$6,562
% Change from Previous Year (Homes)	-	-3.74%	-5.46%	-9.34%

Two-Family Homes

According to the City of Syracuse's assessment department, in 2007 the average selling price of a two-family home was \$71,206. The median selling price for a two-family home in the same year was \$67,000. Below is a table outlining data on two-family homes from 2004 to 2007:

Two- Family Homes Sold				
Year	2004	2005	2006	2007
Number of Sales	229	319	357	306
Average Sale Price	\$ 72,023	\$ 71,075	\$ 71,722	\$ 71,206
Dollar Change from Previous Year	-	-\$ 984	\$ 647	-\$ 516
% Change from Previous Year (Homes)	-	39.3 %	11.91 %	-14.29 %

Affordability

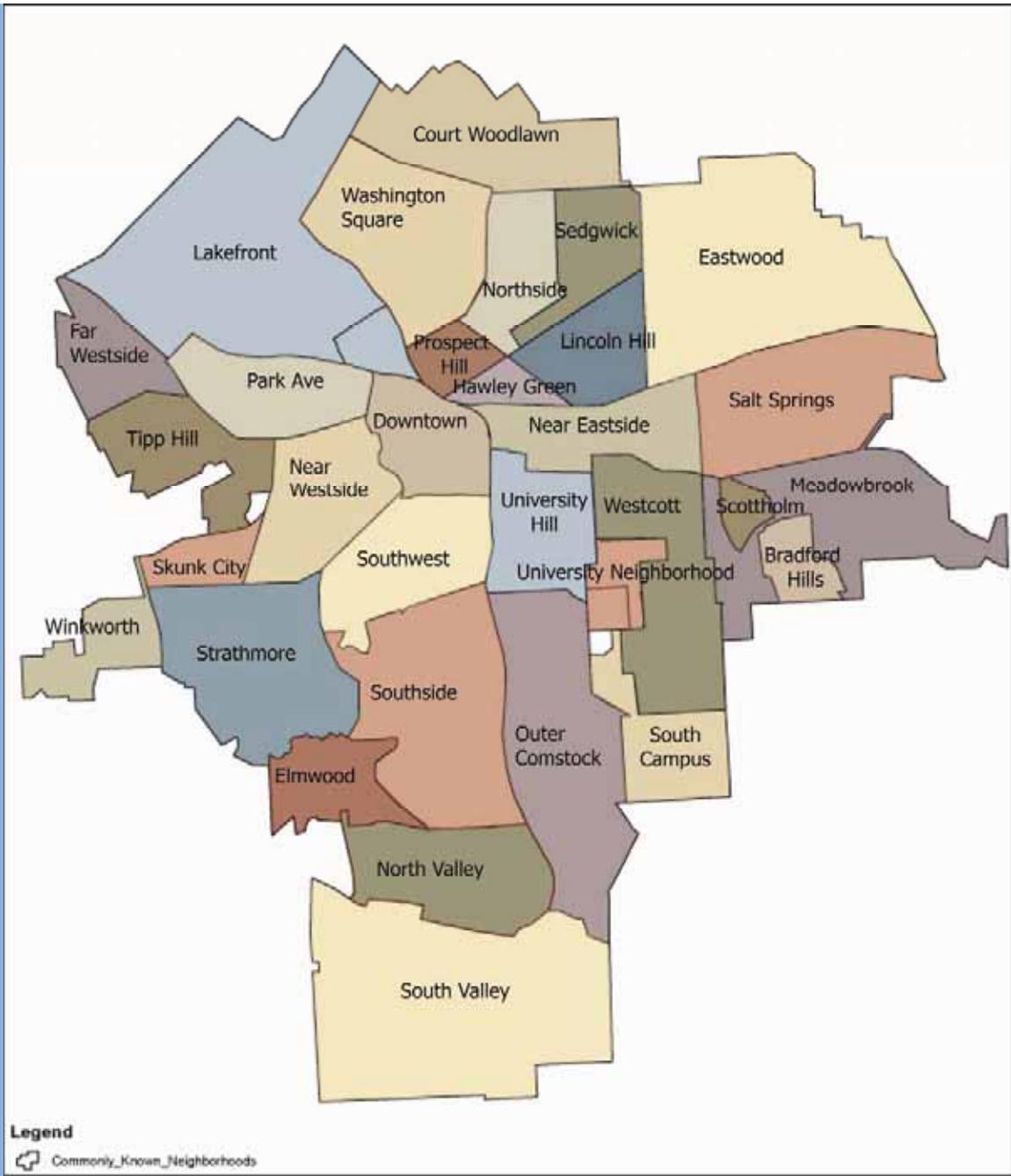
According to the National Low Income Housing Coalition (NLIHC), Syracuse MSA average two-bedroom apartment is \$754. To afford this level of rent and utilities without paying more than 30% of their income a person must make a housing wage of \$14.5. The housing wage is the amount that a household must earn per hour in order to afford the Fair Market Rent (FMR), assuming full-time employment. This year's housing wage translates to an annual income of \$30,160. NLIHC also reports that someone earning the federal minimum wage of \$7.15 must work 81 hours per week to afford the average two-bedroom FMR of \$478. An affordable rental rate at the current minimum wage is \$372.

Renter Households	2-Br FMR	FMR Growth	2-BR Housing Wage	Area Med. Income	30% of AMI
83,095	\$754	35.6%	\$14.5	\$63,700	\$19,110
Rent Affordable at 30% of AMI	Minimum Wage	Hours at Minimum Wage	Renter Wage	Hours at Renter Wage	
\$478	\$7.15	81	\$10.94	53	

Neighborhood Delineation

While the City of Syracuse is often viewed by external funding providers as a single entity in terms of its population and housing stock, it is in fact a patchwork of distinct neighborhoods that have forged their identity over time. The boundaries of these neighborhoods are subjective and fluid in that they are more a matter of perception on the part of residents and stakeholders rather definitive political or municipal boundaries. However, the neighborhoods outlined in this Plan share characteristics such as housing stock and type and many have grassroots organizations or associations that provide a neighborhood management component to city living.

Delineating neighborhoods within the city also serves a planning function, allowing analysts to group together the needs and concerns of a particular area and develop a common strategy to address these concerns. In many ways these neighborhoods represent distinct housing markets that call for specific strategies to address the needs of each area's housing stock and to enhance the unique qualities of each neighborhood.



CITY OF SYRACUSE - NEIGHBORHOODS

Indicators

For each neighborhood, a set of demographic indicators were selected to provide baseline data on which to assess the parameters of each area. The number of people and housing units in each neighborhood sets the scale upon which other aspects can be studied. Each occupied housing unit is considered a household and there are a number of aspects to consider when examining household makeup. These include, average household size (to determine the size and number of bedrooms needed in the housing units available), the number of family households, as well as household income.

Housing tenure is also an important factor to consider as some neighborhoods benefit from a certain level of owner-occupancy while others seek to attract a population of renters based on the housing types present. Vacancy rates are also crucial in determining the health of a neighborhood's housing market. While there will always be a certain percentage of units that fall under the category of frictional vacancy due to sales and rental turnover, high vacancy rates indicate a mismatch of housing needs in relation to the size and condition of the housing stock in each neighborhood.

It should be noted that these baseline figures come from the year 2000 US Census. While the data is certainly 'matured,' Census data remains the richest, most accurate collection of these variables at the neighborhood level (the Census does provide estimated updates citywide between decennial counts). This office eagerly awaits the results of the 2010 Census, which are expected to be available at the neighborhood level sometime in 2012.

This Bureau of Planning and Sustainability will also analyze local assessment data by neighborhood in 'real time' to track the health and trends in each neighborhood. The types of data that can be tracked in this fashion include vacant structures (as opposed to units), sales, code violations, tax delinquencies, and land use changes.

Finally, other sources of data will be compiled that affect the housing stock in indirect ways including crime and safety, the rankings and conditions of schools, parks and other municipal services as well as public infrastructure such as streets, sidewalks, and curbs. The Bureau intends to create systems that allow all of these data sources to be updated as at least quarterly to provide trend data that will provide both the City and its resident stakeholders with the information they need to address concerns in a concerted and justifiable way.

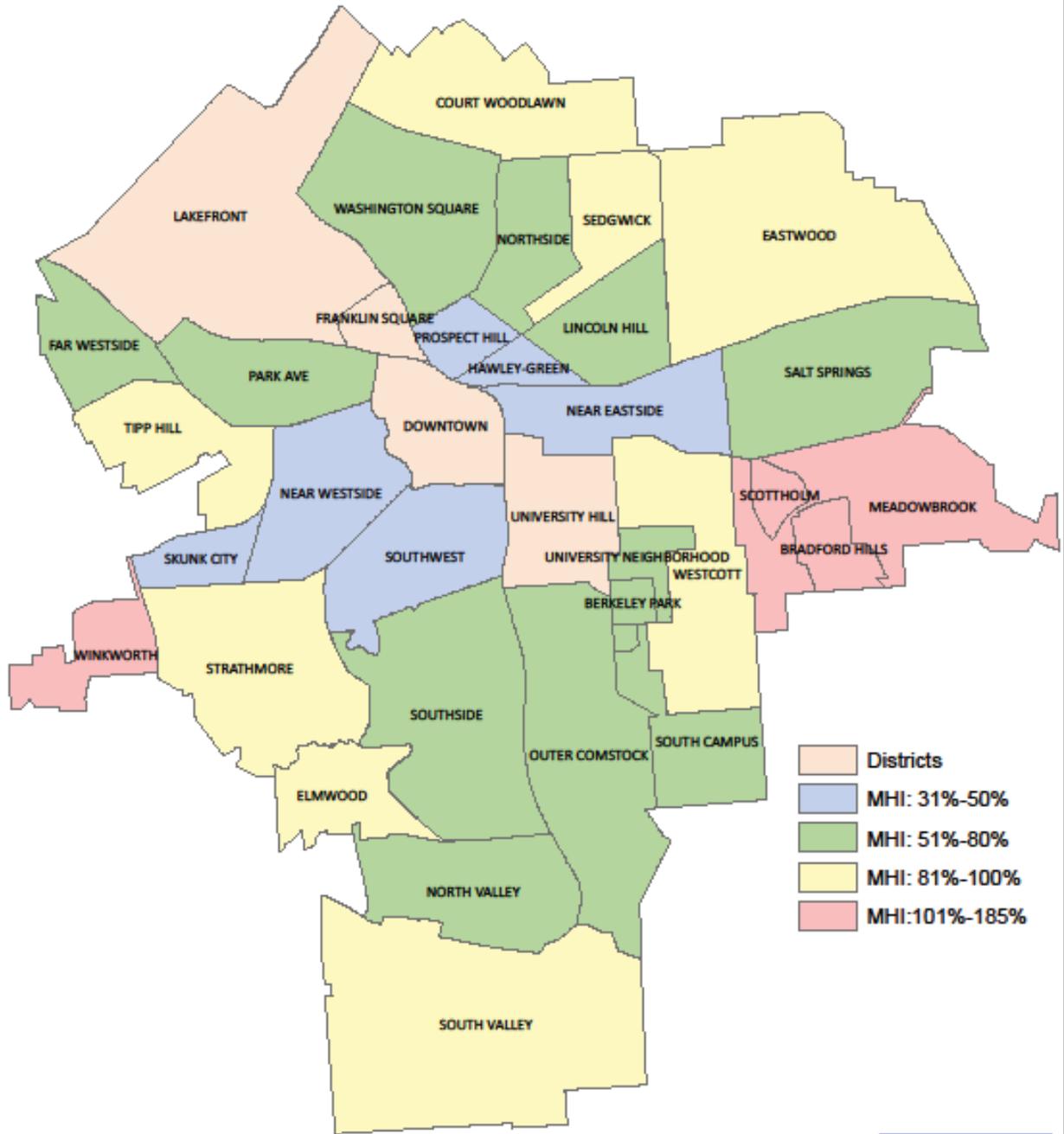
Neighborhood Indicators- Demographics

Indicators									
Demographics									
Neighborhood	Population	Households	Average Household Size	Families	Average Family Size	Average Median Household Income	Percent of	Unemployment	
							MSA MI	Male	Female
Bradford Hills	961	413	2.3	286	2.9	\$73,542	185%	0.0%	0.9%
Court Woodlawn	6,454	2,729	2.4	1,645	2.9	\$33,745	85%	4.4%	2.3%
Eastwood	14,440	6,801	2.1	3,494	2.9	\$34,792	88%	4.8%	2.9%
Elmwood	2,360	827	2.9	612	3.3	\$34,750	87%	4.0%	4.1%
Far Westside	2,792	1,292	2.2	635	2.9	\$26,649	67%	5.7%	0.8%
Hawley-Green	1,944	1,109	1.8	373	2.9	\$19,709	50%	4.9%	3.7%
Lincoln Hill	4,146	1,887	2.2	790	3.0	\$21,250	53%	5.4%	7.0%
Meadowbrook	4,565	1,306	3.5	781	2.9	\$68,611	173%	1.8%	0.8%
Near Eastside	3,297	1,437	2.3	662	3.3	\$16,435	41%	11.5%	4.7%
Near Westside	7,030	2,424	2.9	1,511	3.5	\$14,474	36%	14.3%	9.1%
North Valley	5,024	2,062	2.4	1,233	3.1	\$29,229	74%	6.2%	2.3%
Northside	4,752	2,008	2.4	1,092	3.0	\$25,385	64%	6.7%	5.4%
Outer Comstock	5,605	2,731	2.1	994	2.9	\$22,301	56%	5.8%	4.2%
Park Avenue	2,822	1,214	2.3	614	3.2	\$20,978	53%	9.0%	4.1%
Prospect Hill	2,229	1,277	1.7	354	2.7	\$20,014	50%	12.2%	3.4%
Salt Springs	4,658	1,848	2.5	1,152	3.1	\$30,516	77%	5.3%	5.3%
Scottholm	816	331	2.5	210	2.9	\$50,587	127%	0.2%	0.0%
Sedgwick	2,612	1,148	2.3	671	2.8	\$35,375	89%	0.2%	1.2%
Skunk City	2,065	786	2.6	518	3.3	\$19,702	50%	7.1%	3.1%
South Campus	2,454	1,175	2.1	167	2.9	\$27,215	68%	4.1%	4.4%
South Valley	5,502	2,534	2.2	1,365	2.9	\$36,875	93%	1.5%	2.3%
Southside	12,619	4,556	2.8	3,177	3.5	\$22,901	58%	10.3%	6.7%
Southwest	4,893	1,812	2.7	1,151	3.3	\$12,500	31%	14.9%	7.1%
Strathmore	6,666	2,452	2.7	1,701	3.3	\$39,695	100%	5.8%	3.1%
Tipperary Hill	4,123	1,888	2.2	901	2.5	\$34,084	86%	7.3%	3.8%
University Neighborhood	2,669	893	3.0	295	3.0	\$22,552	57%	3.2%	1.2%
Washington Square	11,876	5,082	2.3	2,559	3.2	\$21,897	55%	5.4%	6.4%
Westcott	5,836	2,472	2.4	1,123	3.0	\$32,930	83%	4.7%	4.5%
Winkworth	1,218	512	2.4	330	2.9	\$57,236	144%	1.3%	1.7%
Downtown	2,440	1,271	1.9	213	2.4	\$10,497	26%	9.1%	8.3%
Lakefront ²	402	262	1.5	77	2.4	\$23,977	60%	10.9%	3.8%
University Hill	8,015	1,303	6.2	190	3.0	\$9,402	24%	7.9%	9.7%
Includes Berkeley Park									
Includes Franklin Square									

Neighborhood Indicators- Housing

Indicators									
Housing Data									
Neighborhood	Housing Stock		Tenure				Occupancy Status		
	Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
Bradford Hills	1953	436	381	47	87.3%	10.7%	427	9	2.0%
Court Woodlawn	1942	2,952	1,848	886	62.6%	30.0%	2,735	218	7.4%
Eastwood	1944	7,305	3,519	3,298	48.2%	45.1%	6,817	488	6.7%
Elmwood	1944	1,050	519	321	49.4%	30.6%	840	210	20.0%
Far Westside	1940	1,442	525	744	36.4%	51.6%	1,269	173	12.0%
Hawley-Green	1944	1,333	91	1,031	6.8%	77.4%	1,122	210	15.8%
Lincoln Hill	1968	2,267	549	1,325	24.2%	58.5%	1,874	393	17.3%
Meadowbrook	1948	1,335	1,026	268	76.9%	20.1%	1,295	40	3.0%
Near Eastside	1950	1,850	155	1,313	8.4%	71.0%	1,468	383	20.7%
Near Westside	1943	3,059	509	1,917	16.7%	62.7%	2,427	632	20.7%
North Valley	1950	2,298	1,069	994	46.5%	43.3%	2,063	235	10.2%
Northside	1946	2,312	828	1,157	35.8%	50.1%	1,985	326	14.1%
Outer Comstock	1964	2,936	558	2,126	19.0%	72.4%	2,684	252	8.6%
Park Avenue	1940	1,604	381	857	23.8%	53.4%	1,238	366	22.8%
Prospect Hill	1955	1,652	107	1,177	6.4%	71.3%	1,284	368	22.3%
Salt Springs	1951	2,047	911	937	44.5%	45.8%	1,848	199	9.7%
Scottholm	1940	352	249	79	70.6%	22.5%	328	24	6.9%
Sedgwick	1952	1,246	679	476	54.5%	38.2%	1,155	91	7.3%
Skunk City	1940	967	318	471	32.9%	48.7%	789	178	18.4%
South Campus	1960	1,222	132	1,045	10.8%	85.5%	1,177	45	3.7%
South Valley	1955	2,685	1,488	1,032	55.4%	38.4%	2,520	165	6.1%
Southside	1926	5,381	1,927	2,301	35.8%	42.8%	4,229	1,152	21.4%
Southwest	1950	2,376	385	1,458	16.2%	61.4%	1,843	533	22.4%
Strathmore	1942	2,798	1,521	937	54.4%	33.5%	2,458	340	12.2%
Tipperary Hill	1940	2,047	832	1,042	40.6%	50.9%	1,874	173	8.5%
University Neighborhood	1940	945	261	651	27.6%	68.9%	912	33	3.5%
Washington Square	1941	6,034	1,480	3,585	24.5%	59.4%	5,064	969	16.1%
Westcott	1941	2,641	1,140	1,281	43.2%	48.5%	2,422	219	8.3%
Winkworth	1953	514	436	79	84.7%	15.3%	514	0	0.0%
Downtown	1969	1,463	49	1,217	3.3%	83.2%	1,266	197	13.5%
Lakefront ²	1942	301	96	172	31.9%	57.1%	268	33	11.0%
University Hill	1962	1,334	6	1,273	0.4%	95.4%	1,279	55	4.1%
Includes Berkeley Park									
Includes Franklin Square									

City of Syracuse Neighborhoods by Percentage of CNY Median Household Income



Prepared by the City of Syracuse
Department of Neighborhood and Business Development
February 2009

Source: US Census Data 2000



SECTION 2

Housing Development Strategies

The City of Syracuse Housing Plan has compiled a “tool box” of housing-specific strategies designed to achieve the overall goals of Homeowner Retention, Housing Stock Maintenance, Rehabilitation and Creation, and Neighborhood Revitalization. This “tool box” of strategies is aligned with three basic approaches:

- Policy Development – Implementation – Enforcement
The City of Syracuse must recognize that innovative housing strategies will require establishing new and/or revised policies, coordinated across several if not all City departments, to ensure effective initiatives that create desired results.
- Program Development and Implementation
 - Identify existing programs that have a track record of success and duplicate those initiatives throughout the city.
 - Evaluate existing programs for their effectiveness and modify or eliminate where deemed necessary.
 - Create new programs that address a city-wide and neighborhood based need.
- Promote the City of Syracuse
Celebrate the unique qualities of “City Living”.

Policy Related Strategies

City of Syracuse Housing Delivery Network

The diagram on the following page outlines the existing network of housing developers, both for- and non-profit, who receive direct or leveraged assistance through the City’s Department of Neighborhood and Business Development Department (NBD). It reflects the existing relationships between and among the NBD and the developers themselves, with some proposed changes shown by dashed lines. The goal of the NBD is to streamline the approach to housing development by building on the strengths honed by these organizations over time.

This plan seeks to use Home HeadQuarters (HHQ) and the Syracuse Cooperative Federal Credit Union (SFCU), both Community Development Financial Institutions (CDFI’s), to

provide the liquidity needed by the neighborhood Community Development Corporations (CDCs) to allow them to conduct the activities necessary for transforming the neighborhoods to which they are accountable. This liquidity allows flexibility throughout the development process that will be “taken out” by the permanent financing provided through the Community Development Block Grant (CDBG), HOME, and other state and federal resources administered by the NBD. HHQ’s CDFI status allows them to act as the City’s primary lender of home improvement funds, while SFCU’s CDFI status allows them to provide small business lending citywide.

In addition to being the City’s primary residential housing lender (60% of all residential lending in the City was through HHQ last year), HHQ also runs the NeighborWorks® America Homebuyer Education Center that provides 10-hour certified training sessions to over 500 prospective homebuyers each year, which allows graduates up to \$3,000 in down payment and closing cost assistance when they do become homeowners. HHQ also provides post-purchase counseling in the form of foreclosure prevention. And while HHQ is first and foremost the City’s primary residential lender, they also have significant planning capacity and real estate investments in the Near West Side, Prospect Hill, and Skunk City, among other places.

HHQ is able to leverage its loan portfolio to attract lines of credit in the form of private capital that allows them to “front” money for development as long as commitments for permanent finance are provided. HHQ currently has over \$1 million dollars in construction financing on loan to all of the City’s neighborhood housing agencies to allow them to acquire, rehabilitate and build housing that will be paid back through a combination of NDB grant sources and private mortgages obtained by the eventual homeowners that purchase these properties. The City needs to support this process by encouraging conventional lending institutions to increase the level of private capital available to HHQ to fuel both their own lending abilities as well as to allow them to expand this construction lending to the neighborhood housing developers.

Syracuse benefits from the series of longstanding neighborhood housing developers that have served their communities for more than three decades. These agencies have an identified target area that is currently underserved by the private market within which they operate. Residents and stakeholders make up a substantial proportion of the boards of these organizations and play key roles in determining its priorities. Starting in 2010, NBD will formally qualify these agencies as Community Housing Development Organizations (CHDO’s), Community Based Development Organizations (CBDO) or both. Obtaining these designations allows these agencies to access certain HUD-funded set asides for both bricks and mortar funding as well as operating funds.

The approach this Model proposes for NEHDA, Jubilee, and Empire is the Block by Block approach. Rather than submitting proposals to the NBD for individual addresses absent the context of the area around it, the NBD will require a block-level plan that addresses each house on the street in order to change the market in that area. The Block Plan may

include strategies for rehabilitation, demolition, new construction, re-subdivision of vacant land as well as lending and grants to existing owner-occupants and investor-owners to provide a comprehensive strategy for the entire block. The role of the Agency will be to provide the plan, acquire, develop (or co-develop), market, and sell the properties to their permanent owners. HHQ will be asked to target their lending/granting capability to the balance of the properties on the block that are positively affected by the intervention of resources.

Southeast Gateway's role will be real estate development (or co-development) on a more targeted basis to shore up their neighborhood's assets such as the Dunbar Center, Beard School or other community-valued properties. They too will be expected to plan, acquire and re-sell or lease-purchase property to owner-occupants in the Gateway/Kings Park neighborhood. The secondary role Gateway will play will be planning for the South Salina Street corridor for which they were originally formed. This will involve securing grants, developing community support, and marketing the area to both residents and business owners.

SMNC will be asked to focus on its unique strength, which took decades to hone, which is the acquisition, redevelopment, and management of existing residential structures for inclusion in its affordable rental housing inventory. SMNC was hindered by being asked to be all things to all people—by building new construction, running a commercial Main Street program, and administering loans and grants—without adequate internal capacity to achieve such ends. All of these activities detracted from their primary mission, which is the provision and management of quality affordable rental housing through the rehabilitation of the City's original housing stock. SMNC can also provide rental management for other housing agencies as they have the internal capacity and infrastructure to take on that role. The City should support SMNC in their effort to make their inventory the jewels of each block on which they have holdings.

The University Neighborhood Preservation Association (UNPA) is unique in that it has perfected the role of leveraging the restriction-free capital it collects with the private loan capital reserves of HHQ. The lines of credit HHQ receives from private banks come at the current rate of interest (7.99%). UNPA has learned that by paying the interest of a 10-year loan up front, using funds it receives from the Syracuse University Street Closing Fund (UNSAAC), it allows HHQ to provide low interest (1%) home-improvement loans that are very attractive to households with a healthy credit rating that qualify for private loan funds. The thirst for low-interest loans is large in the Westcott and University area that UNPA serves and this cooperative model continues to allow capital without income restrictions to be invested cheaply into the neighborhood's housing stock. The City hopes other neighborhood housing groups that are starting to realize their own unrestricted capital (i.e. Tipp Hill, Lincoln Hill, and Strathmore) can leverage these funds the same way, using HHQ private loan capital. The key will lie in expanding HHQ's access to this capital, which will require City to insist that conventional lenders increase their commitments to HHQ.

Syracuse has a wealth of innovative Non-Profit Affordable Rental Housing Developers that use a series of tools to leverage a relatively small amount of local funding to secure much larger amounts of private capital, primarily in the form of low income housing tax credits (LIHTC). Housing Visions Unlimited and Christopher Community, the development arm of Catholic Charities, are two such organizations that have honed the LIHTC process and have produced hundreds of quality affordable rental housing units to address this urgent need, as stated in the City's Comprehensive Plan. LIHTC's are administered through the NYS Division of Housing and Community Renewal (DHCR) and are competitively disbursed statewide. Local support for these projects is crucial in competing with other areas throughout the state. This support is primarily through the provision of a roughly 10% match in HOME or CDBG funding along with the approval of a payment in lieu of taxes (PILOT). A PILOT is not only a show of local support for tax credit projects, but often times results in greater revenue received by the City than the state authorized tax relief instrument called 581(a) that bases the taxable income of a LIHTC project on the value of the gross rents received annually rather than on an independent valuation of the land itself.

In 2010, the City supported a LIHTC application in which the Syracuse Housing Authority (SHA) co-applied with a developer from Cleveland, OH, called NRP, and an application by Housing Visions neither of which secured a PILOT agreement prior to submission, which is expected to put both at a disadvantage from its competitors statewide. However, awards will not be made until August so there is no determination on the effect this will actually have on these applications. The City is also encouraging other developers to apply for LIHTC to instill competition and diversity in this field of affordable housing provision.

Finally, for-profit developers may also avail themselves of CDBG and HOME funds as development subsidies as long as these funds' income restrictions are adhered to and are monitored by the City over the term of the loan/grant. There are, in fact, many high quality, conscientious, for-profit developers that could stand to benefit from matching grants or loans in the same way as non-profit developers. The key is selecting these quality developers and applying these funds in a way that address the City's priorities regarding areas of disinvestment. The NBD is developing a pool of qualified developers with a proven track record of success and seeks to issue a request for proposal to acquire and renovate housing in areas deemed a priority by the City in 2010.

This mix of agencies, private developers, and strategies will maximize the relatively small amount of federal housing funds in the most efficient way, building on the strengths of each organization rather than pitting them against each other to do the same things with the same monies. The NBD understands that the funds received through CDBG, HOME, and other state and federal sources are but a pittance compared to the need. However, the point is to jump-start the housing market in targeted areas where the private market has collapsed by leveraging the resources available to furthest

extent possible, both in terms of money and the talents that our housing agencies have developed over time. Together, this mix of resources makes up the City's Housing Delivery Network that must be nourished and carefully maintained in order to provide the result we all seek, which is a city of choice neighborhoods in which to live, learn, work, and play.

Design Standards and the Pattern Book

While the emphasis of the City's housing plan is on the rehabilitation of the existing housing stock, in limited situations new construction of housing will be necessary to fill in large gaps created in the streetscape by previous demolitions. When this is the case, it is important that the design of these structures complement the existing architectural style of the neighborhood. Too often, the product of subsidized housing construction looks like just that—subsidized housing. The challenge is to build quality housing that reflects the architectural style of the neighborhood around it.

To that end, the City commissioned the work of several local architects to develop the Pattern Book for Syracuse Neighborhoods, known as the Pattern Book. This was completed as a pilot project focused on three neighborhoods: Southwest, Southside, and Near Northeast. A survey cataloged the predominant architectural styles on a parcel by parcel basis to arrive at recommendations as to what style of housing is most appropriate for each block within these neighborhoods.

Secondly, the Pattern Book provided specific recommendations on how to adopt architectural elements into building plans as a way to mirror certain features that are unique to that area. This book acts as a guide for housing developers, architects, and stakeholders by offering a palette of styles that best complement a block's existing architectural context.

The challenge now is to consider whether to move forward with the Pattern Book to cover all city neighborhoods—an expensive undertaking. This administration is exploring how to link the Pattern Book with a more proactive historic preservation survey and inventory strategy so that the two closely linked activities can utilize the same manpower in the surveying process. A final consideration would be to allow certain areas of the city to experiment with new housing designs that have no precedent in this community, but that offer other benefits such as neutral carbon output and unique aesthetic features that are attractive to the artist community.

Housing Rehabilitation as a Priority

One of the City's greatest marketing strengths is its rich architectural diversity and historic, urban form. For that reason, housing development efforts must first seek to preserve this asset wherever possible and economically feasible. Therefore, emphasis should be placed on the rehabilitation of our existing housing stock before turning to new construction options. The role of new construction should be limited to infill development where large gaps exist in the streetscape. The primary focus must be to embrace and maintain this rich architectural heritage.

Vacant Structure Inventory and Stabilization

A NeighborWorks® America study once found that one vacant structure negatively affects the value of seven vacant structures surrounding it. As of this writing, there are currently 1,620 vacant structures in the City of Syracuse, meaning that an additional 11,340 structures are having their value diminished by these vacant structures—a significant blow to the City’s tax base.

In order to develop a strategy to deal with the 1,620 vacant structures currently in the city, the City must first establish a method by which vacant properties are defined and identified. Currently several departments keep a tally of vacant structures for their own purposes including Fire, Water, Codes and Assessment. This procedure results in a system without continuity. The City must implement a policy that brings these counts together into a unified verifiable list thereby creating a centralized system to:

1. Identify
2. Stabilize
3. Maintain
4. Develop
5. Market

Currently, the Division of Code Enforcement has a team of workers that inspect all 1,620 vacant structures on a two-week rotational basis to ensure that they are secured from unlawful entry, clean up trash and debris, and cut high grass in the summer months. This team should be equipped with hand-held devices that allow them to monitor the condition of these structures in order to inform the disposition strategy for each vacant structure. Those in the worst condition should be transferred to the Operations Division to commence the process of seizure and city demotion and/or court-ordered demolition by which the private owner is forced to demolish with their own funds.

For vacant structures that are in better condition, a prioritization process should involve an analysis of the strategic value of the property based on three categories:

1. Individual merits of the property itself
2. The property’s importance to the block
3. The property’s importance to the neighborhood

The combined score of these variables will lead to a priority list that will guide the City’s disposition strategy for each vacant property.

The City will also consider the seizing of tax delinquent vacant property based on the above prioritization score as well as the type of the property. For example, of the 1,600+ vacant structures citywide currently, 750+ (48%) are single-family homes that, depending on their condition and location, lend themselves to redevelopment for resale

for homeownership and safe, affordable rental housing. Approximately 60 of these 770 single-family vacant structures are tax delinquent enough to seize. An analysis should be done to determine the condition and strategic value of these 60 homes to inform the decision of whether the City should move forward with seizure. This type of analysis should be performed for each housing type using the City's Code Division as the eyes and ears to monitor the condition of these structures.

Along with this, real time vacant property monitoring should be in place to highlight new properties become or discovered to be vacant while formerly vacant property becomes occupied. The NBD should investigate the individual circumstances that lead to these changes, positive or negative, and create response mechanisms that address vacancies immediately, before time allows them to deteriorate and makes salvaging these structures more difficult.

A concise inventory of vacant properties will provide a canvas for proactive urban planning efforts. The NBD will serve this capacity. With accurate documentation, the City can coordinate how vacant structures are maintained, managed, and ultimately redeveloped. Vacant structures that are deemed inappropriate for redevelopment will be demolished and the remaining vacant lot combined with an adjacent performing property.

Land Bank Authority

The City is actively exploring the creation of a City-County Land Bank Authority with the ability to acquire, hold, manage, and develop tax delinquent and vacant properties. It is a flexible mechanism that is capable of being modified to address city priorities. Ongoing maintenance would be the responsibility of the Authority in cooperation with City and County. Control of vacant buildings, parcels, and tax delinquent property will ensure that property is transferred in such a way that neighborhood character is enhanced and responsible developers are attracted. The principal goal will be to ensure the best use of these properties thereby benefiting the neighborhood and community as a whole. A centralized vehicle for identifying, monitoring and tracking all vacant buildings, parcels, and tax delinquent properties is essential.

Targeted Seizure of Properties for Rehabilitation & Demolition

While the concept of land banks is being considered on a county-wide level, the City must explore and expand on its existing capacity to address the vacant structure problem with the tools it currently has at hand, first among them the Syracuse Urban Renewal Agency (SURA).

The City will begin the process of utilizing the powers of the existing SURA as a vessel for transferring tax foreclosed properties for temporary disposition in partnership with its various housing partners. This process will expedite the block by block strategies now

under consideration by the neighborhood-based housing organizations while also allowing greater control over the remaining lots that lie in the wake of city-sponsored demolitions.

Throughout the city, dilapidated properties that are severely tax delinquent and thus “seizable” by the City often stand in the way of wider revitalization plans. By initiating the seizure process through the City’s NBD, having the City clear the title from all liens and transferring the properties to temporary SURA ownership, the property will not incur tax liabilities with either the City or the County. This procedure takes the onus off the non-profit agencies from having to consider acquisition and carrying costs on property until such time as they have the resources to renovate the property.

In terms of demolition, City seizure of dilapidated tax delinquent property, will allow the City to responsibly dispose of the vacant lots that remain in the wake of all city demolitions. Currently the lot remains under private ownership and often is a detriment to revitalization plans around the property.

Block by Block Housing Development

Implement a Block by Block development approach in low to moderate income (LMI) neighborhoods. The ongoing reduction of housing density in many LMI neighborhoods requires an approach that will restore a sense of housing stability to these neighborhoods. All neighborhood development strategies will incorporate a combination of existing structure rehabilitation and new construction. All neighborhood housing partners will be required to submit housing development block plans that meet this criterion in order to utilize CDBG and HOME funding. This strategy further substantiates the need for a mechanism to “land bank” or hold vacant structures and lots for redevelopment purposes.

Green and Sustainable Housing Development

It is important that the City of Syracuse, as one of the most proactive and engaged entities in city housing development, adopt philosophies and policies that reflect a sensitivity to the local and global environments. There are several policies previously listed in this section that establish more environmentally, socially and economic sustainable practices: an emphasis on rehabilitation and historic preservation that will create more jobs and retain the embodied energy used to construct those housing units while keeping materials out of landfills; tax exemption programs that promote property improvements that could include energy efficiency; tax exemptions that promote LEED certification of new or substantially renovated one- and two-family housing units; the promotion of infill development that will aid in maintaining our traditional urban density that promotes walkable, bikable neighborhoods. In addition to these fundamental principles and policies, there are other general practices that we intend to pursue to promote more sustainable neighborhoods.

- Promotion of accessibility and visibility in new construction and rehabilitation projects.
- Pursuit of deconstruction as an alternative to traditional demolition.
- Encouragement of green building practices in all public and private projects.
- Provision of guidance and resources for property owners and others residents to plant rain gardens, vegetable gardens, green roofs, rain barrels and other features that promote progressive storm water management practices and healthier lifestyles.
- Promotion of tree planting as an element of new housing projects.
- Explore alternative energy installations.

Private Development

Traditionally the city has passively responded to unsolicited proposals instead of proactive engagement and relationship building with developers in order to identify preferred projects. There must be a campaign to actively engage private developers and present the potential for “high-end” housing development in the City of Syracuse. The Department of Neighborhood and Business Development and Bureau of Planning and Sustainability will actively engage and assist private developers identify potential sites and “maneuver” through the various city departments and processes.

Minority and Women Owned Business Enterprise (MWBE) Utilization

In an effort to promote equality of economic opportunities for Minority and Women Owned Business enterprises (MWBE) and to eliminate barriers to their participation in government funded projects, the City of Syracuse will continue and enhance its current certification process. By implementing procedures that go “beyond certification” the City will identify qualified vendors for consideration as opportunities arise, in addition to exploring the barriers that hinder MWBE competitiveness in various markets.

Historic Preservation

The many historic neighborhoods of the City are as distinct as the people who live in them. The unique qualities and character of our neighborhoods—including distinctive historic architecture and urban form—are assets upon which the city can rebuild and revitalize. Strategic designation and preservation of the city’s historic housing stock will help stabilize neighborhoods and encourage investment. Existing programs such as the

local tax abatement for the rehabilitation of historic properties, the NYS historic residential and commercial tax credit program, and the federal and state historic tax credit programs for income producing properties help make rehabilitation more affordable for homeowners and investors and should be marketed widely.

Deter Crime

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

Property Tax Exemptions

The City will fully utilize and promote existing City and School tax exemption policy available for one- or two-family new construction and substantial rehabilitation. Historically this program has been used more readily by the not-for-profit agencies as a marketing tool to attract interested buyers for their homes. The program can serve as a tool for private owner-occupied development in the City of Syracuse.

Vacant Residence Exemption

Authorization for Exemption – Chapter 370 of the New York State Laws of 2008 and City of Syracuse Local Law number 15 of 2008, authorized an exemption from real property taxation for increases in assessment due to rehabilitation of residential structures vacant for at least one year, and prequalified as an “unoccupied hazard.”

Residences certified to be vacant for one year qualifies the property for 10 years of City and School tax exemptions. The value of the construction must exceed \$20,000.

Years	Exemption
1-7	100%
8	75%
9	50%
10	25%

New Single- and Two-Family Residences

Authorization for Exemption – Chapter 370 of the New York State Laws of 2008 and City of Syracuse Local Law number 15 of 2008 authorized an exemption from real property taxation for increases in assessment due to new construction of one and two family homes.

Newly constructed single- and two-family residences in the City of Syracuse qualify for 10 years of exemptions from City and School taxes on the increased value. Additional years of exemption are available if the house is LEED-certified. Applicants must complete an application for the exemption by December 31st of the year in which they start construction. Construction prior to 2013 will be eligible.

Properties that qualify receive a seven year 100% exemption from City and School taxes on the assessment increase due to the new construction and a partial exemption for three additional years.

New Construction Exemption example: A new \$100,000 residence build on a vacant lot assessed for \$10,000 resulting in an increased assessed value of \$110,000.

Year	Assessment	City/School Exemption	City/School Taxable	County Taxable
1	\$110,000	\$100,000	\$ 10,000	\$110,000
2	\$110,000	\$100,000	\$ 10,000	\$110,000
3	\$110,000	\$100,000	\$ 10,000	\$110,000
4	\$110,000	\$100,000	\$ 10,000	\$110,000
5	\$110,000	\$100,000	\$ 10,000	\$110,000
7	\$110,000	\$100,000	\$ 10,000	\$110,000
8	\$110,000	\$ 75,000	\$ 35,000	\$110,000
9	\$110,000	\$ 50,000	\$ 60,000	\$110,000
10	\$110,000	\$ 25,000	\$ 85,000	\$110,000
11	\$110,000	-	\$110,000	\$110,000

One- and two-family residences certified by a LEED (Leadership in Energy and Environmental Design)-accredited professional will receive additional years of exemption. The following is the City/School tax exemption schedule for LEED-Certified homes:

Year	Non-LEED Certified	LEED-Certified		
		Certified Silver	Certified Gold	Certified Platinum
1-8	100%	100%	100%	100%
9	75%	80%	100%	100%
10	50%	60%	80%	100%
11	25%	40%	60%	100%
12	-	20%	40%	75%
13	-	-	20%	50%
14	-	-	-	25%

Residential Improvement Exemption

Authorization for Exemption – Section 485-j of the Real Property Tax Law authorizes the City of Syracuse to offer a partial exemption from real property taxation for improvements to residential property constructed subsequent to January 1, 2006 or a later date as specified in the City’s local law. The cost of construction of such improvement must exceed \$10,000. Ordinary maintenance and repairs do not qualify for exemption.

Improvements made to any residential property where the value of the construction is at least \$10,000 is eligible for a five year partial exemption from City and School taxes. Residential improvements such as an addition, extensive renovation, garage, etc. are eligible.

The amount of the exemption in the first year is 100% of the increase in the assessed value attributable to the construction. The exemption amount then decreases by 20% in each of the following four years. Example: A home assessed at \$75,000 receives eligible improvements resulting in an assessment increase to \$90,000:

In addition, encourage City residents to take advantage of property tax exemption programs administered by New York State:

		City/School	City/School	County
Year	Assessment	Exemption	Taxable	Taxable
1	\$90,000	\$15,000	\$75,000	\$90,000
2	\$90,000	\$12,000	\$78,000	\$90,000
3	\$90,000	\$ 9,000	\$81,000	\$90,000
4	\$90,000	\$ 6,000	\$84,000	\$90,000
5	\$90,000	\$3,000	\$87,000	\$90,000
6	\$90,000	-	\$90,000	\$90,000

School Property Tax Exemption (STAR) includes a partial property tax exemption from school taxes. All New Yorkers who own and live in their home are eligible for the STAR

exemption on their primary residence. There are two components of the STAR property tax exemption:

- The Basic STAR exemption is available for owner-occupied, primary residences regardless of the owners' ages or incomes. Basic STAR allows exemption of the first \$16,980 in city/school property taxes.
- The Enhanced STAR exemption is available for the primary residence of senior citizens (age 65 and older) with yearly household income not exceeding \$74,700. The Enhanced STAR program exempts the first \$34,030 of the full value of the home from city/school property taxes (2010-2011 school year).

Exemptions for Veterans

- The **eligible funds veterans' real property tax exemption** (Real Property Tax Law, section 458) provides a partial exemption where property owned by a veteran or certain other persons designated in the law has been purchased with pension, bonus, or insurance monies, referred to as "eligible funds". "Eligible Funds" refers to proceeds of a veteran's pension, bonus or insurance monies, or dividends or refunds on such insurance, compensation paid to prisoners of war, mustering-out pay, etc. used to purchase property. This option is not limited to the veteran's primary residence. Other veteran exemptions include:
 - **Alternative Exemption**, which provides a property tax exemption of 15% of assessed value to veterans who served during wartime and an additional 10% to those who served in a combat zone. The law also provides an additional exemption to disabled veterans equal to one-half of their service-connected disability ratings. This exemption is only applicable to city taxes and not school taxes and is limited to the primary residence of a veteran.
 - **Cold War veteran's exemption** (Real Property Tax Law, section 458-b) is available only for resident property of veterans who served during the Cold War period. This exemption is not available to veterans currently receiving either the eligible funds or alternative veterans' exemption. The exemption provides the basic property tax exemption of either 10 or 15 percent of the assessed value to veterans who served during the Cold War period. The law also provides an additional exemption to disabled veterans, equal to one-half of their service-connected disability ratings. The basic exemption is limited to 10 years, but there is no time limit for the disabled portion of this exemption. The exemption is limited to the primary residence of the veteran and is applicable only to city taxes and not school taxes.

Senior Citizens' Exemption

New York State Real Property Tax Law, section 467, gives local governments and public school districts the option of granting a reduction on the amount of property taxes paid by qualifying senior citizens. The taxable value of residential property owned by seniors is reduced by a maximum of 50%. Exemptions are based on income which cannot exceed \$37,400 and seniors must be 65 years of age or older.

Exemptions for Persons with Disabilities

New York State law (section 459-c of the Real Property Tax Law) give local governments and public school districts the option of granting a reduction in the amount of property taxes paid by qualifying persons with disabilities. The maximum exemption is a 50% reduction in the assessed value of the legal residence of the qualifying disabled person. Exemptions are based on income which cannot exceed \$37,400.

Property receiving an exemption under the low-income senior citizens exemption cannot also receive this exemption for the same property, however is eligible for the STAR and veterans exemptions.

City of Syracuse Historic Property Exemption

Authorization for Exemption – Chapter 183 of the New York State Laws of 1997 amended Real Property Tax Law with added Section 444-a, which provides for a local option real property tax exemption relating to certain historic properties and City of Syracuse Local Law number 17 of 1997.

Real property designated as a landmark or as a property that contributes to the character of an historic district which is altered or rehabilitated in accordance with NYS law Section 444-a of the Real Property Tax Law is exempt from taxation. The amount of the exemption in the first year is 50% of the increase in the assessed value attributable to alteration or rehabilitation. The exemption amount then decreases by 5% in each of the following ten years.

Years	Exemption
1	50%
2	45%
3	40%
4	35%
5	30%
6	25%
7	20%
8	15%
9	10%
10	0%

NYS Historic Property Tax Credits

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

The project must:

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

Federal Historic Property Tax Credits

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

City Employee Residency

The City will actively enforce residency requirements for applicable city employees. Develop incentives to attract police officers, fire fighters, and teachers as city residents.

Program Development and Implementation Strategies

Vacant Land Re-use

The City of Syracuse currently owns more than 400 parcels of vacant land, and there are another 4,500 privately owned vacant lots in the city. The City must develop a strategy to address this large and growing inventory of vacant land that will enhance their respective neighborhoods. This land represents an opportunity to redesign our neighborhoods through a coordinated approach that creates real-estate assets.

All vacant land in Syracuse will be evaluated for temporary or permanent development options. Development strategies with identified funding will undergo permanent development options that include:

- Re-subdivision – Incorporating vacant lots into neighboring performing properties has proven to be a successful land use strategy. Vacant lots that do not support construction will be re-subdivided and attached to adjacent properties. This will require the use of City surveyors, zoning, and funding for limited site work to effectively integrate “orphaned” vacant lots.

Prior to any targeted re-subdivision efforts the neighborhood should consider the level of housing density it desires. There are areas in the city that warrant high density housing layouts, while many residential neighborhoods tend to benefit from a reduced level of density in order to accommodate resident lifestyles, (i.e. off street parking, families with children, etc.)

- New Construction – In-fill construction will be undertaken on lots deemed buildable by city ordinances, regulations and codes for both single-family and multi-family housing. Design guidelines for these buildings will ensure consistency with traditional neighborhood character.

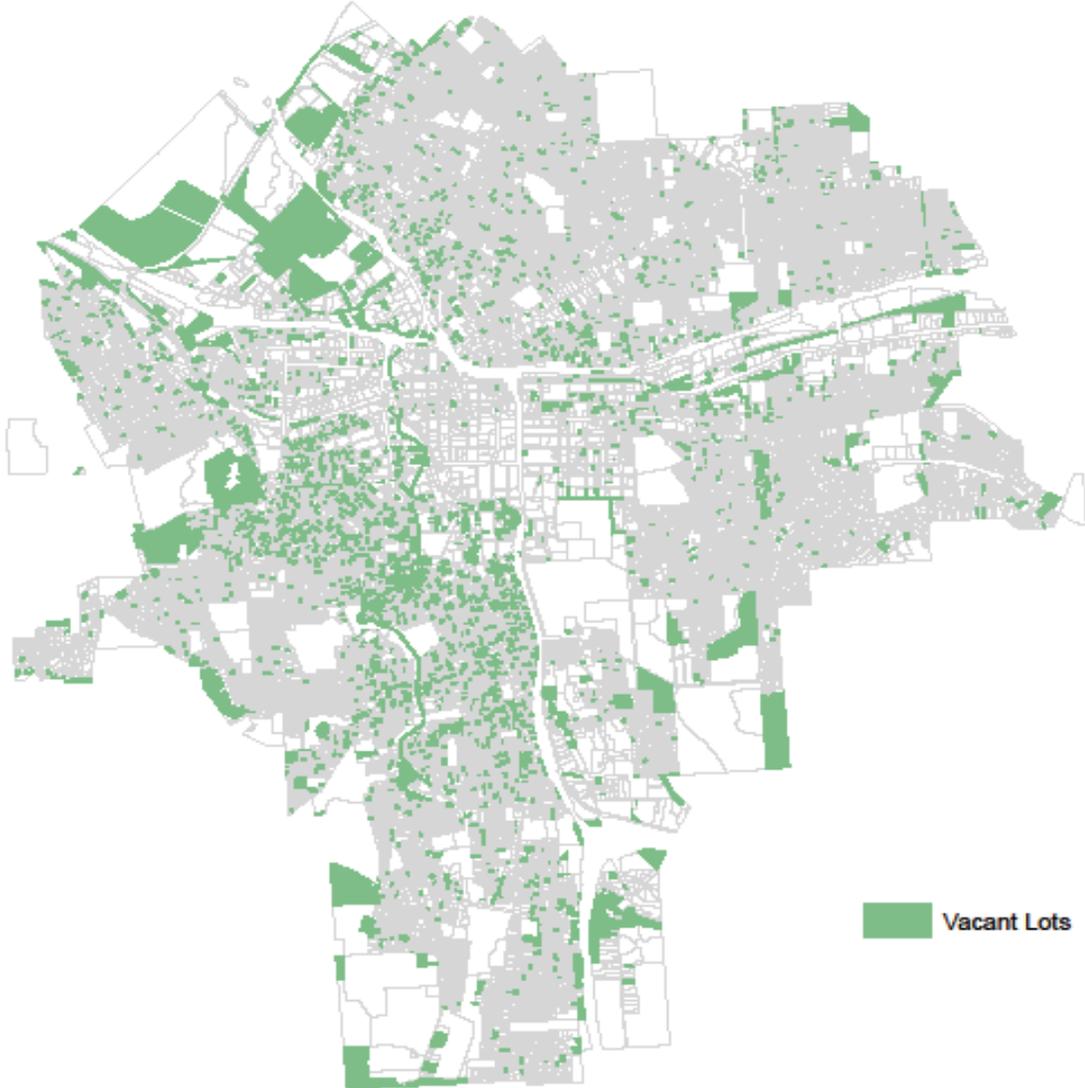
Vacant properties with no identified funding will involve *temporary solutions*:

- Establish green spaces for resident use (i.e. chess parks, flower and/or community gardens) to create esthetically pleasing environments.
- Brownfield Lots – Identified Brownfield lots within neighborhoods lay dormant as environmental studies are administered. The adverse affects on neighborhoods extend beyond the environmental issues of these areas. The long-term nature of the evaluation process holds a neighborhood in limbo for

years, hindering plans for development in the immediate area. Short-term solutions must be implemented to create an aesthetically pleasing environment, while awaiting a long-term solution. Interim strategies include use of vegetation that can assist in the natural remediation process in lieu of the inevitable physical removal of polluted soil.

- Examine the City’s existing infrastructure policies and systems in preparation for project proposals that require infrastructure modification or creation.
- Parking Lot – Develop surface parking where there is a demonstrated need by local businesses, churches, schools, neighborhood centers, etc. Design guidelines for these lots that will ensure limited impact on the traditional neighborhood character, encourage sustainable building practices, and diminish storm water “run-off”.

Vacant Lots City of Syracuse



Source: City of Syracuse Assessment Roles.
Prepared by the Department of Neighborhood & Business Development - March 2010.

Home Improvement Loan “Buy-down” Program

This is an example of a successful program that can be implemented throughout the City of Syracuse. This model has been implemented by Home HeadQuarters and uses a loan pool funded by local banks to provide home improvement loans to existing homeowners. This product has flexible underwriting criteria and therefore serves as a viable and financially feasible option for homeowners. Loans are originated at a \$10,000 maximum level and public funds are used to “buy-down” the interest rate to an extremely competitive level. Recently, this program option was introduced for CDBG funding in the Year 37 allocations. These loans are income restricted however because of HUD funds used to “buy-down” the loan from 8% to 1%.

Historically, Syracuse Neighborhood Initiative funds were used for “buy-down” purposes. The City must identify private funds to create sustainable lending capital as well as funding to “buy-down” the interest rate and make this program available to residents from all neighborhoods and all income levels.

Program example: Loans are provided in \$10,000 maximum increments; therefore in order to serve 200 homes \$2 million in private capital would be required. \$2,569/\$10,000 would be needed in order to “buy-down” the loan to a 1% interest rate. Program guidelines require loan funds be used for exterior and/or energy related repairs.

“1 House on the Block” Program

Several viable neighborhoods in Syracuse are faced with a dilemma as foreclosures, poor landlord management, or abandonment resulting in a vacant home in an otherwise housing stable neighborhood. One property, as a result of disrepair and vacancy, begins to affect the neighborhood structure and housing market stability. The “1 House on the Block” strategy is targeted for renovation and resale. Development can take place through the city’s housing partners or private developers.

If needed, CDBG and/or HOME funding can be infused into these development projects, which would require adherence to federal and/or state regulations. However private development with no use of public funds would not have to adhere to these regulations. The “Say Yes” to education program is empowering the community by encouraging non-residents to take a look at the City of Syracuse once again. Homes identified in these stable communities can be renovated and sold at market rate to new residents entering the city.

Substantial Rehabilitation Owner Assistance Program

City of Syracuse residents are easily attracted to the “easy” sale associated with a vacant or HUD home without a basic understanding of what is needed in this type of development. Too often this results in the home remaining in its same unoccupied,

undeveloped state. In order to address this issue, the City will contract with a local not-for-profit housing agency to serve as the “case manager” for the homeowner. The agency will be responsible for:

- Writing development “specs” for the property to ensure code and health and safety compliance
- Working with the homeowner to create a project budget
- Assisting in the selection of a general contractor (assuring insurance, workman’s compensation, etc.)
- Inspecting the work at job completion

Neighborhood Association Engagement in Housing Development

Working in collaboration with the “1 House on the Block” program is a process similar to one implemented by the University Neighborhood Preservation Association (UNPA). UNPA has taken a proactive approach by collecting funds among its association members to acquire a foreclosed property on one of its viable streets. After accomplishing acquisition, the organization partnered with Home HeadQuarters for the mentoring needed to acquire financing and start rehabilitation of the property. The Association marketed and sold the property itself. Although it would take a well organized neighborhood association to manage a process like this, there are several neighborhoods with this type of potential. They include but are not limited to: Lincoln Hill, Strathmore, and Tipp Hill.

Tomorrow’s Neighborhoods Today (TNT)

Restructure the TNT program for use as a neighborhood planning tool rather than a vehicle to express constituent service needs. Each TNT sector has developed or is in the process of finalizing a five-year neighborhood plan. Neighborhood and Business Development staff will work alongside TNT members to realize components of their visions for each neighborhood.

The Department of Neighborhood and Business Development will work to strengthen existing neighborhood associations and encourage the development of new associations in neighborhoods throughout the city. These neighborhood associations will work with the Better Neighborhoods Bureau to address neighborhood-specific constituent service provision.

Rental Properties

Vibrant neighborhoods encompass a healthy combination of homeowner and investment owned housing. Mutual commitment by all neighborhood property owners is crucial to establishing neighborhood stability. A multifaceted approach to creating

and maintaining safe, clean and affordable rental housing which creates incentives for responsible investor owners while enforcing all tools available for those with non-compliant histories. Absentee-owned properties, for example, have created a sense of insecurity for adjacent property owners and hindered revitalization efforts throughout city neighborhoods. In order to combat this growing concern, the plan identifies the following strategies:

- Effectively utilize Code Enforcement to enforce violations and aggressively pursue repeat violators.
- Evaluate the effectiveness of the Rental Registry as a proactive tool for pre-empting and addressing code violations.
- Encourage the purchase of two-family houses by first-time homeowners, extended families, and other special markets. Provide a short-term (one to three year) tax exemption policy for these purchases.
- Provide landlord training to new investor-owners to enable successful management of their property.

However, investor owner with a proven track record of providing safe and healthy rental living can be encouraged to continue in this direction with strategies such as:

- Replication of the Eastwood 5 Star Rental Program city-wide. The program would provide low interest property improvement loans to investors in good standing (no code violations, delinquent taxes or water). The City of Syracuse would identify funding to create an interest buy-down for a Home Headquarters' loan of up to \$10,000 to 3.99% for eligible participants.
- Use of Low Income Housing Tax Credits, and effective tool to leverage a relatively small amount of local funding to secure much larger amounts of private capital and produce hundreds of quality affordable rental housing units. LIHTC's are administered through the NYS Division of Housing and Community Renewal (DHCR) and are competitively disbursed statewide. Local support for these projects is crucial in competing with other areas throughout the state.

Syracuse Housing Authority

The Syracuse Housing Authority provides quality, safe and affordable housing and owns and manages 15 housing developments with more than 2,500 apartments. Just over half of the apartments are designated for the elderly or disabled with the remainder set aside for families. In addition, SHA operates the tenant based housing choice voucher program, which provides subsidies to private landlords on behalf of more than 3,000 low-income families. The Syracuse Housing Authority makes a significant housing impact in the City of Syracuse and it is imperative that the Department of Neighborhood

and Business Development and Bureau of Planning and Sustainability develop and maintain a strong collaborative relationship with this important entity.

In 2009 SHA held a ribbon cutting ceremony to celebrate the construction and sale of its first new construction home. SHA plans to continue to build 50 single family homes for its residents to assist in the dream of homeownership. The City Administration will be an ongoing partner in the planning and implementation of SHA's plan.

Promote Homeownership

Currently Home Headquarters provides a NeighborWorks® America Certified Homebuyer Education Course. This course is a prerequisite for eligibility for the City's Downpayment and Assistance Program. This program is funded through CDBG funds and provides up to \$3,000 in closing cost assistance to buyers 80% and below the area median income established by HUD. A similar option is available to non LMI buyers to meet their closing cost needs.

"Visitability"

"Visitability" is a growing trend nationwide. The term refers to single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.

A house is visitable when it meets three basic requirements:

- one zero-step entrance
- doors with 32 inches of clear passage space
- one bathroom on the main floor you can get into in a wheelchair

Examine the fiscal feasibility of designing new construction projects with this concept, instead of the need to retrofit these homes when the physical needs of the owner changes.

Promotion Strategies

Middle- and Upper-Income Market

Identify the needs of middle-income and affluent homeowners and market rate housing developers. Addressing their unmet needs will render a result that potentially retains them as existing homeowners, while attracting new residents.

Market Existing Property Tax Program

Aggressively market the existing tax exemption program for new construction and substantial rehabilitation projects. The potential of free college tuition through the "Say Yes" to Education Program combined with a seven year tax exemption for newly constructed or significantly rehabilitated homes is a strong marketing tool.

Market Existing Home Improvement Programs

Increase resident knowledge of existing home improvement options available city-wide as well as within targeted neighborhoods.

Revamp "City Living"

Revamp the "City Living" initiative as an ongoing campaign rather than an annual event. Develop marketing materials that emphasize housing options unique to living in the city, such as living Downtown, near major universities and colleges, and in historic buildings and neighborhoods. Publicize the potential of walk-to-work city neighborhoods.

Use the "City Living" initiative as a vehicle to consolidate public relations efforts with other entities that promote in-city living, including a multi-media campaign for widespread distribution.

Population- Specific Marketing

Adapt marketing strategies for specifically targeted populations:

- "Empty Nesters"
- Single Adults
- Young Couples
- Veterans
- Immigrant Populations

Website Use

Further market vacant buildings and lots through the City of Syracuse website. Display strategically targeted properties to facilitate sales. Automate the sales process by implementing electronic deposit opportunities through the web.

SECTION 3

Neighborhood Descriptions

Downtown District Profile

Boundaries

Downtown is bounded by Route 690 on the north; Route 81 on the east; Adams Street on the south; and West Street and an elevated rail line on the west.

Primary Characteristics

Downtown Syracuse is truly the heart of Central New York, with all the major governmental buildings (Federal Building, State Office Building, County Civic Center, Public Safety Building, Onondaga County jail, and City Hall) as well as the City’s office towers. It also includes many historic buildings, like the Art Deco Niagara Mohawk building (now home to National Grid), the Landmark Theatre, and the former Carnegie Library. For decades, the Downtown area suffered from the flight of shops and businesses to suburban and Lakefront shopping malls. In recent years, however, business development has begun to return to Downtown (see Economic Development below).



Downtown’s squares and fountains are the sites of popular summer festivals, including the Jazz Fest, an annual arts and crafts fair, Downtown farmers’ market, and weekly lunch-time summer music festivals. The Syracuse Symphony Orchestra, the Syracuse Opera, the Everson Museum of Art, and the Media Unit (a teen drama program) all make their homes Downtown.

Many civic organizations, in addition to TNT, are working to improve the City’s Downtown. The Downtown Committee, UpDowntowners, 40 Below, and FOCUS Greater Syracuse are all citizen driven efforts that have brought attention and resources to Downtown. Both low-income and upper-middle income resident organizations are active and working to improve the quality of life for people who live here.

Downtown Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,440	1,271	1.9	213	2.4	\$10,497	9.1%	8.3%

Housing Description

The architecture within the Central Business District is an eclectic mix of styles and building types that reflect the history of the community from its earliest canal-era days to the present. There are four National Register Historic Districts within Downtown: Hanover Square, Armory

Square, Montgomery Street/Columbus Circle, and the South Salina Street Commercial Historic Districts. Two of these National Register districts – Hanover Square and Columbus Circle – have been designated Local Preservation Districts. Local designation provides strict preservation oversight of any material changes to the exterior (and some designated interiors) of the properties within the locally-designated districts and individual local protected sites. Historically or architecturally significant properties outside of the local districts have some preservation protections provided through local project site review.

Residential development in the Downtown district has increased dramatically in recent years. Private developers have renovated existing buildings in Armory Square, Hanover Square, and the surrounding areas, resulting in a huge increase in the number of residences in the Downtown district. These market-rate residences range from affordable flats to luxury apartments, as well as condos available for purchase. Most of these buildings are marketed toward students, artists, and young professionals, who are more likely to choose to live Downtown. At the same time, some buildings containing subsidized housing, such as Harrison House and Townsend Towers, are now largely vacant and awaiting redevelopment. These population shifts are expected to affect both the population and median income of the district between the 2000 and 2010 Census.



Future residential development is planned for the Salina Street corridor and the Columbus Circle/Cathedral Square area. These projects are expected to draw more residents to the Downtown district and, in turn, attract more services and retail business to serve this new customer base.

Downtown Housing Data								
Housing Stock		Tenure				Occupancy Status		
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1969	1,463	49	1,217	3.3%	83.2%	1,266	197	13.5%

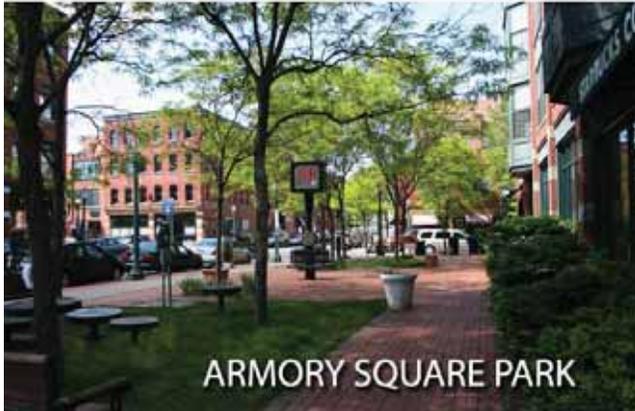
Economic Development

The Downtown Central Business District (CBD) is the hub of economic activity for the City of Syracuse and the Central New York region. After a long economic decline, accentuated by an exodus of businesses to the suburbs and consolidation and mergers of commercial banking, accounting and insurance institutions, the CBD is on an economic rebound. Success in attracting additional convention business to the Downtown Convention Center has resulted in an additional economic benefit to the area.

In 2005, Syracuse University temporarily moved its School of Architecture to the Warehouse building on the corner of West Fayette and West Streets, in the Armory Square area. The building, which now houses various University programs, brings students to the Downtown district and serves as an anchor for the University’s Connective Corridor project. The Warehouse, the Redhouse Arts Center, and the Delavan Art Gallery, located nearby, form a

small arts district (which continues with the Lipe Art Park and the Gear Factory farther down West Fayette Street) and act as a bridge to the Near Westside neighborhood.

O'Brien & Gere, an engineering and project delivery firm is in the final development stage to relocate its corporate headquarters from Dewitt to downtown Syracuse. The project, which is scheduled for completion in 2010 will bring 300 O'Brien & Gere employees to the downtown



area and anchor a major revitalization strategy for the City of Syracuse. The development project will result in a six-story, 125,000 square foot Class A multi-tenant office building and parking garage located at the corner of West Washington and South Franklin Streets in Armory Square.

The Jefferson Clinton Commons, built in 2008 was the first sizable, privately owned building to be constructed downtown since the AT&T Building went up on South Clinton Street in 1992. The first two floors of the building will contain commercial space, and the top two floors will have a total of 18 residential condominiums. The condominiums will range in size from 1,100 square feet to 1,910 square feet with prices starting in the low to mid-\$200,000s. Currently 13 of the 18 condominiums have sold.

In 2010 the Metropolitan Development Association (MDA), the City of Syracuse, Adapt CNY, and VIP Development Associates announced the historic redevelopment of the corner of South Salina Street and West Fayette Street, anchored by the historic Witherill Building. The proposed project comprises four adjacent downtown Syracuse buildings; the Chamberlin Building, Witherill Building, Wilson Building and Bond Building. Located at perhaps the most important intersection in downtown Syracuse, the Pike Block project sits in what is called the "Heart of Downtown." The project entails the purchase of the four properties, selective demolition, their renovation and integration followed by the leasing of 87 one and two bedroom apartments and retail space.

In December of 2009, the former Dey Brother department store was purchased. The developers plan to bring a big residential element by building 45 apartments on the upper floors of the building. The downtown landmark, which is actually a collection of five buildings, has several tenants, including the Bank of New York, a credit union, the U.S. Small Business Administration, Home HeadQuarters and, until recently, HUD.

Clearly this emerging development is the first step in a trend that will restore Downtown Syracuse and the center of business enterprise for the Central New York Region.

Schools

Central Tech, the Syracuse City School District's specialized technical school, is located just south of Downtown. The State University of New York at Oswego has established a downtown site (The Metro Center) for some of its courses. Efforts to establish a school for the arts in Downtown have not been successful, and there has been little progress on the redevelopment of the historic, but vacant, Central High. The lack of schools in the Downtown district may prevent young families (or those who hope to start families) from moving to the area.

Greenspace & Recreation

Downtown is based more on the European model of plazas rather than parks. These include Hanover Square, Clinton Square (with an outdoor skating rink in the winter), Columbus Circle, Fayette Firefighter's Park, and the Everson Museum outdoor sculpture garden. Downtown serves as the home of the city's family of museums which include: The Museum of Science and Technology, Onondaga Historical Association Museum and Research Center, and the Erie Canal Museum.



Housing Development Strategies

- Private Development – Private companies have taken the lead in redeveloping the Downtown district. The City should work with these developers to focus their efforts and resources, and eliminate or reduce any barriers to development.
- Vacant Land Re-use – Downtown contains many examples of quality adaptive re-use of vacant properties.
- Rental Properties – Maintain the quality of rental properties by working with landlords and tenants.
- Deter Crime – The perception that Downtown is a dangerous area keeps some people from visiting and/or living there. Solutions include a more visible police presence and a greater sense of “eyes on the street” by minimizing vacant storefronts and blank walls.

Promotional Strategies

- City Living – Downtown living is a unique experience that is not available anywhere else in Central New York.
- Target Specific Populations – Market Downtown apartments and condos to young professionals and empty nesters.
- Middle and Upper Income Market – Upscale young professionals and financially secure seniors are most likely to desire a Downtown home.
- Website Use – Create links to completed projects to encourage potential sales. Non-residents considering Syracuse will likely start with the City's site.

Success Indicators:

- Completion of development on the 300 block of Salina Street
- Private investment on Warren Street from Onondaga Avenue to Washington Street
- Renovation of the “Dey Building,” followed by condominium marketing and sales

Lakefront District Profile

Boundaries

The Lakefront district is bounded by Seventh North Street on the north; East Hiawatha Boulevard and Route 81 on the east; Route 690 on the south; and City limits (Onondaga Lake) on the west.

Primary Characteristics

For many years, the area was largely industrial and was home to the oil storage facilities commonly known as “Oil City.” The removal of the oil tanks and the opening of Carousel Center shopping mall in the early 1990s brought some commercial activity to the district. Franklin Square, once home to factories and warehouses, has been redeveloped for residential and commercial use. The renovation of the Inner Harbor area has also brought more activity to the Lakefront district. The three areas are connected to each other and to Downtown by Solar Street, which could act as a conduit for further commercial and residential development.



Lakefront Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
402	262	1.5	77	2.4	\$23,977	10.9%	3.8%

Housing Description

Much of the Lakefront area remains undeveloped and unpopulated. Most of the private residences in the Lakefront district are located in the redeveloped Franklin Square, which features newly-built luxury condos and lofts, located in old industrial buildings. These buildings, which are in good condition and well-cared for, are popular with upper-income young professionals and empty nesters.



Other residences are located in an older, lower-income neighborhood west of the Inner Harbor. Part of the Maciejowa neighborhood, this area is comprised mainly one- and two-family homes built in the early-20th century, and many are in need of rehabilitation or demolition. The future of the Carousel Center

expansion and the Inner Harbor development will likely guide the City’s approach to this neighborhood.

Franklin Square provides good examples of rectangular multi-storied forms, which became the basic physical configuration for early factory buildings. These buildings, which feature large

interior spaces necessary to house heavy machinery, are ideal for conversion to apartments and offices. The redevelopment of Plum Court, Mission Landing, the Hurbson Building, Bridgewater Place, and the Lofts at Franklin Square (in the historic O. M. Edwards Building) are examples of adaptive re-use in the Franklin Square area.

Lakefront Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1942	301	96	172	41.9%	57.1%	268	33	11.0%

Economic Development

The major business enterprise in the Lakefront district is the Carousel Center, a shopping mall that houses major department stores, numerous clothing and housewares retailers, upscale boutiques, bookstores, toy stores, restaurants, a health club, and a multiplex movie theater. Plans were developed to expand the Carousel Center, transforming it into a regional shopping and entertainment destination. Phase 1 of this expansion was begun, but construction is now halted due to financial concerns. The status of this project remains unclear.



To the east, the area along the I-81 corridor is home to commercial offices, warehouses, and businesses such as a restaurant, a liquor store, and a fresh food market. To the west, North Geddes Street and Hiawatha Boulevard are the sites of light commercial development.

In addition, the Inner Harbor is now the site of a public pavilion and amphitheater. The City is working with the New York State Canal Corporation to revitalize the area, and plans include businesses, residences, and entertainment facilities such as a marina and aquarium.



Greenspace & Recreation

There is limited greenspace in the Lakefront district, and the area is plagued with brownfields and contamination leftover from its industrial past. The Creekwalk currently extends two miles from Franklin Square to the Inner Harbor, and a future expansion will extend the Creekwalk south to Armory Square in the Downtown district and north to connect with the Onondaga Lake Loop Trail. The large open space at the head of the Inner Harbor is

used for summer festivities, and the heart of Franklin Square is Franklin Square Park, a public plaza with flowers, trees, and fountains.

Housing Development Strategies

- Promote Homeownership – Down-payment and closing costs assistance could be offered to promote homeownership and owner-occupancy in the older neighborhood.
- Owner Rehab – Residents of the older neighborhood should be encouraged to rehabilitate their homes with loans, mini-grants, and tax credits.
- Middle and Upper Income Market – Upscale professional singles and couples are attracted to Franklin Square.

Promotional Strategies

- Population Specific Marketing – Young professionals are likely to consider Franklin Square a desirable location.

Success Indicators

- Creation of entertainment and recreational options independent of DestiNY
- Reduced Vacancy Rate

University Hill District Profile

Boundaries

The University Hill District is bounded by East Genesee Street on the north; Route 81 on the west; Comstock Avenue on the east; and Colvin Street on the south.

Primary Characteristics

The University Hill neighborhood is home to the main campus of Syracuse University, as well as the State University of New York's College of Environmental Science and Forestry (ESF), three major hospitals, and the Hutchings State Psychiatric Center. Most of the housing in the district is occupied by college students.

There are various bars, restaurants, shops, and other businesses in the area that cater to college students and staff, as well as the thousands of hospital employees and visitors.



University Hill Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
8,015	1,303	6.2	190	3.0	\$9,402	7.9%	9.7%

Housing Description

Most residential structures in the University Hill are various types of University housing, or apartments catered to student living, and a large portion of this neighborhood is dedicated towards parking to service the hospitals and universities.

Walnut Park, located between Harrison Street and Waverly Avenue, is designated a National Register Historic District. Most of these houses, once large single-family homes, are now home to Syracuse University fraternities and sororities.

The Syracuse University Comstock Tract National Register Historic District is home to many elegant buildings, including some built by renowned Syracuse architect Archimedes Russell. Crouse College, the Hall of Languages, Hendricks Memorial Chapel, and the Maxwell School are examples.

University Hill Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1962	1,334	6	1,273	0.4%	95.4%	1,279	55	4.1%

Economic Development

The University Hill Neighborhood is occupied by Syracuse University, State University of New York (SUNY) Environmental Science and Forestry College, and student housing, as well as a medical center complex consisting of Upstate Medical Center, the Veteran’s Administration, Crouse Irving Memorial Hospitals, and Hutchings State Psychiatric Center.



In 2009, SUNY Upstate completed a major expansion of its hospital and completed the construction of the Golisano Children’s Hospital, which serves the medical needs of children throughout Upstate New York in a state-of-the-art facility known as “the Treehouse.”

Retail, service, and professional businesses are located within this institutional neighborhood. The neighborhood boasts Syracuse Stage and an active East Genesee merchants association, made up of the owners of the many businesses along the northern border of this neighborhood.

The Marshall Street business area provides restaurants, clothing, bookstores, and amenities for the student population. The East Genesee Street corridor has some business activity as well and is being redeveloped as part of Syracuse University’s Connective Corridor plan.



Greenspace & Recreation

Although there is not a City park within the University Hill district, residents use Thornden Park in the nearby Westcott Neighborhood and the many commons areas throughout the universities.

Oakwood Cemetery, listed on the National Register Historic Places and a Local Protected Site, sits on the southern edge of this neighborhood. This vast, wooded 82-acre site features carefully designed

landscape features and pathways. In addition to its landscaping, Oakwood Cemetery also possesses magnificent structural elements such as grand mausoleums, arched bridges, a mortuary chapel, and marble monuments. Many students and residents in the neighborhood also use the cemetery’s pathways for walking, bicycling, and jogging.

Housing Development Strategies

- Rental Properties – The City should work with the University and landlords to ensure proper maintenance of student rentals and work to improve enforcement of building codes and zoning restrictions.

Promotional Strategies

- University Living

Success Indicators

- Code compliant student housing

Bradford Hills Neighborhood Profile

Boundaries

The Bradford Hills neighborhood is bounded by Meadowbrook Drive on the north; Hurlburt Road and Brookford Road on the east; City limits on the south; and Standish Drive on the west.

Primary Characteristics

This small, upper-income residential area on the east side of the City is comprised of one-family homes, including many large early-20th Century Tudor-style residences. It borders the Town of DeWitt on the south and is surrounded by the Meadowbrook neighborhood on all other sides.



Bradford Hills Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
961	413	2.3	286	2.9	\$73,542	0.0%	0.9%

Housing Description

The homes in the Bradford Hills neighborhood are a mix of large, historic structures and newer construction. There is a very low vacancy rate and an extremely high level of owner-occupancy. Homes are generally well-maintained and have high resale values.

Bradford Hills Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1953	436	381	47	87.3%	10.7%	427	9	2.0%

Economic Development

Bradford Hills is entirely residential and has no commercial activity.

Schools

There are no schools in the neighborhood. Students attend school Ed Smith or Levy K-8 and go on to attend Nottingham High School. The departure of students to suburban private schools after elementary school is a concern for the local schools.

Greenspace & Recreation

There are no parks or recreational activities in the neighborhood, but most homes sit on large wooded lots and there is a healthy tree canopy. Neighboring Nottingham High School offers playing fields and open space, as well as an Olympic-size swimming pool.

Housing Development Strategies

- Historic Preservation – Bradford Hills is home to many homes with historic architectural significance; programs such as the New York State Historic Rehabilitation Tax Credit could be utilized.
- One House on the Block – While not a major issue at this time, the neighborhood should be monitored to avoid certain homes from detracting from the value of the neighborhood as a whole.

Promotional Strategies

- Middle- and Upper-Income Market – Maintain the stability of the Bradford Hills neighborhood and promote programs such as “Say Yes” to Education to attract young families.
- Revamp City Living – The Bradford Hills neighborhood is small, secluded, and easily missed by visitors to Syracuse; it should be marketed as an alternative to the eastern suburbs.
- Population-Specific Marketing – Upper-income families (especially large families) and professionals will likely consider Bradford Hills a desirable location.

Success Indicators

- Maintained or increased housing values
- Rapid turnaround of homes for Sale
- Maintain or decreased vacancy rate

Court Woodlawn Neighborhood Profile

Boundaries

The Court Woodlawn neighborhood is bounded by the City limits on the north and east; Grant Boulevard on the south; and Butternut Street on the west.

Primary Characteristics

Court Woodlawn is a primarily residential neighborhood located on the northern edge of the City. This densely populated middle-class neighborhood is the site of one of the first settlements in the City.



Court Woodlawn Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
6,454	2,729	2.4	1,645	2.9	\$33,745	4.4%	2.3%

Housing Description

Court Woodlawn features a mix of one- and two-family homes, with some larger apartment buildings. There is a high level of owner-occupancy, but the vacancy rate is a growing concern. Homes are aging and while many are well-maintained, others are in various stages of deterioration.

Court Woodlawn Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1942	2,952	1,848	886	62.6%	30.0%	2,735	218	7.4%

Economic Development

Court Woodlawn is largely residential, with some business activity along Grant Boulevard. The Butternut Circle business district at the intersection of Butternut Street and Grant Boulevard is being redeveloped with landscaping, streetwork, and façade improvements.

Schools

Webster Elementary School (K-5) and LeMoyne Elementary School (K-5) are both "In Good Standing," according to the 2008-09 New York State Report Card for the Syracuse City School

District. Students from the neighborhood go on to attend Henninger High School, which is in Year 5 of “Requiring Academic Progress.”

Greenspace & Recreation

Butternut Circle features a small grassy park. Woodlawn Cemetery is a large wooded area used for walking and jogging, and Webster School has playing fields and a playground.

Housing Development Strategies

- Neighborhood Associations – The Northside TNT and Court Woodlawn Neighborhood Task Force are strong forces in the neighborhood and can be relied upon to help maintain the stability of the neighborhood.
- Home Improvement Loan Buy-down – Programs such as the Court Woodlawn Neighborhood 1% Home Improvement Loan can be used to help homeowners rehabilitate their properties.
- One House on the Block -- Code enforcement and rehabilitation assistance can be used to prevent a few abandoned or neglected properties from bringing down the value of the entire neighborhood.

Promotional Strategies

- City Living – Court Woodlawn could be marketed as an alternative to northern inner-ring suburbs such as Lyncourt and Mattydale.
- Population-Specific Marketing - Promote programs such as “Say Yes” to Education to attract young families.

Success Indicators

- Maintain or reduce vacancy rate
- Increased homeownership
- Stable housing values
- No signs of neighborhood blight or suburban flight

Eastwood Neighborhood Profile

Boundaries

Eastwood is bounded by the City limits on the north and east; Route 690 on the south; and Teall Avenue on the west.

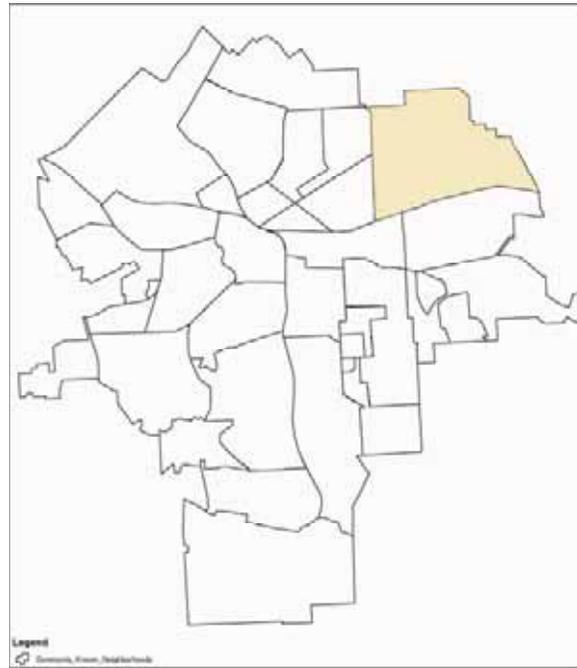
Primary Characteristics

Eastwood’s residential area is dominated by one- and two-family homes. There are two senior citizen living complexes, and the Eastwood Senior Center offers programs and services to support the neighborhood’s elderly residents. Blessed Sacrament Church



and the Eastwood Baptist Church are active in both the religious and social service needs of the community. The Palace movie

theatre, an Eastwood icon, is also located in this neighborhood.



CITY OF SYRACUSE
Eastwood Neighborhood

Eastwood Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
14,440	6,801	2.1	3,494	2.9	\$34,792	4.8%	2.9%

Housing Description

Eastwood’s residential area is comprised of many early- to mid-20th Century bungalow-style houses. The majority are single-family homes, although there is a broad selection of two-family homes and a few multi-unit apartment buildings as well. These account in part for the high number of renters in the neighborhood. Homes are aging and in various states of repair, and vacancy is a growing concern.

In 2010, the City of Syracuse introduced the Eastwood 5-Star Rental Program to assist landlords and tenants. The program offers incentives and low-interest loans of up to \$10,000, to help landlords maintain their properties, and helps tenants connect with quality apartments and landlords.

Eastwood Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1944	7,305	3,519	3,298	48.2%	45.1%	6,817	488	6.7%

Economic Development

There is a major neighborhood retail plaza on Grant Boulevard and a vital business district on James Street, which is home to a new drug store and many shops and restaurants. Community stakeholders from the Eastwood Chamber of Commerce and the city's Tomorrow's Neighborhoods Today (TNT) initiative have taken a proactive approach in order to maintain control of the type and pace of development in the neighborhoods business corridor. The James Street Zoning Overlay was developed to protect the character of the village character of the main business thoroughfare of the neighborhood. Too many other business districts have been developed using and suburban style method of large commercial setbacks. The current challenge is to maintain the integrity of the neighborhood through use of the overlay while continuing to foster private development.



Schools

Huntington School (K-8) is “In Corrective Action” according to the 2008-09 New York State Report Card for the Syracuse City School District. Henninger High School is Year 5 of “Requiring Academic Progress.”



Greenspace & Recreation

Sunnycrest Park is a 45-acre community park located next to Henninger High School. The park features playing fields, tennis courts, basketball courts, a playground, an Olympic running track, an ice skating rink, a 9-hole golf course, and trails for hiking, jogging, and cross-country skiing.

Housing Development Strategies

- Rental Properties – Eastwood has a high rate of renter-occupancy. Landlords and tenants alike must be encouraged to maintain their properties. Programs such as the 5-Star Rental Program, as well as code enforcement and rental registry, can also assist with this.
- Promote Homeownership – Eastwood has a high rate of renter-occupancy; Down-payment assistance can be used to encourage owner-occupancy, and two-family homes can be marketed to first-time homebuyers.
- Deter Crime – Nuisance crime and quality-of-life issues are a concern; a greater police presence would create a sense of safety.
- Tomorrow’s Neighborhoods Today – Eastwood has an active TNT committee that should be used to help revitalize the neighborhood.
- One House on the Block – Code enforcement and rehabilitation assistance can be used to prevent a few abandoned or neglected properties from bringing down the value of the entire neighborhood.

Promotional Strategies

- City Living – Eastwood’s reputation as a “Village within the City” should be used to draw residents to the neighborhood.
- Market Existing Programs – The City should publicize programs such as the 5-Star Rental Program and the Ten-Year Tax Exemption for home improvements.
- Population-Specific Marketing - Promote programs such as “Say Yes” to Education to attract young families.

Success Indicators

- Increased Homeownership
- Visible Police Presence – Storefront and/or foot patrols to reduce crime
- Increased home improvements through loan buy-down program
- Increase use of tax exemption program
- UNPA Model duplicated

Elmwood Neighborhood Profile

Boundaries

The Elmwood neighborhood is bounded by Elmwood Park and Glenwood Avenue on the north; South Avenue on the east; City limits on the south; and City limits on the west.

Primary Characteristics

The Elmwood neighborhood is a geographically small section of the City that is dominated by one- and two-family homes and a well-hidden largely unknown City park. The neighborhood is bordered by several vibrant and densely populated communities: Onondaga Hill to the south, Strathmore to the west, North and South Valley to the east and the Southwest neighborhood and Downtown to the north. This central location has resulted in the neighborhood being heavily used as a commuter route to the suburbs and “bridge” between several neighborhoods. Heavy traffic dominates this neighborhood during the morning and evening commutes.



CITY OF SYRACUSE
Elmwood Neighborhood

Elmwood Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,360	827	2.9	612	3.3	\$34,750	4.0%	4.1%

Housing Description

Elmwood is home to a mix of one- and two-family houses and multiunit apartment buildings. The neighborhood housing stock is aging and in various stages of repair, and the vacancy rate is extremely high.

Elmwood Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1944	1,050	519	321	49.4%	30.6%	840	210	20.0%

Economic Development

The Elmwood neighborhood’s commercial area is comprised for the most part by businesses along the intersection of Valley Drive, Glenwood Avenue, and South Avenue. Businesses include a cellular phone retail store, convenience mart, laundromat, pizza shop, beauty salon, building supply store, and a tavern. The neighborhood also has a large commercial/residential structure located at the intersection that in recent years has been occupied by a series of taverns. The building is currently vacant.

South Avenue is in serious need of redevelopment including facade improvement, traffic study, and new business development. Anchored by Elmwood School, a teen health care center, and a school for mortuary science, South Avenue has been seriously neglected for decades. It was recently the subject of an urban design workshop that engaged area businesses, residents, TNT leadership, and City officials who worked in cooperation with the professors at SUNY-ESF's Landscape Architecture program. The group identified the corridor's major issues and worked on its redesign. In an effort to assist the small businesses in the neighborhood, the South Avenue Business Development program was enacted to assist this business address facade development needs.

Schools

Elmwood Elementary School (K-5) is in year 2 of restructuring, according to the 2008-09 New York State Report Card for the Syracuse City School District. Students go on to attend Corcoran High School in nearby Strathmore.

Greenspace & Recreation

Elmwood Park is a secluded and relatively unknown 65-acre community park. Once home to an amusement park, the park now features a fishing brook and pond and WPA stonework along its stairways and pathways. The park also contains the former Elmwood Fish and Game Club, and hosts little league baseball. The park, which is eligible for listing on the National Register, incorporates natural beauty with rustic stonework created during the New Deal era by work relief crews. Significant structures include the Old Furnace Brook Mill located on Glenwood Avenue.



St. Agnes Cemetery is a large, wooded greenspace with curving, hilly roads that residents use for walking and jogging. Onondaga Creek Boulevard leads from Elmwood along the creek to Kirk Park.

Housing Development Strategies

- Vacant Properties – Identify vacant properties for potential not-for-profit development, subdivision, or pocket parks.
- Owner Rehab – Area is attractive and affordable for first time buyers. Assistance through this program will increase probability of purchase, rehabilitation and owner occupancy
- Deter Crime – Increase police presence in the neighborhood; officers can patrol and park in the lots of the neighborhood businesses.

Promotional Strategies

- Target Specific Populations – Elmwood could be marketed as a more affordable alternative to neighboring Strathmore and South Valley, as well as Onondaga Hill.
- Population-Specific Marketing – Promote programs such as “Say Yes” to Education to attract young families.

Success Indicators

- Maintain or increased homeownership
- Completed traffic study to address commuter traffic
- Continued operation of businesses and responsible ownership of vacant commercial space
- Increased home improvement activity

Far Westside Neighborhood Profile

Boundaries

The Far Westside neighborhood is bounded by the City limits on the north; Erie Boulevard West on the east; West Genesee Street on the south; and City limits on the west.

Primary Characteristics

The Far Westside neighborhood, also known as the West End, is primarily a residential neighborhood consisting of some one- and many two-family homes. Because there are many two-family homes in the area, this has become an area for young singles, often renting their first living quarters.



CITY OF SYRACUSE
Far Westside Neighborhood

Far Westside Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,792	1,292	2.2	635	2.9	\$26,649	5.7%	0.8%

Housing Description

The Far Westside neighborhood has a mix of one- and two-family houses. The homeownership rate of just fewer than 40 percent is around the city average and vacancy is a growing concern.

Far Westside Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1940	1,442	525	744	36.4%	51.6%	1,269	173	12.0%

Economic Development

The primary commercial corridor in this neighborhood is on West Genesee Street and several businesses exist on the major thoroughfare through this neighborhood. A commercial area at the northern end of Avery Avenue, Milton Avenue, and Erie Boulevard leads into the Solvay Industrial District.

Schools & Libraries

Porter Magnet School (K-6) is "In Good Standing" according to the 2008-09 New York State Report Card for the Syracuse City School District. Students go on to attend Fowler High School, which is in Year 5 of "Requiring Academic Progress" and is on the list of "Persistently Lowest Achieving Schools."

Greenspace & Recreation

Lewis Park, located between Herkimer and Lewis Streets, has two baseball fields, a playground, and basketball court. This 3-acre neighborhood park is used by local residents as well as the West End baseball leagues.



Housing Development Strategies

- Vacant Structures – Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight and improve the quality of the neighborhood.
- One House on the Block – The quality of some blocks is brought down by just one vacant or blighted property. The City can address this with increased code enforcement and strategic demolition/deconstruction.
- Block-by-Block Housing Development – The Far Westside is a prime candidate for strategic, targeted block-by-block development.
- Home Improvement Loan Buy-down – Provide homeowners with low-interest loans to encourage property maintenance.
- Rental Properties – The City should work with landlords and tenants alike to encourage proper maintenance of rental properties; code enforcement and rental registry can assist with this.

Promotional Strategies

- Market Existing Programs – The City should publicize programs such as the Ten-Year Tax Exemption for home improvements.

Success Indicators

- Coordinated block housing development strategy
- Completion of existing stock rehabilitation
- Increased home improvement
- Increased homeownership

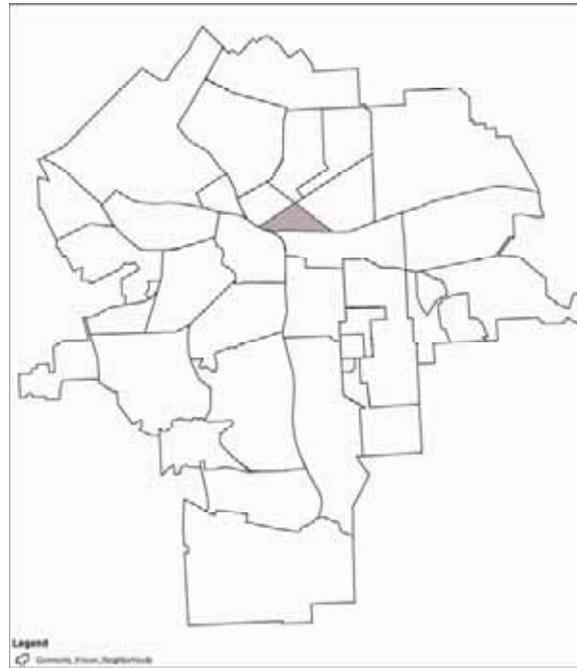
Hawley-Green Neighborhood Profile

Boundaries

The Hawley-Green neighborhood is bounded by James Street on the northwest; Lodi Street on the northeast; and Route 690 on the south.

Primary Characteristics

Located close to Downtown in the near northeast section of the City, Hawley-Green is a diverse and revitalizing neighborhood with a mix of residential and commercial properties. With historic character and a strong identity, this neighborhood has also been nationally recognized for its vibrant and active gay and lesbian resident community.



CITY OF SYRACUSE
Hawley Green Neighborhood

Hawley-Green Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
1,944	1,109	1.8	373	2.9	\$19,709	4.9%	3.7%

Housing Description

Residential buildings are a mix of one- and two-family homes, row houses, and multi-unit apartment buildings. Many of the structures date from the late-19th and early-20th centuries, reflecting Victorian, Greek Revival, Gothic Revival, and Italianate styles. Several blocks of this neighborhood are included in the Hawley Green National Register Historic District.



Despite recent revitalization efforts, many structures in the Hawley-Green neighborhood are in varying stages of deterioration, and vacant properties litter the neighborhood. In recent years, private developers and groups such as the Northeast Hawley Development Association have acquired and renovated many aging homes.

Hawley-Green Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1944	1,333	91	1,031	6.8%	77.4%	1,122	210	15.8%

Economic Development

James Street and Burnet Street are home to nonprofit organizations and commercial and light industrial businesses. There are also several small cafes, shops, and bookstores located in the neighborhood.

Greenspace & Recreation

Hawley-Green is an urban neighborhood with little greenspace. There is a small triangular park at the corner of Hawley Avenue and Lodi Street. Nearby Dr. Weeks School has playing fields and a playground, and Rose Hill Cemetery, just north of the neighborhood, offers open space for walking and jogging.

The Syracuse Northeast Community Center (SNCC), located at 716 Hawley Avenue, directly adjacent to Dr. Weeks Elementary School, has been a significant asset to the Northside community since 1978. For over 30 years SNCC has provided a variety of programs and services directly to residents of the Northside and has housed partner organizations (component agencies) such as Catholic Charities, Hawley Youth Organization, a branch of the Onondaga County Public Library, and The Naturally Occurring Retirement Community (NORC), that has provided an array of additional services.

Housing Development Strategies

- Historic Preservation – Hawley-Green is home to many structures with historic architectural significance and properties in the National Register District may take advantage of the Federal and New York State Historic Preservation Tax Credits and the City's Historic Preservation Property Tax Exemption. Additional properties in the neighborhood are likely eligible for historic designation.
- One House on the Block – One abandoned or neglected property can bring down the entire block and hamper rehabilitation efforts. The City can prevent this with code enforcement and strategic demolition/deconstruction.
- Neighborhood Associations – The City should work with organizations such as the North East Hawley Development Association (NEHDA) to continue revitalizing the neighborhood.
- Block-by-Block Housing Development – Hawley-Green is a good candidate for targeted block-by-block development. The City should partner with NEHDA and other housing groups to accomplish this.
- Deter Crime – Recent increases in property crime are a concern. Increased police presence and communication will increase the perception of safety.

Promotional Strategies

- City Living – Hawley-Green offers unique architecture, urban lifestyle, and eclectic character that is not available in the suburbs.
- Population Specific Marketing – Market the neighborhood to young professionals as a diverse, walkable alternative to the suburbs and a more affordable option than Downtown. Market the neighborhoods' nationally recognized gay and lesbian community.

Success Indicators

- Increased Homeownership
- Reduced vacancies through successful marketing, home improvement opportunities, for profit and not for profit development and use of tax exemptions

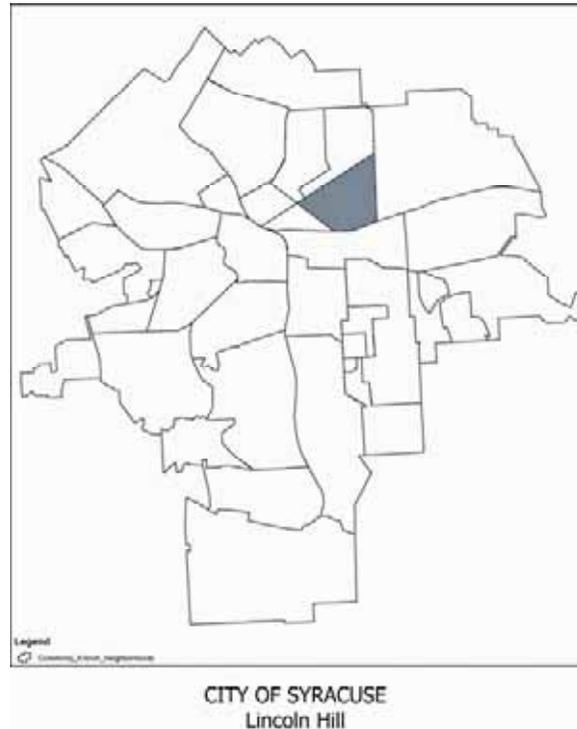
Lincoln Hill Neighborhood Profile

Boundaries

The Lincoln Hill neighborhood is bounded by James Street on the north; Teall Avenue on the east; Route 690 on the south; and Lodi Street on the west.

Primary Characteristics

Located in the near northeast section of Syracuse, Lincoln Hill is a primarily residential neighborhood with a mix of single-family homes and apartment buildings. There are several pockets of commercial activity as well. "The newest vintage neighborhood in Syracuse," in the past it was part of a larger neighborhood called "the Vineyard," and this heritage is reflected in the grapevine motif of the Lincoln Hill Neighborhood Association's logo. Although the neighborhood has identified itself as Lincoln Hill only since the 1980s, its history goes back much further.



Lincoln Hill Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
4,146	1,887	2.2	790	3.0	\$21,250	5.4%	7.0%

Housing Description

Lincoln Hill is predominantly comprised of single-family, lower- to middle-income homes, with several larger apartment buildings, which account in part for the high level of renter-occupancy. There is a high rate of vacancy and homes are in varying states of repair.

Lincoln Hill Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1968	2,267	549	1,325	24.2%	58.5%	1,874	393	17.3%

Economic Development

The neighborhood is home to several nonprofit organizations along Oak and James Streets and light commercial businesses along the 690 corridor.

Schools

Dr. Weeks Elementary School (K-5) is rated "In Good Standing" by the 2008-09 New York State Report Card for the Syracuse City School District. Students go on to Lincoln Middle School and Henninger High School.

Greenspace & Recreation

Lincoln Park dominates the neighborhood. This 19-acre neighborhood park features a baseball field, a tennis court, basketball courts, a swimming pool, and large wooded area.



Housing Development Strategies

- Vacant Structures – Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight and improve the quality of the neighborhood.
- One House on the Block – One abandoned or neglected property can bring down the entire block and hamper rehabilitation efforts. The City can prevent this with code enforcement and strategic demolition/deconstruction.
- Neighborhood Associations – The Lincoln Hill Neighborhood Association is active in the neighborhood and can be relied on to help maintain stability.
- Deter Crime – Crime is a concern of local residents. Increased police presence and communication can address this.

Promotional Strategies

- Website Use – The Lincoln Hill Neighborhood Association maintains a website that offers information about the neighborhood, home improvement assistance, and tips for visitors and new residents. The website brands Lincoln Hill as “the newest vintage neighborhood in Syracuse.”

Success Indicators

- Successfully duplicated UNPA homeownership and home improvement model
- Reduced vacancies through owner rehab assistance
- Increased Homeownership
- Stable or increase housing values

Meadowbrook Neighborhood Profile

Boundaries

The western portion of the Meadowbrook neighborhood is bounded by East Genesee Street on the north; Scottholm Terrace and Standish Drive on the east; City limits on the south; and Westmoreland Avenue, Cumberland Avenue, and Nottingham Road on the west. The eastern portion is bounded by Salt Springs Road on the north; City limits on the east and south; and East Genesee Street, Hurlburt Road, and Brookford Road on the west. These two portions are connected by Meadowbrook Drive.



Primary Characteristics

Meadowbrook, which is located on the far eastern limits of the City, is a primarily residential neighborhood named for the channelized brook that runs through the center of the neighborhood.

Meadowbrook Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
4,565	1,306	3.5	781	2.9	\$68,611	1.8%	0.8%

Housing Description

The neighborhood is comprised of single-family homes and a limited number of two- and three-family houses and small apartment buildings. While many of the homes were built in the mid-20th century, the neighborhood is also home to several historic homes designed by celebrated architect Ward Wellington Ward. Several of these homes have been surveyed and placed on the National Register of Historic Places.

Meadowbrook has a high rate of owner-occupancy and a low vacancy rate, and most of the homes are well-maintained.

Meadowbrook Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1948	1,335	1,026	268	76.9%	20.1%	1,295	40	3.0%

Economic Development

Meadowbrook is home to a limited number of businesses, primarily along East Genesee Street between Brookford and Kimber Roads. These include a drug store, a gas station, an auto repair shop, a dry cleaner, and a consignment clothing store. There are also professional offices,

including physicians, a funeral home, and The Center, a large nonprofit office shared by numerous faith-based organizations. This professional strip also houses Onondaga County Child Care Center and the Regional Learning Services, a county-wide resource center for people seeking work.

Schools

H. W. Smith is rated “In Corrective Action” by the 2008-09 New York State Report Card for the Syracuse City School District. Students go on to Nottingham High School.



Greenspace & Recreation

While the neighborhood has no City parks, Meadowbrook is home to several large wooded areas, and Nottingham High School offers playing fields and open space.

Housing Development Strategies

- Middle and Upper Income Market – Maintain the stability of the Meadowbrook neighborhood and promote programs such as Say Yes to Education to attract young families.
- One House on the Block – One abandoned or neglected property can bring down the entire block and hamper rehabilitation efforts. The City can prevent this with code enforcement and strategic demolition/deconstruction.
- Neighborhood Association – The Meadowbrook Beautification Association is a small but growing group dedicated to beautifying the neighborhood. The City should work to address the group’s concerns.

Promotional Strategies

- City Living – Meadowbrook is a quiet residential neighborhood that can be marketed as an affordable alternative to the eastern suburbs.
- Population-Specific Marketing – The Meadowbrook neighborhood, with its well-maintained single-family homes and good schools, is perfectly structured for young couples with children. The “Say Yes” to Education program may be another successful marketing tool for this neighborhood.

Success Indicators

- Maintained or increased housing values
- No signs of blight/vacant structures
- Establishment of a Neighborhood Association
- UNPA Model duplicated

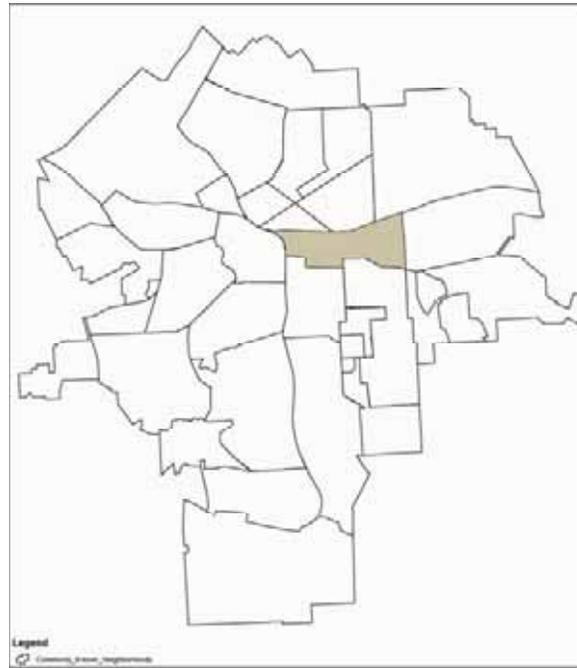
Near Eastside Neighborhood Profile

Boundaries

The Near Eastside neighborhood is bounded by Route 690 on the north; Westmoreland Avenue on the east; East Genesee Street on the south, and Route 81 on the west.

Primary Characteristics

The Near Eastside neighborhood contains a mix of residential and commercial structures. The large houses and apartment buildings along East Genesee Street house a mix of local residents and college students, and there now remains one large public housing complex. In the past decade, two other large public housing complexes were demolished and redeveloped, which has the potential to dramatically transform the character of the neighborhood.



CITY OF SYRACUSE
Near Eastside

Near Eastside Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
3,297	1,437	2.3	662	3.3	\$16,435	11.5%	4.7%

Housing Description

The Near Eastside neighborhood is comprised of one- and two-family homes, larger multi-unit buildings, and commercial properties. The neighborhood has an extremely high rental rate and a high vacancy rate, and many structures are in various stages of deterioration.

Until recently, the neighborhood was home to three large privately developed and owned affordable subsidized housing complexes. In 2007, the Cherry Hill apartments were acquired and demolished by Housing Visions Unlimited, which built 12 townhouse-style apartments in its place and opened for residency in 2009. In 2008, the Kennedy Square complex was closed and demolition is underway and the pre-development phase continues. The Sunset Terrace apartment complex on East Fayette Street continues to provide affordable housing for low and very low income residents.

Near Eastside Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1950	1,850	155	1,313	8.4%	71.0%	1,468	383	20.7%

Economic Development

Commercial establishments are located primarily along Erie Boulevard, East Fayette Street, and to a lesser degree, East Genesee Street. The Near Eastside neighborhood is characterized by a mix of residential, institutional, commercial, and industrial uses. The neighborhood is home to many professional, retail, and service businesses. The industrial sector is home to many light manufacturing and industrial-type businesses.

The former Midtown Plaza site, formerly a blighted and environmentally contaminated site, has now been remediated and serves as the new home of the Syracuse Center of Excellence, an industry-university collaborative organization that creates environmental and energy innovations for a sustainable future. The center addresses global challenges in three focus areas: clean and renewable energy, indoor environmental quality, and water resources. The Syracuse Center of Excellence will serve as a catalyst for redevelopment and additional local job creation in the near future.



Just east of the Center of Excellence is the former home of the Kennedy Square complex, which SUNY Upstate has acquired and plans to redevelop it as a biotechnology research center. These projects combined have the potential to create a thriving high-tech research district.

In the early 2000s, Time Warner Cable acquired and redeveloped the former Greyhound Bus Terminal on Erie Boulevard as a broadcast center for its cable news channel. The building now houses the Time Warner offices.

The once-thriving East Fayette Street business district has now been largely abandoned. It currently features a problematic convenience store, a Syracuse Community Health Center satellite, and a Boys & Girls Club.



Greenspace & Recreation

Loguen Park, a small, triangular neighborhood park also known as Columbus & Lexington Park, features a trees and a playground. Westmoreland Park, a 2-acre neighborhood park next to the Sunset Terrace public housing complex, features basketball courts and a playground. Both of these parks are surrounded by busy traffic on all sides. Thornden Park, in the nearby

Westcott neighborhood, is a more attractive alternative and Ormand Spencer Park complete the available park space in the area.

Housing Development Strategies

- Vacant Structures – Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight and improve the quality of the neighborhood.

- Private Development – Encourage private and not-for-profit entities, such as SUNY Upstate (Kennedy Square) and Syracuse University (Connective Corridor and Center of Excellence), to invest in the neighborhood.
- Block-by-Block Housing Development – Targeted block-by-block development by agencies such as Housing Visions will help reduce blight.
- Promote Homeownership – Down-payment and closing costs assistance will encourage owner-occupancy.
- Rental Properties – The Near Eastside has an extremely high rate of renter-occupancy. The City should work with landlords and tenants alike to encourage proper maintenance, and code enforcement and rental registry can assist with this.
- Deter Crime – The Near Eastside neighborhood has a relatively high crime rate and is plagued with gangs, drugs, and violent crime, mostly centered around public housing projects. Increased police presence and gang enforcement can address this.

Promotional Strategies

- Market Existing Programs – The City should publicize programs such as home improvement loan buy-downs and the ten-year tax exemption for home improvements, as well as successful crime-reduction efforts.

Success Indicators

- Established neighborhood association to assist in creating neighborhood identity
- Single- and two-family homes for homeownership
- Coordinated block housing development strategy
- Completion of existing housing rehabilitation
- Increased home improvement
- Increased homeownership
- Completion of SUNY project

Near Westside Neighborhood Profile

Boundaries

The Near Westside neighborhood is bounded by the elevated rail line on the north; Onondaga Creek on the east; West Onondaga Street on the south; and South Geddes Street on the west.

Primary Characteristics

The Near Westside is a primarily residential area with some of the oldest housing stock in the City. There are many vacant homes and homes in need of substantial rehabilitation. Many of the residents of the Near Westside live below the poverty line and struggle to support themselves and their families. The neighborhood has a large Latino population, and many residents speak English as a second language or not at all.



Near Westside Demographics							
Population	Households	Average Household Size	Families	Family Size	Median Household Income	Unemployment	
						Male	Female
7,030	2,424	2.9	1,511	3.5	\$14,474	14.3%	9.1%

Housing Description

There is a mix of one- and two-family homes, many in disrepair. There is a very high vacancy rate and the majority of homes are renter-occupied. The Syracuse Housing Authority James Geddes development resides on several blocks with a total of 39 row houses.

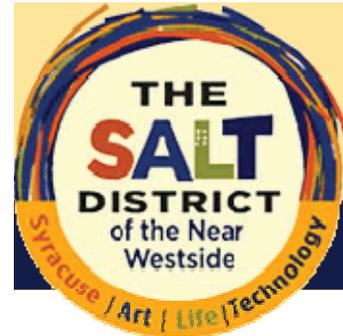
The introduction of a variety of initiatives has brought great attention as well as esteem to this historically blighted section of the city. This is necessary considering persistent quality of life issues and negative stereotypes of the neighborhood and its residents, which have deteriorated the morale of residents and repelled potential investors. Still, the various merits of the area have finally been sufficiently promoted to stimulate the reversal of the trend toward decay in the Near Westside.

Near Westside Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1943	3,059	509	1,917	16.7%	62.7%	2,427	632	20.7%

Economic Development

Most business activity is located along the corridors that flank the neighborhood. West Onondaga is home to several nonprofit organizations and businesses such as a drug store, convenience store, and a spa. On West Street, Nojaims supermarket, one of a few in the City, anchors the neighborhood. King & King Architects relocated its offices from the suburbs to a new facility on West Street. The location of this development has the potential to bridge the divide between the Near Westside and Armory Square. WCNY has announced its intentions to relocate its broadcast facilities to this area as well, although the recent economic recession has put these plans on hold.

The Geddes Street corridor is a more typical inner-city business district, featuring convenience stores, gas stations, liquor stores, used car lots, a dollar store, and a Save-A-Lot grocery store. At the northern portion of the neighborhood, however, the intersection of Geddes and Fayette Streets is home to the Lipe Art Park, the Gear Factory (which houses artists' studios), and the CASE Supply building. West Fayette Street is also home to several long-standing businesses and the Delavan Art Gallery.



The Near Westside Initiative, being led by Syracuse University, aims to revitalize the neighborhood and promote it as a center of arts and technology. The project rebrands the neighborhood as the SALT District of the Near Westside, with SALT being an acronym for “Syracuse Art Life Technology.” The initiative is redeveloping the vacant Case Warehouse and Lincoln Supply Warehouse into live-work units for artists.

Schools

Seymour Magnet School (K-5) is in Year 2 of “Restructuring,” according to the 2008-09 New York State Report Card for the Syracuse City School District. Blodgett School (K-8) is in Year 2 of “In Need of Improvement” and is scheduled to be renovated or replaced in coming years. Students go on to Fowler High School, which is on the State’s list of Persistently Lowest Achieving Schools.



Greenspace & Recreation

Skiddy Park, located across from Blodgett School, is home to a playground, basketball courts, and a large playing field. The park is used by residents, students, and neighborhood organizations.

Housing Development Strategies

- Vacant Structures – Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight and improve the quality of the neighborhood. Re-subdivision may be used to contain orphaned lots.
- Private Development – Syracuse University’s Near Westside Initiative is a good example of private investment in revitalizing neighborhoods.
- Promote Homeownership – Down-payment and closing costs assistance and the \$1 home purchase program will encourage owner-occupancy.

- Rental Properties – The Near Westside has a high rate of renter-occupancy. The City should work with landlords and tenants alike to encourage proper maintenance; code enforcement and rental registry can assist with this.
- Deter Crime – The Near Westside has a high crime rate and is plagued with gangs, drugs, and violent crime. The police should seek a better relationship with residents and focus on drug and gang enforcement.

Promotional Strategies

- Population Specific Marketing – The City and the Near Westside Initiative have been marketing the neighborhood to urban homesteaders and artists who are seeking a life-work environment.
- Market Existing Programs – Continue to promote the \$1 home purchase program and other existing incentives.

Success Indicators

- Coordinated block housing development strategy
- Completion of existing stock rehabilitation
- Increased home improvement
- Increased homeownership

North Valley Neighborhood Profile

Boundaries

The North Valley neighborhood is bounded by East and West Matson on the north; City line on the west; Route 81 on the east; and Seneca Turnpike on the south.

Primary Characteristics

Primary access routes into the North Valley neighborhood are Midland Avenue, South Salina Street, and Valley Drive. The neighborhood has several civic and athletic associations that extend into the South Valley neighborhood, as well as a thriving business community. Valley Plaza, which hosts a drug store, HSBC Bank, and several shops, is located here. In addition to Valley Plaza, there are numerous businesses along the South Salina Street and Valley Drive corridors continuing to Seneca Turnpike. The Bob Cecile Center (at the corner of Midland Avenue and Seneca Turnpike) serves this community.



North Valley Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
5,024	2,062	2.4	1,233	3.1	\$29,229	6.2%	2.3%

Housing Description

The South Valley features one- and two-family homes and small apartment buildings. Ballantyne Gardens, a 139-unit apartment complex on South Salina Street, is an eyesore and a frequent cause of neighborhood complaints.

North Valley Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1950	2,298	1,069	994	46.5%	43.3%	2,063	235	10.2%

Economic Development

Many small businesses and a shopping center are located on South Salina Street. In recent years the commercial strip mall has suffered many vacancies, with the most significant loss being the departure of a regional supermarket, depriving the Southside and North Valley neighborhoods of access to fresh food. The nearest regional grocery stores are approximately 2 miles south or 5 miles west of this location, requiring transportation for this basic daily need. Aggressive steps by the city's Neighborhood and Business Development office are in place to identify and secure another grocery company to meet this vital need. Other businesses are located along Midland

Avenue, Valley Drive, and West and East Seneca Turnpike. A strong business association has been beneficial to sustaining and attracting new services to this neighborhood.

Schools

Van Duyn Elementary School (K-5) is “In Good Standing” according to the 2008-09 New York State Report Card for the Syracuse City School District. Students go on to Clary Middle School (6-8) and Corcoran High School. Faith Heritage (K-12) is a private, faith-based school. The Southside Academy, a public charter school, began classes in its new facility in 2007.

Greenspace & Recreation

While the North Valley neighborhood has no formal City parks, there are small pockets of green space throughout the neighborhood, and it is bordered on the west with a large wooded area. In addition, the Cecile Center Community has a small playground and is located just across Seneca Turnpike from Meachem Field. Van Duyn and Faith Heritage Schools have playing fields and playgrounds that are accessible to the entire community.



The planned expansion of the Creekwalk would follow Onondaga Creek, which bisects the South Valley neighborhood.

Housing Development Strategies

- Rental Property Stabilization – The area is beginning to experience a rise in poorly managed rental properties. Identify these properties for and monitor for code violations. Work with landlords and tenants alike to encourage proper maintenance.
- Promote Homeownership – Down-payment and closing costs assistance will reduce the barriers to owner-occupancy.
- Vacant Structure Inventory and Stabilization – In an area that maintains a homeownership rate in line with the city’s average, identify vacant structures for rapid acquisition, rehabilitation and sale.
- Land Bank Authority and Vacant Land Re-use – The vacant properties in the neighborhood represent an opportunity for strategic re-subdivision and the development of pocket parks.
- Deter Crime – Crime (and the perception of crime) is a concern in the neighborhood. Increased police presence and communication can address this.
- Neighborhood Associations

Promotional Strategies

- Target Specific Populations – This neighborhood could be marketed as a more affordable alternative to the South Valley, particularly for first time buyers and young families. The school in this neighborhood is among the best.

Success Indicators

- Established neighborhood association
- Reduced vacancies
- Increased homeownership
- Visible home improvements

Northside Neighborhood Profile

Boundaries

The Northside neighborhood is bounded by Grant Boulevard on the north; Dewitt Street on the east; Highland Avenue and Lodi Street on the south; and Butternut Street on the west.

Primary Characteristics

The Northside neighborhood consists of a residential neighborhood bordered by commercial corridors. This is one of the city's northern neighborhoods that have experienced a large growth in its immigrant population.



CITY OF SYRACUSE
Northside Neighborhood

Northside Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
4,752	2,008	2.4	1,092	3.0	\$25,385	6.7%	5.4%

Housing Description

The residential area is predominantly one- and two-family homes. There is a high level of renter occupancy, and many of the larger residential structures have been converted into multi-unit apartment buildings, which in part account for the high rental rate in the neighborhood. Homes are in varying states of repair and the vacancy rate is high and growing.

Northside Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1946	2,312	828	1,157	35.8%	50.1%	1,985	326	14.1%

Economic Development

Most commercial activity lies along Grant Boulevard and Butternut Street, with other smaller businesses along Oak and Park Streets. These businesses, which cater to the needs of local residents, include fast-food restaurants, pizza shops, taverns, corner stores, drug stores, florists, and small professional offices.



Greenspace & Recreation

The Northside neighborhood is anchored by Schiller Park, a 37-acre community park that features a community center, Olympic-size swimming pool with a waterslide, playing fields, tennis courts, and a playground. The park offers wooded areas with statues of historic figures and panoramic views of the City.

Housing Development Strategies

- Vacant Structures – Vacancies are a growing concern in the Northside. Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight in the neighborhood.
- Rental Properties – This neighborhood is in a crisis state with regard to poorly maintained rental housing. Fully utilize code enforcement strategies to identify unsafe units.
- Promote Homeownership – Reduce the barriers to owner-occupancy by offering down-payment and closing costs assistance.
- Deter Crime – The establishment of a police storefront on Butternut Street would help reduce crime and increase the appearance of safety.

Promotional Strategies

- Market Specific Population – The immigrant population that has been in the country for several years and have made the neighborhood their home may be ready to own and likely to purchase in this neighborhood.

Success Indicators

- Increased homeownership
- Established police storefront and reduction in crime

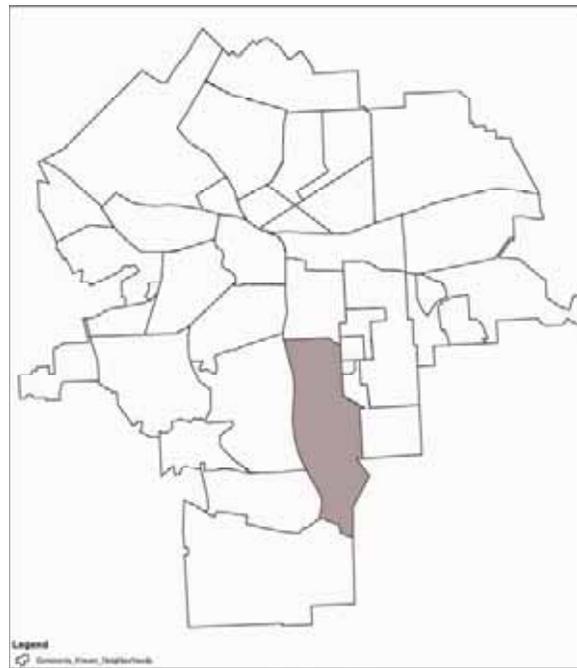
Outer Comstock Neighborhood Profile

Boundaries

The Outer Comstock neighborhood is bounded by Oakwood Cemetery on the north; Comstock Avenue, a natural wooded border, and City limits on the east; East Seneca Turnpike on the south; and Route 81 on the west.

Primary Characteristics

The Outer Comstock neighborhood contains a mix of residential, commercial, and light industrial areas tucked into the steep hills in the southeast section of the City, just south of Syracuse University and west of the South Campus area.



CITY OF SYRACUSE
Outer Comstock Neighborhood

Outer Comstock Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
5,605	2,731	2.1	994	2.9	\$22,301	5.8%	4.2%

Housing Description

Outer Comstock consists primarily of single-family, middle-income homes. The neighborhood is also the site of several large apartment complexes occupied by many university students, which account for the high renter-occupancy rates in the neighborhood. While most homes are well-maintained, the growing vacancy rate is a concern. There are occasional conflicts between long-time homeowners and the university students that rent apartments. The Outer Comstock Neighborhood Association is actively involved in preserving the housing stock and neighborhood identity.

Outer Comstock Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1964	2,936	558	2,126	19.0%	72.4%	2,684	252	8.6%

Economic Development

Most business activity in Outer Comstock is located along Brighton Street and Ainsley Drive. These businesses include gas stations, restaurants, convenience stores, auto repair shops, a bakery, light industrial operations, and storage facilities. The neighborhood is also home to the headquarters of ProLiteracy Worldwide, an international nonprofit organization based in Syracuse.

Schools

Hughes Magnet School (K-6) is “Planning for Restructuring,” according to the 2008-09 NYS Report Card for the Syracuse City School District, and is on the State’s list of Persistently Lowest Achieving Schools. Students go on to attend Nottingham High School in the Meadowbrook neighborhood.



Greenspace & Recreation

Comfort Tyler Park, a 3-acre neighborhood park named for one of Syracuse’s first known settlers, offers playing fields, tennis courts, and a playground. In addition, Outer Comstock has many areas of natural woodlands and a healthy canopy.

Housing Development Strategies

- Rental Properties – The City should work with landlords and tenants alike to encourage proper maintenance; code enforcement and rental registry can assist with this.
- Neighborhood Associations – The South East University Neighborhood Association (SEUNA) is an active organization that can be relied upon to help maintain neighborhood stability.
- Home Improvement Loan Buy-down – Low-interest loans will encourage homeowners to maintain their properties.

Promotional Strategies

- City Living – Due to its proximity to the University area, Outer Comstock can be marketed as a home for university and hospital employees.

Success Indicators

- Increased homeownership
- Increased single-family rehabilitation and new construction
- Increased home improvement activities

Park Avenue Neighborhood Profile

Boundaries

The Park Avenue neighborhood is bounded by Route 690 on the north; West Street on the east; Erie Boulevard West on the south; and Hiawatha Boulevard on the west.

Primary Characteristics

The Park Avenue neighborhood is a mix of lower-to-middle income residential properties with large commercial corridors running through it, including North Geddes Street and West Genesee Street.

This neighborhood, which is home to the Basilica of the Sacred Heart of Jesus, has traditionally been home to many Polish and Ukrainian immigrants, although in recent decades it has attracted residents of Latino descent. Many residents of the Park Ave. neighborhood live below the poverty line, and unemployment is high. The housing stock is aging and subject to severe deterioration.



Park Ave. Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,822	1,214	2.3	614	3.2	\$20,978	9.0%	4.1%

Housing Description

This neighborhood has a mix of one- and two-family homes and several larger multi-unit buildings and most of the homes are renter occupied. The rate of vacancy is extremely high and growing. While many of the homes in the neighborhood have historic significance, a large number of structures require substantial rehabilitation or demolition. In particular, the row of Victorian houses on Park Avenue known as the “Five Sisters” has been the focus of local revitalization efforts.

The Sackett Tract/Sacred Heart Community Initiative is focused on the northwest corner of the neighborhood, in the traditional Maciejowa area.



Park Ave. Housing Data								
Housing Stock		Tenure				Occupancy Status		
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1940	1,604	381	857	23.8%	53.4%	1,238	366	22.8%

Economic Development

North Geddes Street and West Genesee Street are large commercial corridors. Businesses include gas stations, taverns, fast-food restaurants, funeral homes, laundromats, and a bakery. This section of West Genesee Street is known as “Historic Automobile Row” and is home to over 20 auto dealerships. The encroachment of Automobile Row upon the surrounding residential areas is a top concern of local residents.

Schools

Frazer School (K-8) is in “Year 1 of Restructuring” according to the 2008-09 New York State Report Card for the Syracuse City School District. Students go on to attend Fowler High School.



Greenspace & Recreation

Frazer School has playing fields, a playground, and a swimming pool. Pulaski & Kosciusko Park is a small triangular urban-style park in front of the Basilica, at the intersection of West Genesee Street and Park Avenue. Much of Park Avenue has a grassy median with mature trees, plants, and

flowers. This median connects with Leavenworth Park, which has trees and open space and has recently been home to summer festivals and other activities.

Housing Development Strategies

- Vacant Property Stabilization – The City should address the vacancy problem through strategic demolition/deconstruction and land banking.
- One House on the Block – Code enforcement and rehabilitation assistance can be used to prevent a few abandoned or neglected properties from bringing down the value of the entire neighborhood.
- Substantial Rehabilitation Owner Assistance Program – The Sacred Heart/Sackett Tract Community Initiative offers home improvement loans and mini-grants to neighborhood residents.
- Rental Properties – The neighborhood has a very high rate of renter-occupancy, and many rental properties are in poor condition. The City should work with landlords and tenants alike to encourage proper maintenance; code enforcement and rental registry can assist with this.
- Deter Crime – The Geddes Street corridor in particular has a high level of property and violent crime, and drugs and gangs are a concern. Increased police presence and a better relationship with the residents could help address this. The neighborhood is a good candidate for a storefront police station.

Promotional Strategies

- Target Specific Populations – Market the neighborhood to urban homesteaders who are willing and able to put “sweat equity” into their homes. The historic nature of the neighborhood could make it attractive to residents and investors alike.
- Sustainability – The neighborhood’s walkability and proximity to Downtown give Park Ave. the potential for future growth.

Success Indicators

- Reduced vacancy rate
- Increased homeownership

Prospect Hill Neighborhood Profile

Boundaries

Prospect Hill is bounded by Butternut Street on the northwest; Lodi Street on the northeast; James Street on the southeast; and Route 81 on the southwest.

Primary Characteristics

The Prospect Hill neighborhood, part of the near northeast part of the City just north of Downtown, is anchored by St. Joseph’s Hospital. It includes a mix of lower-to-middle income one- and two-family homes, apartment buildings, and businesses.

The Little Italy area, located in the North Salina Street Historic District along the western portion of the neighborhood, has been the focus of recent revitalization efforts and is expected to bring new residents and new commercial investment to the neighborhood. In addition, the residential area surrounding the hospital is the focus of a large-scale redevelopment effort.



Prospect Hill Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,229	1,277	1.7	354	2.7	\$20,014	12.2%	3.4%

Housing Description

The neighborhood has a very low rate of owner occupancy and high rates of poverty and unemployment. Many of the structures in the neighborhood have been neglected and are in need of rehabilitation or demolition. The redevelopment of the Little Italy area has included new market rate loft-style apartments, targeted toward the young professional market. This ongoing redevelopment has brought a new demographic segment of residents to the neighborhood, and new restaurants and businesses attract visitors from throughout the City and region.



The Prospect Hill Development Initiative, a joint effort of St. Joseph’s Hospital, the Northside Collaboratory, Home HeadQuarters, Inc. and Housing Visions Unlimited, was established in 2008 to redevelop the housing stock and attract residents and businesses to the area. The project, which is largely funded by Low Income Housing Tax Credits, is in the process of acquiring and rehabilitating structures and looking for homebuyers.

Prospect Hill Housing Data								
Housing Stock		Tenure				Occupancy Status		
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1955	1,652	107	1,177	6.4%	71.3%	1,284	368	22.3%

Economic Development

The neighborhood is dominated by St. Joseph’s Hospital Health Center, one of the largest employers in the City, which recently expanded and remodeled its facilities. Other businesses include Little Italy’s restaurants, cafes, bakeries, and shops, as well as the businesses and nonprofit organizations along James Street. The Prospect Hill Development Initiative is working to attract new commercial investment in the area.

Greenspace

Prospect Hill is an urban neighborhood with little greenspace. There are a few small pocket parts, such as the triangular plaza bounded by North Salina, North State, and East Laurel Streets, and a median park along the 700 block of North McBride Street. Rose Hill Cemetery, to the northwest of the neighborhood, offers open space for walking and jogging.

Housing Development Strategies

- Private Development – The City should encourage private investment such as St. Joseph’s Hospital’s involvement in the Prospect Hill redevelopment.
- Rental Properties – Work with tenants and landlords alike to maintain properties. Code enforcement and rental registry may be used to enforce this.
- Vacant Structures – Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight and improve the quality of the neighborhood.
- Block by Block Development – The Prospect Hill neighborhood is a good candidate for targeted block-by-block development by groups such as NEHDA.
- Substantial Rehabilitation Owner Assistance Program – Low-interest loans and grants will encourage homeowners to maintain and improve their properties.
- Homeownership Promotion – Reduce the barriers to owner-occupancy with down-payment and closing costs assistance, as well as homeowner counseling for first-time homebuyers.

Promotional Strategies

- Target Specific Populations – Market Prospect Hill to low-wage hospital employees, and market Little Italy to young professionals and those of Italian heritage.
- Sustainability – The dense, mixed-use nature of the neighborhood and its proximity to Downtown make it inherently walkable.

Success Indicators

- Increased homeownership
- Block development of single- and two-family homes
- Reduced vacancies

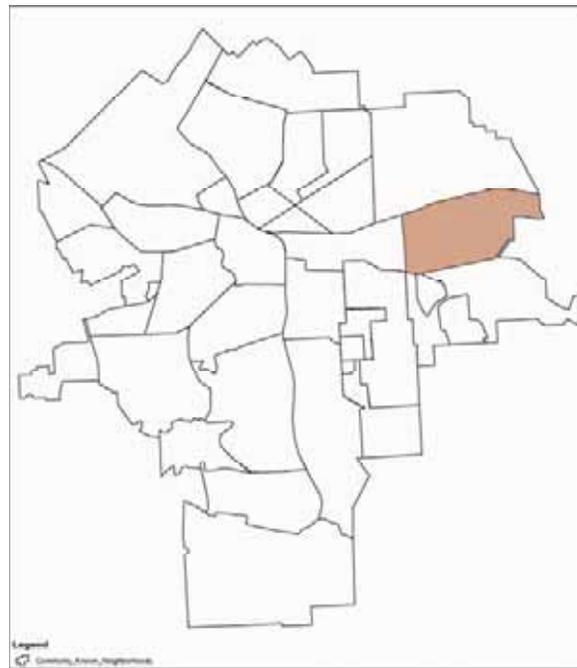
Salt Springs Neighborhood Profile

Boundaries

The Salt Springs neighborhood is bounded by Route 690 on the north; City limits and LeMoyne College on the east; Salt Springs Road on the south; and Westmoreland Avenue on the west.

Primary Characteristics

Salt Springs is a large primarily residential neighborhood on the east side of the City that borders LeMoyne College and includes the Erie Boulevard commercial corridor.



CITY OF SYRACUSE
Salt Springs Neighborhood

Salt Springs Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
4,658	1,848	2.5	1,152	3.1	\$30,516	5.3%	5.3%

Housing Description

Most of the residential structures in the neighborhood are middle-income one- and two-family homes built in the early-20th century, and some historic structures date back to the late 19th century. It is home to many first-time homebuyers and families. Salt Springs is also home to Rolling Green Estates, an affordable housing complex, and several multi-unit apartment buildings.

Salt Springs has a mix of owner- and renter-occupancy, and a vacancy rate that is a growing concern.

Salt Springs Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1951	2,047	911	937	44.5%	45.8%	1,848	199	9.7%

Economic Development

The Erie Boulevard commercial corridor has a mix of retail businesses, professional offices, services, and light industrial facilities. This corridor is largely distinct from the residential areas, however.

There is a small retail plaza at the corner of Salt Springs and Springfield Roads that is undergoing redevelopment to serve the needs of the LeMoyne College students and staff, as well as local residents. This is expected to include a bookstore and café.

Schools

H. W. Smith School (K-8) is “In Corrective Action,” according to the New York State Report Card for the Syracuse City School District. Students go on to Nottingham High School in nearby Meadowbrook.



Greenspace & Recreation

Homer Wheaton Park is an 11-acre neighborhood park that features playing fields, tennis courts, a basketball court, and a new playground constructed with funding from a state grant and the federal Community Development Block Grant.

H. W. Smith School and Elmcrest Children’s Center have open space and playing fields, and nearby LeMoyne College have open areas and athletic fields.

Housing Development Strategies

- Promote Homeownership – The affordability of the neighborhood makes it ideal for first-time homebuyers.
- Private Development – The City should work with the private development owner to foster ongoing improvements to Rolling Green Estates so as not to impede the neighborhood’s overall growth.
- One House on the Block – Identify abandoned units and target them for redevelopment and sale.

Promotional Strategies

- Target Specific Populations – The City should market the Salt Springs neighborhood to first-time homebuyers, young families, and college staff.
- City Living – Salt Springs is adjacent to the Town of DeWitt and could be marketable as a more affordable alternative.

Success Indicators

- Reduced vacancies
- Increased homeownership

Scottholm Neighborhood Profile

Boundaries

The Scottholm neighborhood is bounded by Salt Springs Road on the north; Brookford Road on the east; Meadowbrook Drive on the south; and Scottholm Terrace on the west.

Primary Characteristics

Scottholm is a small, secluded upper-income residential neighborhood on the City's east side. It is comprised mainly by single-family homes of varying sizes and styles.



Scottholm Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
816	331	2.5	210	2.9	\$50,587	0.2%	0.0%

Housing Description

Scottholm is an upper-income neighborhood with unique single-family homes. Architectural styles represented include Tudor, Colonial, eclectic, and modern. The area is eligible for listing on the New York State Historic Registry and appears to be eligible for designation as a Local Preservation District and for District designation on the National Register of Historic Places.

Scottholm Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1940	352	249	79	70.6%	22.5%	328	24	6.9%

Economic Development

Scottholm is entirely residential and has no business activity.

Greenspace & Recreation

There are no City parks or recreational activities in the neighborhood. Many homes sit on hilly, wooded lots and there is a healthy tree canopy. Nearby Nottingham High School offers playing fields and open space, as well as an Olympic-size swimming pool.

Housing Development Strategies

- Historic Preservation – Scottholm has many homes with historic architectural significance and is eligible for listing as a National Register Historic District. Several homes are already listed on the National Register individually. The census tract in which Scottholm falls does not qualify for the New York State Historic Preservation Tax Credit.

Promotional Strategies

- Middle and Upper Income Market – Maintain the stability of the Scottholm neighborhood and promote programs such as Say Yes to Education to attract upper-income young families.
- City Living – Scottholm is a small, secluded neighborhood with unique architecture and character that is not available in the suburbs. It should be marketed to as an upscale urban alternative to the eastern suburbs.
- Population Specific Marketing – Upper income families, professionals, and artists will likely consider Scottholm a desirable location.]
- Market Existing Programs – The City should promote underutilized programs such as the City’s Historic Preservation Property Tax Exemption for home improvements.

Success Indicators

- Maintained or increased housing values
- No signs of blight or vacant structures

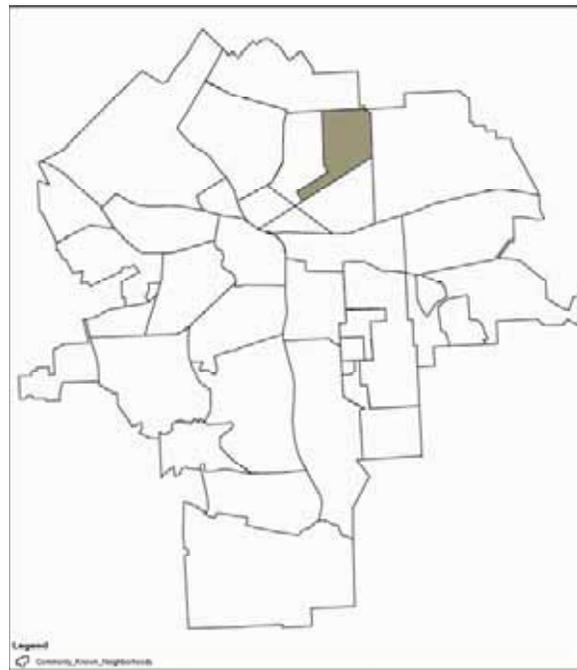
Sedgwick Neighborhood Profile

Boundaries

The Sedgwick neighborhood is bounded by Grant Boulevard on the north; Teall Avenue on the east; James Street on the south; and Dewitt Street on the west.

Primary Characteristics

Sedgwick is a primarily residential neighborhood located on the north side of the City. Located a short distance up James Street from the Downtown business district, it includes some of Syracuse's grandest homes in a "garden community" setting. Many prominent professionals and business people make their homes here. Sedgwick is bordered by streets with some commercial activity.



CITY OF SYRACUSE
Sedgwick Neighborhood

Sedgwick Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,612	1,148	2.3	671	2.8	\$35,375	0.2%	1.2%

Housing Description

Sedgwick is comprised mainly of upper-income, single-family residences. The neighborhood has a high level of owner-occupancy and a low vacancy rate. Homes are older, but well maintained.

Much of the neighborhood is located in a Local Preservation District. This district, originally known as Sedgwick Farms, includes many large, unique homes built in the early-20th century located along winding roads with garden-style streetscaping. Sedgwick Farms was one of the City's first planned residential subdivisions, with large lots and curving streets designed to fit the topography of the area and provide better views of the City.

Sedgwick is the location of homes designed by renowned architects Ward Wellington Ward and Paul Heuber in the Eclectic and Arts and Crafts styles.

Sedgwick Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1952	1,246	679	476	54.5%	38.2%	1,155	91	7.3%

Economic Development

The Sedgwick neighborhood has a few small corner stores and restaurants. Bordering streets such as Grant Boulevard have some commercial activity, and James Street leads to a commercial corridor in nearby Eastwood.

Greenspace & Recreation

Sedgwick was designed in the style of a “garden community” and there is greenspace throughout the neighborhood. The Sedgwick Farms Tennis Club provides tennis facilities for paying members. Nearby Schiller Park and Lincoln School have open space and playing fields.

Housing Development Strategies

- Historic Preservation – Sedgwick’s designation as a Local Historic District makes residents eligible for local historic rehabilitation tax abatement and other home improvement programs. It is likely eligible for designation on the National Register, but it falls within a census tract that does not qualify for the New York Historic Preservation Tax Credit.
- Middle and Upper Income Market – Take proactive steps to maintain the stability of the Sedgwick neighborhood. Promote programs such as “Say Yes” to Education to attract upper-income young families.
- One House on the Block – While not a major issue at this time, the neighborhood should be monitored to avoid certain homes from detracting from the value of the neighborhood as a whole.

Promotional Strategies

- City Living – Sedgwick is one of the City’s most beautiful neighborhoods and offers a unique atmosphere and architecture that cannot be found in the suburbs.

Success Indicators

- Private development
- Maintained or increase housing values
- No signs of blight/vacant structures

Skunk City Neighborhood Profile

Boundaries

The Skunk City neighborhood is bounded by Grand Avenue on the north, Geddes Street on the east, Bellevue Avenue on the south, and City limits on the West.

Primary Characteristics

Skunk City, a residential neighborhood, is located in the western section of the City and derives its name from the abundance of skunks drawn to the area's flood plain as a source of water. Once a popular neighborhood for working class families due to its location and affordability, the area has lost much of its population over the past few decades, and many of the one- and two-family homes are vacant and in need of repair or demolition.



Skunk City Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,065	786	2.6	518	3.3	\$19,702	7.1%	3.1%

Housing Description

Skunk City features a combination of one- and two- family homes and multi-unit apartment buildings. The neighborhood is comprised of small-scale cape and ranch style homes. The vacancy rate has been growing for decades. Syracuse United Neighbors, a citizens' organization, has a strong presence in the neighborhood and advocates for the demolition of vacant structures.

The Skunk City Community Initiative, funded by Onondaga County, offers home improvement loans and mini-grants to neighborhood residents.

Skunk City Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1940	967	318	471	32.9%	48.7%	789	178	18.4%

Economic Development

Other than a neighborhood pub, the only commercial area is located on the South Geddes Street corridor, with small shops and restaurants. Western Lights plaza, located just west of Skunk City in the Town of Onondaga, is the main shopping center for the area. The plaza features two supermarkets, fast food restaurants, and other retail businesses.

Schools

Delaware Elementary School (K-5) in “In Corrective Action,” according to the New York State Report Card for the Syracuse City School District. Students go on to attend Fowler High School. Both schools are on the State’s list of Persistently Lowest Achieving Schools, which is a concern for families in the neighborhood.

Greenspace & Recreation

Burnet Park, an 88-acre community park, lies along the northern border of Skunk City. The park features a 9-hole golf course, a swimming pool, playing fields, tennis courts, basketball courts, a playground, and a picnic area. Onondaga County’s Rosamond Gifford Zoo is adjacent to Burnet Park.

The Harbor Brook Retention Basin, created to control flooding in the area, offers undeveloped greenspace and a baseball field.

Housing Development Strategies

- Vacant Structures – Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight and improve the quality of the neighborhood.
- Home Improvement Loan Program – Low-interest loans and mini-grants through the Community Initiative program will encourage homeowners and landlords to maintain and improve their properties.
- Rental Properties – The rate of owner-occupancy has fallen drastically, and the City should work with tenants and landlords to prevent further deterioration. The carrot-and-stick approach of home improvement loans and code enforcement could be effective here.
- Neighborhood Association Engagement – Syracuse United Neighbors is a powerful and active neighborhood group that works to improve the area.

Promotional Strategies

- Market Existing Programs – Promote programs such as the Skunk City Community Initiative Home Improvement Program.

Success Indicators

- Reduced vacant structures
- Increased homeownership
- Established neighborhood association
- Block development activities

South Campus Neighborhood Profile

Boundaries

The South Campus neighborhood is bounded by East Colvin Street on the north; City limits on the east and south; and a natural wooded border on the west.

Primary Characteristics

South Campus, also known as Skytop, is the site of apartment buildings for Syracuse University upperclassmen and graduate students, including some with families. The area also features a student center and other University facilities. Most property in the area is owned by Syracuse University.



South Campus Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,454	1,175	2.1	167	2.9	\$27,215	4.1%	4.4%

Housing Description

All of the residential structures are student housing, including low-rise apartment buildings, townhouse-style apartments, and newly-constructed buildings along East Colvin Street.

South Campus Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1960	1,222	132	1,045	10.8%	85.5%	1,177	45	3.7%

Economic Development

Almost all economic activity is conducted by Syracuse University. There is a student-run restaurant and tavern on the property, and some offices and support services for students.

Greenspace & Recreation

South Campus features many playing fields, tennis courts, and athletic facilities, as well as a many natural wooded areas. Manley Fieldhouse, located across Colvin Street, offers athletic facilities as well.

Housing Development Strategies

- Private Developers – Syracuse University owns and operates almost all of the property in the neighborhood. Encourage continued maintenance of the area.

Success Indicators

- Well maintained and visually appealing student housing

South Valley Neighborhood Profile

Boundaries

The South Valley neighborhood is bounded Seneca Turnpike on the north and the City limits on the east, west and south.

Primary Characteristics

The South Valley is mainly a residential area consisting of a mix of older homes with newer built single-family, owner-occupied homes. The main corridor through the South Valley is South Salina Street. The neighborhood is located at the southern edge of the City in the historic Onondaga Hollow, once a streetcar suburb of Syracuse. The neighborhood, which is primarily middle class, is divided in half by Onondaga Creek, which runs north-south through the neighborhood. The only auto crossings between the two sections of the neighborhood are located at Seneca Turnpike and Dorwin Avenue, at the north and south edges of the neighborhood, and there is a footbridge located behind Clary Middle School.



CITY OF SYRACUSE
South Valley Neighborhood

South Valley Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
5,502	2,534	2.2	1,365	2.9	\$36,875	1.5%	2.3%

Housing Description

South Valley is primarily a residential neighborhood with mostly single-family and a few two-family homes, with some larger apartment buildings. While most houses are typical mid-20th century style, there are a few newer homes, built in the early 1990s, on Jaclyn Drive at the southern edge of the City, and a section of South Salina Street from Brampton Road to Oakley Drive contains a concentration of late-19th and early-20th century dwellings, collectively creating a potential historic district. The majority of homes are owner occupied, and the vacancy rate is low.

South Valley Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1955	2,685	1,488	1,032	55.4%	38.4%	2,520	165	6.1%

Economic Development

There is some commercial activity along South Salina Street, Valley Drive, and Seneca Turnpike, most notably at the intersections. Businesses include a drug store, restaurants, video stores, a gas station, a hardware store, and two well-known ice cream shops. A shopping plaza located

just south of the City limits includes a neighborhood grocery store, banks, and other amenities. South Valley residents have expressed interest in limiting further commercial development in the neighborhood.

Schools

Meachem Elementary School (K-5) is rated “In Good Standing” by the 2008-09 New York State Report Card for the Syracuse City School District. Clary Middle School (5-8) is rated as “In Corrective Action.” Students go on to attend Corcoran High School, which is in Year 6 of “Requiring Academic Progress.”



Greenspace & Recreation

Meachem Field, a 19-acre City owned and operated complex, includes tennis courts, softball fields, baseball fields, a lacrosse field, an enclosed ice skating rink, and an indoor swimming pool at nearby Clary Middle School. Meachem Field is the home of several sports leagues and the annual Valley Field Days event organized by the Valley Men’s Association.

Other greenspaces include Heath Park, a wooded area along South Salina Street; Webster Pond and the Rand Tract, a 95-acre natural area located off Valley Drive; Onondaga Valley Cemetery, which is located off of Valley Drive and connects to the Rand Tract; Kelley Memorial Park, a secluded area with sports facilities and picnic areas located off Dorwin Avenue along the southern City limits; and playing fields behind Meachem Elementary School.



The planned expansion of the Creekwalk would follow Onondaga Creek, which bisects the South Valley neighborhood.

Housing Development Strategies

- Private Development – The South Valley is one of the few neighborhoods where private developers may seek to build.
- Home Improvement Loan Buy-down – Low-interest loans will enable homeowners to improve their properties.
- One House on the Block -- Code enforcement and rehabilitation assistance can be used to prevent a few abandoned or neglected properties from bringing down the value of the entire neighborhood.

Promotional Strategies

- Middle and Upper Income Market – The City should work to maintain the stability of the South Valley and promote programs such as “Say Yes” to Education to attract young families.

- City Living – The South Valley is a quiet residential neighborhood in a natural setting that may appeal to residents of the neighboring suburbs.

Success Indicators

- Maintained or increased housing values
- Increased home improvement activities
- No signs of blight/vacant structures

Southside Neighborhood Profile

Boundaries

The Southside neighborhood is bounded by Castle Street on the north; Route 81 on the east; Ballantyne Road on the south; Onondaga Creek, West Brighton Avenue; and Onondaga Avenue, South Avenue, and Onondaga Creek on the west.

Primary Characteristics

The Southside is a large, primarily residential neighborhood with several major commercial corridors. The neighborhood consists of three distinct areas: Southeast Gateway Corridor, Kings Park Landing, and the Brighton area. The neighborhood has high poverty and unemployment rates. Numerous community organizations and housing agencies are working to maintain the character in the neighborhood.



Southside Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
12,619	4,556	2.8	3,177	3.5	\$22,901	10.3%	6.7%

Housing Description

The Southside is a mix of lower-to-middle income one- and two-family homes and multi-unit apartment buildings. While there are many properties with historic character, the neighborhood has a high vacancy rate and many structures are in need of rehabilitation or demolition. For example, the Gothic Cottage, a well-known historic property located on South Salina Street, was once a target for rehabilitation, but is now scheduled for demolition.

The South Salina Street National Register District lines this street from West Kennedy Avenue to West Borden Street. A local not-for-profit has been working to stabilize this residential corridor. Their work includes rehabilitation of three notable properties as one enters this district, and new construction of one residence which blends well with the surrounding historic properties.

Southside Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1926	5,381	1,927	2,301	35.8%	42.8%	4,229	1,152	21.4%

Economic Development

Commercial activity is primarily located along South Salina Street and, to a lesser degree, along Midland Avenue. Small, family-owned businesses, fast-food restaurants, a post office, and a

shoe store are characteristic of the types of businesses in this neighborhood. Dunk & Bright furniture store is a long-standing presence in the neighborhood. Efforts are underway to plan for commercial redevelopment of South Avenue and South Salina Street to house small neighborhood businesses. Syracuse University has created the South Side Innovation Center to help stimulate entrepreneurship in the area.

One notable absence in this neighborhood is a grocery store. Deb's Market provides some basic grocery needs and has begun to refocus on efforts to provide fresh, healthy food to its customers. Despite this positive change, the community is in desperate need of a mid- to large-capacity grocery store to serve its resident's nutritional needs.

In an effort to provide sound guidance in the further development of this corridor, the Syracuse Common Council adopted the Southeast Gateway Development Plan in 2007. This plan will serve as a development tool to identify and usher in increased economic and housing development along the South Salina Street corridor.

Schools

McKinley-Brighton Elementary School (K-5) is "In Good Standing," according to the New York State Report Card on the Syracuse City School District. Danforth Middle School (5-8) is in Year 2 of "In Need of Improvement." Students go on to Corcoran High School in the adjacent Strathmore neighborhood.

Greenspace & Recreation

Kirk Park, a 33-acre community park, features a community center, playing fields, a swimming pool, a roller skating area, basketball courts, tennis courts, and a playground. The park is home to the Kirk Park Colts, a sports, tutoring, and cheerleading organization run by volunteers and parents. The Kirk Park Colts cheerleaders were recognized at the 1999 National Pop Warner Championship. McKinley Park, a 7-acre neighborhood park down the road from



Kirk Park, features playing fields, basketball courts, and an outdoor swimming pool.



Several community gardens have been established in the Southside neighborhood in an effort establish the availability of fresh fruits, vegetables, and flowers for its residents. The planned expansion of the Creekwalk would follow Onondaga Creek, which runs through the Southside neighborhood.

Housing Development Strategies

- Vacant Structures – Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight and improve the quality of the neighborhood. Re-subdivision as a form of orphan lot control and community gardens should be encouraged.
- Block-by-Block Housing Development – Targeted block-by-block development will help reduce blight.

- Promote Homeownership – Reduce the barriers to owner-occupancy with down-payment and closing costs assistance, as well as homeowner counseling for first-time homebuyers.
- Rental Properties – Work with tenants and landlords alike to encourage maintenance of rental properties.
- Deter Crime – Crime (and the perception of crime) is a concern for the neighborhood, and gangs and drugs are prevalent. Continued gang enforcement and an improved relationship between the police and residents could address this.

Promotional Strategies

- Population-Specific Marketing – First-time homebuyers, especially those who fall below the area median income, may be attracted to the Southside.

Success Indicators

- Identification of vacant structures
- Coordinated block housing development strategy
- Completion of existing stock rehabilitation
- Increased home improvement
- Increased homeownership
- Vibrant commercial corridor

Southwest Neighborhood Profile

Boundaries

The Southwest neighborhood is bounded by West Onondaga Street on the northwest; Adams Street on the north; Route 81 on the east; Castle Street, South Avenue, Onondaga Creek, and Marginal Street on the south; and Onondaga Avenue on the west.

Primary Characteristics

Once home to some of the most elegant and attractive residences in Syracuse, the Southwest neighborhood has experienced significant economic decline over the last half-century. Interstate 81 forms a physical boundary between the Southwest neighborhood and Syracuse University, hampering development, and a large public housing complex and an elevated rail line cut it off from Downtown, further isolating the neighborhood.



Although the Southwest neighborhood is the site of much civic and nonprofit activity, the neighborhood is still in recovery and requires continued investment to prevent further deterioration of its housing stock. There is a high rate of poverty and unemployment is extremely high.

Southwest Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
4,893	1,812	2.7	1,151	3.3	\$12,500	14.9%	7.1%

Housing Description

The Southwest neighborhood has a mix of one- and two-family homes, multi-unit apartment buildings, and public housing complexes. There is a low rate of owner occupancy, and many structures are vacant and in need of serious rehabilitation or demolition. Asbestos and lead are serious concerns that further prevent improvement.

There are many structures with historic character. West Onondaga Street is the site of several magnificent mansions dating to the late-19th century, and the 400, 500, and 600 blocks have been identified as a potential National Register District. While these structures were once home to Syracuse's most prominent doctors, lawyers, inventors, and businessmen, neighborhood residents no longer have the resources (or family size) to support these structures as single-family homes. Most of them have been converted into apartments or offices or simply left to deteriorate.

Southwest Housing Data								
Housing Stock		Tenure				Occupancy Status		
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1950	2,376	385	1,458	16.2%	61.4%	1,843	533	22.4%

Economic Development

The Southwest neighborhood has the South Avenue and Onondaga Street commercial corridors. These corridors are home to industrial, manufacturing, retail, wholesale, and distribution businesses. In addition, small, family-owned businesses are helping to revitalize sections of both business corridors. These businesses include beauty and barber shops, fast-food restaurants, a drug store, a laundromat, taverns, and family restaurants. The Downtown business district borders the Southwest neighborhood on the north.

The Southwest Neighborhood is one of three designated for three million dollars in mitigation funds from Onondaga County to revitalize the area around the new sewer treatment facility at the corner of Midland Avenue and Onondaga Creek. The Midland-Lincoln-Bellevue Project (MLB) is comprised of several initiatives that include: owner-occupant mini-grants, purchase rehabilitation program, and several demolition, rehabilitation and new construction projects. In addition the project involves two economic development initiatives that include upgrades to local business along South Avenue and the purchase of a warehouse that will serve as the future site of a community grocery store.

Schools

Dr. King Magnet School (K-5), located on the northeast edge of the neighborhood, is in “Year 1 of Restructuring,” according to the 2008-09 New York State Report Card for the Syracuse City School District. Students also attend Elmwood School (K-5), which is rated “Year 2 of Restructuring”, and Delaware Elementary School (K-5), which is rated “In Corrective Action.” Students go on to attend Fowler High School.



Greenspace & Recreation

Spirit of Jubilee Park, a 2-acre neighborhood park located on South Avenue, features a baseball field, a tennis court, and a basketball court. Lower Onondaga Park, a 15-acre community park featuring a baseball field, a playground, and a stream with a fountain, is adjacent to the Southwest neighborhood. The Southwest Community Center plays a significant role in implementing recreational activities and social service programs, and houses an indoor swimming pool and full size basketball court.

The planned expansion of the Creekwalk would follow Onondaga Creek, which runs through the Southwest neighborhood.

Housing Development Strategies

- Rental Properties – Most Southwest residents are renters. Work with tenants and landlords alike to encourage maintenance of rental properties. Code enforcement may assist with this.
- Vacant Structures – Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight and improve the quality of the neighborhood.
- Block by Block Development – Targeted block-by-block development in cooperation with agencies such as Jubilee Homes and the Syracuse Model Neighborhood Corporation will reduce blight and improve the quality of the neighborhood.
- Substantial Rehabilitation Owner Assistance Program – Low-interest loans and grants will enable homeowners to maintain and improve their properties.
- Homeownership Promotion -- Reduce the barriers to owner-occupancy with down-payment and closing costs assistance, as well as homeowner counseling for first-time buyers.

Promotional Strategies

- Market Existing Programs – Increase awareness of and access to existing home improvement and homeownership programs.

Success Indicators

- Block housing development
- Increased homeownership
- Increased home improvement activities
- Reduced vacancies
- Vibrant commercial corridor

Strathmore Neighborhood Profile

Boundaries

The Strathmore neighborhood is bounded by Bellevue Avenue on the North; South Avenue and Onondaga Avenue on the east; Elmwood Park and Glenwood Avenue on the south; and the City limits on the west.

Primary Characteristics

The Strathmore neighborhood, located in the southwest section of the City, is a primarily residential neighborhood consisting of single-family homes where many professionals and families reside. Several unique styles of architecture can be found in many of the homes in the Strathmore neighborhood. Most Holy Rosary Roman Catholic Church and Bellevue Heights Methodist Church both have a very strong presence in this neighborhood.



Strathmore Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
6,666	2,452	2.7	1,701	3.3	\$39,695	5.8%	3.1%

Housing Description



The Strathmore area has many early- to mid-20th century houses and streets lined with magnificent trees. Robineau Road is the site of the Robineau Residence and the Robineau Studio, both listed on the National Register. The Summit Avenue area also contains several grand late-19th and early-20th century brick and stucco dwellings. Renowned local architect Ward Wellington Ward designed several homes in the neighborhood, and architectural styles represented in Strathmore include Colonial Revival, Tudor, and Arts and Crafts. An annual

Strathmore House Tour showcases these historic homes.

Originally “Strathmore by the Park” was designed to give homeowners an exclusive residential environment. An original brochure boasted that Strathmore, due to its elevation, was the healthiest location in Syracuse. It was “high and dry” and therefore far away from the smells and pollution from the industry, railroads, and factories. The Strathmore Neighborhood Association works to maintain the neighborhood’s integrity. The original subdivision, located south of Onondaga Park, is listed on the National Register of Historic Places and efforts are underway to list other parts of Strathmore, on the other sides of the park, on the National Register.

Strathmore has a high rate of owner-occupancy and most homes are well-maintained, but vacancies are a growing concern.

Strathmore Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1942	2,798	1,521	937	54.4%	33.5%	2,458	340	12.2%

Economic Development

Other than a few corner delicatessens, there is little business presence in this neighborhood. There is a corridor on South Avenue which has a few operating business establishments and which recently was the focus of an Urban Design workshop sponsored by Area #3 TNT and the SUNY-College of Environmental Science and Forestry.

Schools

Roberts School (K-8) is in Year 2 of “In Need of Improvement,” according to the New York State Report Card on the Syracuse City School District, and is considered an asset to the neighborhood. Bellevue Elementary School and the newly restructured Bellevue Academy at Shea Middle School are rated “In Good Standing,” while Corcoran High School is in Year 6 of “Requiring Academic Progress.” The neighborhood is also home to an elementary school at Most Holy Rosary Church..



Greenspace & Recreation

Upper Onondaga Park, a 67-acre community park and one of the City’s most beautiful, is centered on Hiawatha Lake. The park, which connects with Lower Onondaga Park, features a swimming pool, basketball courts, tennis courts, a playground, walking paths, and a picnic area. The Onondaga Park Association, comprised of an active group of residents whose homes surround the Park, are attempting to obtain resources to develop a botanical garden in Lower Onondaga Park.



Wadsworth Park, a 7-acre neighborhood park that leads into the Winkworth neighborhood, features a baseball field, tennis courts, a basketball court, and a playground. The park is home to the Southside American Little League.

The Woodland Reservoir provides recreation such as walking and jogging and offers a panoramic view of the City. Corcoran and Roberts Schools have playing fields, tennis courts, and wooded

areas that connect with Elmwood Park. The Bellevue/Shea school complex offers playing fields and a playground.

Housing Development Strategies

- Middle and Upper Income Market – The City should work to maintain the stability of the Strathmore neighborhood and promote programs such as “Say Yes” to Education to attract young families.
- Neighborhood Association – The Strathmore Neighborhood Association is an active and influential group that helps maintain neighborhood stability.
- One House on the Block – Code enforcement and rehabilitation assistance can be used to prevent a few abandoned or neglected properties from bringing down the value of the entire neighborhood.

Promotional Strategies

- City Living – The neighborhood offers natural beauty and historic architecture not found in the suburbs. Address plaques that proclaim “Strathmore: Welcome to City Living” are available from the Strathmore Neighborhood Association.
- Target Specific Populations – Young families and professionals are likely to find the Strathmore neighborhood desirable.

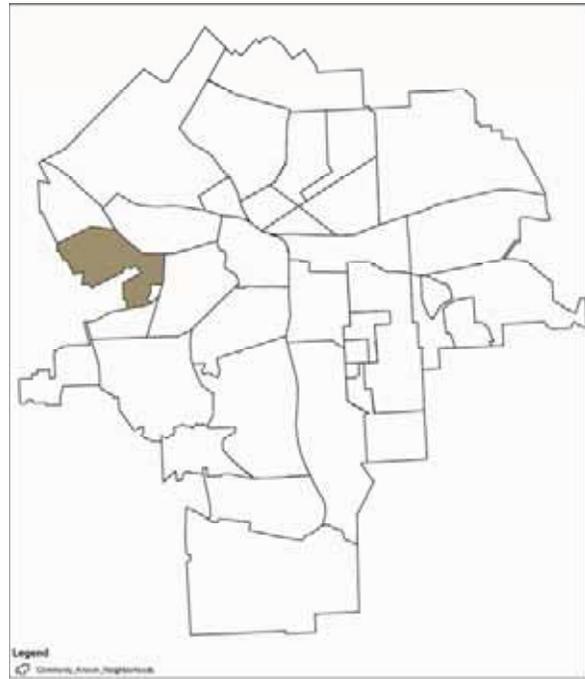
Success Indicators

- Reduced vacancies
- Rehabilitation of blighted structures
- UNPA model replicated
- Increased home improvement activities

Tipperary Hill Neighborhood Profile

Boundaries

Tipperary Hill is bounded by West Genesee Street on the north; West Fayette Street and South Wilbur Avenue on the east; Grand Avenue on the south; and City limits on the west.



CITY OF SYRACUSE
Tipp Hill Neighborhood

Primary Characteristics

Tipperary Hill is a mixed-use neighborhood located on the west side of the City. The neighborhood has traditionally been home to Irish immigrants, and businesses in the area catered to that population. This can still be seen by the number of Irish pubs and shops. There are monuments highlighting the influence of Irish immigrants, most noticeably the “upside-down” traffic light at the corner of Tompkins Street and Milton Avenue, where the green light is on top. In recent years, however, the neighborhood has diversified, and is now home to a variety of populations. The neighborhood is home to several churches and community centers.

Tipperary Hill Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
4,123	1,888	2.2	901	2.5	\$34,084	7.3%	3.8%

Housing Description

Tipperary Hill has a mix of one- and two-family homes and small apartment buildings. Some of the larger structures have been divided into multi-family residences or apartments. As such, it has a high rate of renter occupancy, and many younger people are attracted by the variety of taverns and activities. It has a dense concentration of residential structures built in the late-19th and early-20th centuries, ranging from modest homes and railroad apartments to large Queen Anne styles.

Tipperary Hill Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1940	2,047	832	1,042	40.6%	50.9%	1,874	173	8.5%

Economic Development

Many small businesses are thoroughly integrated into this neighborhood. These businesses, which include taverns, pizza shops, corner stores, barbershops, and floral shops, make Tipperary Hill a destination for City residents, suburban visitors, and out-of-towners, especially during the annual St. Patrick's Day celebration.

Schools

Fowler High School, located on the eastern edge of the neighborhood, is in Year 5 of "Requiring Academic Progress," according to the New York State Report Card on the Syracuse City School District, and is on the State's list of Persistently Lowest Achieving Schools. The Syracuse Academy of Science Charter School is also located in the neighborhood.



Greenspace & Recreation

Burnet Park, an 88-acre community park, features a 9-hole golf course, a swimming pool, a skating rink, playing fields, tennis courts, basketball courts, a playground, and a picnic area. This park is home to Onondaga County's Rosamond Gifford Zoo.

Nearby Pass Arboretum displays many species of trees and attracts residents and visitors alike. The arboretum has recently been the home of musical festivals and community events.

The Westcott Reservoir, which is located west of this neighborhood in the Town of Geddes, is owned by the City of Syracuse.

Housing Development Strategies

- Neighborhood Association – Tipp Hill has an active neighborhood association that will help maintain the quality and vibrancy of the area.
- One House on the Block – Code enforcement and rehabilitation assistance can be used to prevent a few abandoned or neglected properties from bringing down the value of the entire neighborhood.

Promotional Strategies

- City Living – Tipp Hill offers a unique cultural heritage and historic architecture not found in the suburbs.
- Target Specific Populations – Young professionals are naturally drawn to this neighborhood; the City should capitalize on this.

Success Indicators

- Reduced vacancies
- Rehabilitation of blighted structures
- UNPA model replicated
- Increased home improvement activities

University Neighborhood Profile

Boundaries

The University Neighborhood is bounded by Thornden Park and Avondale Place on the north; Westcott Street and Lancaster Avenue on the east; Broad Street and natural wooded border on the south; Comstock Avenue on the west.

Primary Characteristics

The University Neighborhood, which lies directly east of Syracuse University, is predominantly a residential neighborhood made up of single-, two-, and three-family homes. It is one of the few Syracuse neighborhoods that have had an increase in population over the last ten years. Off-campus student housing and white, middle income professionals populate the University neighborhood. This mix of students and families creates tension as families strive to maintain property values and livability alongside a transient student population. Over the last few years, Syracuse University has required all underclassmen to reside on campus, allowing once rented homes to become owner-occupied. The University and the University Neighborhood Preservation Association (UNPA) has lead strides in this effort by offering assistance for homeownership.



Southeast University Neighborhood Association (SEUNA) is one of the oldest neighborhood associations operating in the City. It advocates for homeowners in the University Neighborhood and has successfully held the line on maintenance, zoning, and code violations of the landlord-driven student housing.

Southeast University Neighborhood Association (SEUNA) is one of the oldest neighborhood associations operating in the City. It advocates for homeowners in the University Neighborhood and has successfully held the line on maintenance, zoning, and code violations of the landlord-driven student housing.

University Neighborhood Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,669	893	3.0	295	3.0	\$22,552	3.2%	1.2%

Housing Description

This neighborhood can be generally categorized as having mid-scale early-20th century housing. North of Euclid Avenue, there are larger scale 19th century dwellings that are good candidates for identification. Berkeley Park, a noted early planned residential subdivision, was designed in the early 1900's, and owned by the Berkeley Park Land Company. The natural topography of the area made it easy to lay sewer lines. In 1915, brochures advertising this new subdivision presented large lot sizes encouraging wide lawns. In addition, vegetation and landscaping were priorities as nearly 200 trees were transported from East Syracuse and deliberately planted throughout the development. The Berkeley Park subdivision is a Local Preservation District and is listed on the National Register of Historic Places. Currently a grant has been awarded to the Preservation Association of Central New York (PACNY) from University Neighborhood Service

Action Agreement Committee (UNSAAC) to nominate several properties within this subdivision to be listed on the National Register of Historic Places.

University Neighborhood Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1940	945	261	651	27.6%	68.9%	912	33	3.5%

Economic Development

There is very little business activity in the University Neighborhood, with few exceptions being small neighborhood convenience stores that cater to off-campus student housing.

Schools

Ed Smith Elementary is rated “In Good Standing” by the New York State Report Card on the Syracuse City School District and is one of the more sought-after schools in the area. Students go on to Levy Middle School and Nottingham High School.

Greenspace & Recreation

Sherman Park, located at Westmoreland and Tecumseh Avenues are also used by youth for softball and soccer. Morningside Reservoir is situated a top of a drumlin and the area surrounding the reservoir is used by the residents for jogging, walking, and hiking. The reservoir is also a local hangout for youth and the Water Department’s facilities are frequently the target of vandalism. A community garden sits on of the Morningside grounds, at the base of the hill.

Housing Development Strategies

- Rental Properties – Many long-time residents complain about students and absentee landlords. Work with all involved to encourage property maintenance and provide a good quality of life.
- Neighborhood Associations – The South East University Neighborhood Association (SEUNA) and University Neighborhood Preservation Association (UNPA) are active organizations that can be relied upon to help maintain neighborhood stability.
- Home Improvement Loan Buy-down – UNPA provides low-interest loans and down-payment and closing costs assistance; encourage and expand this program.

Promotional Strategies

- City Living – Many artists, academics, and intellectuals are drawn to the University neighborhood.

Success Indicators

- Increased homeownership
- Increased single-family rehabilitation and new construction
- Increased home improvement activities

Washington Square Neighborhood Profile

Boundaries

The Washington Square neighborhood is bounded by Hiawatha Boulevard on the west; Grant Boulevard on the north; Butternut Street on the east and southeast; and Route 81 on the southwest.

Primary Characteristics

Washington Square encompasses what used to be the old Village of Salina, is the oldest neighborhood in Syracuse, and is centered on a public square off of North Salina Street. The Washington Square neighborhood consists of a mix of residential, commercial and industrial sectors. Businesses are concentrated along North Salina, North State Street, East Hiawatha Boulevard, and Wolf Street. Retail, professional, service, wholesale, and industrial type businesses populate the area.



Washington Square Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
11,876	5,082	2.3	2,559	3.2	\$21,897	5.4%	6.4%

Housing Description

The neighborhood has a one-, two-, and three-family homes and larger multi-unit apartment buildings, as well as mixed use properties along the Salina Street corridor. The neighborhood has a high rate of renter occupancy and a high vacancy rate. The residential structures are aging and in varying states of repair.

Washington Square Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1941	6,034	1,480	3,585	24.5%	59.4%	5,064	969	16.1%

Economic Development

The Washington Square neighborhood, while primarily residential, is intersected by the Court Street and North Salina Street business corridors, which provide services but are in need of revitalization.

Schools

Franklin Magnet School (K-5) is in Year 2 of “In Need of Improvement,” according to the 2008-09 New York State Report Card for the Syracuse City School District. Grant Middle School (5-8) was not rated by the study.



Greenspace & Recreation

Washington Square Park, which gives the neighborhood its name, is a 3-acre neighborhood park featuring a basketball court, a baseball field, and a playground. In addition, an unimproved, full-block greenspace is located at the corner of Grant Boulevard and Lemoyne Avenue.

Housing Development Strategies

- Neighborhood Associations – Northside TNT, the Washington Square Task Force and Danforth/Pond/Butternut Task Force are strong forces in the neighborhood and can be relied upon to help maintain the stability of the neighborhood.
- Home Improvement Loan Buy-Down – Programs such as the Citywide 1% Home Improvement Loan can be used to help homeowners rehabilitate their properties.
- One House on the Block -- Code enforcement and rehabilitation assistance can be used to prevent a few abandoned or neglected properties from bringing down the value of the entire neighborhood.

Promotional Strategies

- Market Specific Population – The immigrant population that has been in the country for several years and have made the neighborhood their home may be ready to own and likely to purchase in this neighborhood.
- City Living – Washington Square could be marketed promoting its geographical proximity to Little Italy, the Regional Market, and major employers.

Success Indicators

- Maintain or reduce vacancy rate
- Increased homeownership
- Stable housing values
- No signs of neighborhood blight

Westcott Neighborhood Profile

Boundaries

The Westcott neighborhood is bounded by East Genesee Street on the north; Westmoreland Avenue, Cumberland Avenue, Nottingham Road, and City limits on the east; East Colvin Street on the south; and Thorndon Park, Lancaster Avenue, and Comstock Avenue on the west.

Primary Characteristics

The Westcott neighborhood is closely linked with the University Hill area and Thornden Park to its immediate west. It is also characterized by its commercial corridor that includes many popular restaurants, second-hand clothing stores, and the Westcott Theater. The neighborhood is host to a large number of Syracuse University students living off-campus. In recent years, the number of Syracuse University students seeking housing in this neighborhood has declined due to the college's decreased enrollment. As a result, many LeMoyne College students and low-income households have increased residence within the area. Westcott neighborhood is also a desired neighborhood because of its proximity to the University, and area hospitals. Many University graduates and faculty have also chosen the Westcott neighborhood as their home.



The Westcott neighborhood hosts an annual fall street fair along its neighborhood business corridor and has a small, but active community center with programs for seniors, teens, children and families, as well as cultural and musical activities. The Westcott neighborhood is home to numerous civic and neighborhood associations, including the Sherman Park Bulldogs, Westcott East Neighborhood Association (WENA), and Westcott Community Development Corporation (WCDC). The former Jewish War Veterans Home, a Local Protected Site, will be rehabilitated for use as a community arts, culture and technology center.

Westcott Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
5,836	2,472	2.4	1,123	3.0	\$32,930	4.7%	4.5%

Housing Description

Original single and multi-family homes still line some of the edges of the park, while Syracuse University student housing has replaced other original single-family housing along the parks edge.

Westcott Housing Data								
Housing Stock		Tenure				Occupancy Status		
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1941	2,641	1,140	1,281	43.2%	48.5%	2,422	219	8.3%

Economic Development

The Westcott Neighborhood is home to Cooperative Federal Credit Union, developed by neighborhood residents, chartered in 1982.

The primary business area in the neighborhood is the commercial strip along the 500 block of Westcott Street. The Westcott Community Development Corporation has been working with area businesses and property owners to help in the revitalization of the business district. In 1998, The Economic Development Zone was extended to include the business district, providing incentives to businesses and property owners to promote redevelopment. The district houses a large state-run day rehabilitation center, a thriving second-hand and new clothing store, a holistic health center, a bookstore and coffee shop, florist, three pizza shops, two small grocery stores, restaurants and bars, and a frame shop and gallery for local crafts. The newly-renovated Westcott Theater, once a movie theater, is now a popular site for musical concerts and other shows. Not on the commercial strip, but in the Westcott neighborhood is the popular Syracuse Real Food Coop, which will soon move to a larger location on E. Genesee Street.



Like Eastwood, the Westcott Street business district would be a perfect candidate for a comprehensive look at its significant resources, followed by design guidelines for new development and alterations to the existing urban fabric. The business district is lined with several unique retail shops. An adopted plan for the area could help maintain this diversity. If successful, the plan would advocate for and act as a model in support of small private businesses locating here.

Schools

Ed Smith School (K-8) in the southern portion of the neighborhood is in good standing and is one of the more sought-after schools in the area.

Nottingham High School, in Year 6 of “Requiring Academic Progress” according to the report card, is the main high school for the area. The departure of students to suburban private schools after 8th grade remains a concern in the neighborhood. Levy School (K-8), a longstanding neighborhood school has recently been closed.



Greenspace & Recreation

Thornden Park, a 76-acre community park, is used by neighborhood residents and University students, and is a destination for people throughout the City and region. It features extensive wooded areas, an exercise course, an Olympic-sized swimming pool and bathhouse, playing fields,

tennis courts, basketball courts, a playground, a WPA era stone work amphitheater complete with an electrically equipped outdoor stage, a Pinetum, an historic herb garden and lily pond, and the only all-volunteer rose garden of its kind in the country. An active park association oversees the park.

Barry Park is a 15-acre neighborhood park surrounded by wetlands and trails. The park also features a baseball diamond, soccer fields, tennis courts, and a basketball court. The park is home to the East Side Soccer youth organization, and is a popular location for university students' soccer and football games.



The neighborhood is also home to expansive median strips that are cultivated by local neighbors.

Housing Development Strategies

- Historic Preservation – Many homes, particularly those on and around Victoria Place, have a historic nature, and may be eligible for historic preservation tax credits if listed on the National Register.
- Neighborhood Association Engagement – The University Neighborhood Preservation Association (UNPA) is an active neighborhood group that provides down-payment assistance and home improvement loans.
- One House on the Block – Code enforcement and rehabilitation assistance can be used to prevent a few abandoned or neglected properties from bringing down the value of the entire neighborhood.
- Vacant Structures – Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight and improve the quality of the neighborhood.
- Rental Properties – The City should work with landlords (especially owners of student housing) and tenant to maintain the quality of the neighborhood.
- Deter Crime – Neighborhood residents have long complained about nuisance crimes and quality-of-life issues. Increased police presence and communication.

Promotional Strategies

- City Living – Market the diversity and culture of the Westcott neighborhood.

- Population-Specific Marketing – Young professionals (including recent college graduates) and young families are likely to appreciate the Westcott neighborhood.

Success Indicators

- Maintain or reduce vacancy rate
- Increased homeownership
- Stable housing values
- No signs of neighborhood blight
- Vibrant commercial corridor

Winkworth Neighborhood Profile

Boundaries

Winkworth is bounded by the City limits on the north, south, and west; and Velasko Road on the east.

Primary Characteristics

Winkworth is an upper-income residential neighborhood to the west of Strathmore. The winding, suburban-style streets were designed to accommodate the hilly landscape of the area. The neighborhood itself is split between the City of Syracuse and the Town of Onondaga.



CITY OF SYRACUSE
Winkworth Neighborhood

Winkworth Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
1,218	512	2.4	330	2.9	\$57,236	1.3%	1.7%

Housing Description

Winkworth has a high rate of owner-occupancy and, notably, no vacant homes. Most of the homes were built in the mid- to late-20th century and are well-maintained and have high resale values.

Winkworth Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1953	514	436	79	84.7%	15.3%	514	0	0.0%

Economic Development

Winkworth is an entirely residential neighborhood with no commercial activity.

Schools

Students attend public schools in nearby Strathmore or, in some cases, private schools outside the City.

Greenspace & Recreation

The Winkworth area is home to the nationally renowned Bellevue Country Club, a members-only facility that features a swimming pool and an 18-hole golf course considered one of the finest in the New York State.

In addition, Winkworth is home to areas of natural woodlands and has a healthy tree canopy.

Housing Development Strategies

- Middle and Upper Income Market – The City should work to maintain the stability of the Winkworth neighborhood and promote programs such as “Say Yes” to Education to attract young families.

Promotional Strategies

- City Living – Winkworth is a secluded area that some might not realize is within the City limits. The City should market Winkworth as an alternative to the western suburbs.
- Population-Specific Marketing – Empty nesters and young families will likely consider Winkworth a desirable location.

Success Measure

- Maintain or increase homeownership rate
- Maintain vacancy rate
- Increase property values