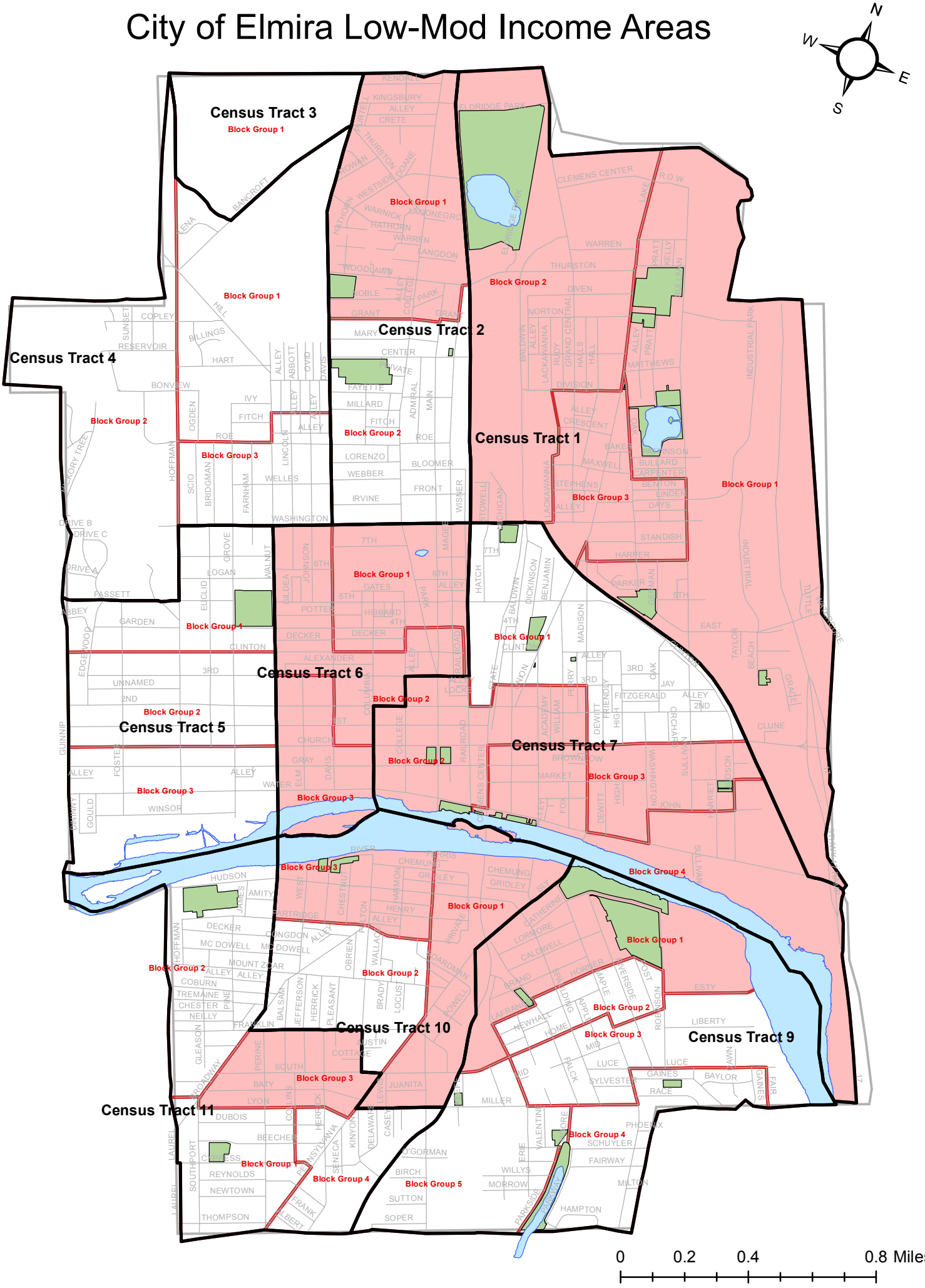City of Elmira Low-Mod Income Areas