

CDBG and HOME 2017 Action Plan



City of New Rochelle
New York
Department of Development

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Public Comment period June 29-July 12, 2017

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of New Rochelle has prepared the 2017 Action Plan, which covers the fifth year goals described in the 2013-2017 Consolidated Plan. The Action Plan identifies the activities to be funded with Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds to be received from the U.S. Department of Housing and Urban Development in 2017 during the program year.

The FY 2017 Annual Action Plan will serve the following functions for the City:

- An application for federal funds under HUD's formula grant programs, and
- An action plan that provides a basis for assessing the City's performance of HUD's goals.

2. Summarize the objectives and outcomes identified in the Plan

The National goals for the housing and community development programs covered by 2013-2017 Consolidated Plan and Annual Action Plan are to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities for every American, particularly for low- and moderate-income persons.

For Fiscal Year 2017, HUD has allocated the City of New Rochelle \$1,295,836 for CDBG and \$304,806 in HOME program funds.

The City will fund activities in furtherance of the objectives and priorities identified in the Consolidated Plan's 5-year Strategic Plan covering 2013 to 2017.

The City anticipates that 100% of its FY 2017 CDBG funds will be expended for activities that benefit low- to moderate-income persons in the City.

3. Evaluation of past performance

The City reports its progress on meeting its five-year and annual goals each year in its Consolidated Performance and Evaluation Report (CAPER). The City has consistently met the timeliness goals for spending CDBG funds set by HUD and this goal is expected to be met in future years. In FY2016, all CDBG funds expended for activities also met one of the national objectives as defined under CDBG regulations.

The overall goal of the City's housing and community development programs is to develop viable urban communities principally by: providing decent housing, providing a suitable living environment and expanding economic opportunities. The City has identified the following challenges in its previous CAPER regarding the achievement of these goals:

- Lack of necessary revenue from federal and state agencies to address identified needs in the Consolidated Plan.
- Lack of consensus of the citizens to implement the City's goals due to fear, prejudice or lack of understanding of problems and solutions.
- Excessive regulatory hindrances on the federal, state and county levels, which prevent funding of projects due to lack of legislative coordination, differing eligibility criteria or opposing governmental goals.
- Lack of appropriate institutions and staff to address needs identified in the Consolidated Plan due to a lack of funds or non-existence of appropriate non-profit organizations.

The City continues to focus on its goals in accordance with the national objectives and requirements of the CDBG and HOME programs. Despite some positive indicators, the resources available for program delivery still remain markedly restrictive. Constraints on human resources are and will continue to be a challenge for efficient program delivery.

Based on the City's evaluation of past performance in 2016, adjustments or improvements to strategies have been identified to meet the City's needs more effectively by awarding CDBG funds to Public Facilities & Infrastructure Improvement projects to include downtown redevelopment, sidewalk and streetscapes improvements and park facilities to benefit low and moderate-income persons. In addition, we continue to award CDBG funds to public service programs that have adequate capacity to perform compliance necessary for the use of these funds and avoid monitoring findings by HUD.

4. Summary of Citizen Participation Process and consultation process

The City followed procedures from its Citizen Participation Plan in preparing the Action Plan by publishing the amount of annual financial assistance expected to be received from HUD, and the range of activities to be undertaken by the City with resulting low mod benefits.

The City conducted its annual Community Development Meeting on June 2, 2016. The meeting provided an opportunity to discuss the accomplishments of the CDBG and HOME funded programs and offered technical assistance to local agency leaders interested in applying for funds. A Notice of Funding Availability (NOFA) for 2017 CDBG funds was published in the Journal News on June 2, 2016. The application and information package was posted on the City's web site. In addition, the public notice was mailed and/or emailed to individuals and organizations on the City's mailing list consisting of over 70 local agencies. The submission deadline of July 1, 2016 gave applicants a full four weeks to respond.

A public notice was published in the Journal News on June 29 and July 5, 2017 regarding a 14-day public comment period and public hearing for the draft 2017 CDBG and HOME Action Plan and amended CDBG and HOME budgets. The public comment period is June 29 to July 12, 2017. A hard copy of the Action Plan was made available for review at the New Rochelle Public Library, the City Clerk's office, and in the Department of Development office at City Hall. In addition, the public notice and Action Plan was posted on the City's web site and was emailed to approximately 90 individuals on the our mailing list.

A public hearing for the 2017 CDBG and HOME Action Plan will be held on July 11, 2017 at City Hall with City Council adoption on July 18, 2017. The hearing was scheduled in accordance with the City's Citizen Participation Plan.

5. Summary of public comments

At the City's annual Community Development Meeting on June 2, 2016, City staff made presentations, which included CDBG and HOME accomplishments, current projects, and planned goals. Attendees included representatives from HOPE Community Services, Boys & Girls Club, New Rochelle Youth Bureau, New Rochelle Office of the Aging, Westchester Residential Opportunities and Westhab. Comments were positive concerning the various ongoing improvements and upgrades implemented at the Doyle Senior Center over the last few years, including new windows, new vinyl flooring, automatic doors, ADA restroom, parking lot repaving and new roof. The master plan for the improvements at Lincoln Park and Feeney Park were discussed.

6. Summary of comments or views not accepted and the reasons for not accepting them

Public comment period ends July 12, 2017.

7. Summary

In November, as part of the City of New Rochelle's annual budget process, budget estimates were prepared for the CDBG and HOME programs. These estimates were based on the programs' prior year's allocation amounts. On December 13, 2016, the New Rochelle City Council adopted the proposed 2017 CDBG and HOME budgets.

On June 14, 2017, HUD notified the City of New Rochelle of the actual formula award amounts, The City will receive \$1,295,836 in federal entitlement for the Community Development Block Grant (CDBG) program and \$304,806 for the HOME Investment Partnership Program (HOME).

HUD implemented new guidance on submitting the Annual Action Plan in NOTICE CPD-13-010 dated December 13, 2013. The purpose was to instruct grantees on the timing of submission of the Action Plan. The notice informed grantees to delay submission of its annual Action Plan until HUD announced the actual allocation amounts. This would allow grantees to incorporate the actual amounts, as opposed to anticipated amounts, in their Action Plan, and conduct any additional Citizen Participation, if necessary.

As a result of the appropriations bill being signed into law later than usual, HUD was unable to released 2017 CPD formula allocations for entitlement grantee until June 14, 2017. In order to address potential issues with meeting the statutory August 16, 2017 submission deadline, HUD issued a waiver of the regulatory 30-day citizen participation public comment period for states and local jurisdictions, in favor of a minimum 14-day comment period. This waiver applies to all CPD grantees, including those only submitting plans for HOME, ESG or HOPWA funding.

A fourteen (14) day public comment period begins June 29 and will extend to July 12, 2017. Copies of the draft 2017 Annual Action Plan and proposed amendment of the CDBG & HOME budgets are available for review at the Dept. of Development and City Clerk's office, City Hall, 515 North Avenue; the New Rochelle Public Library, Library Plaza; and on the City's website at www.newrochelleny.com.

The Annual Action Plan process included participation from citizens, agencies, advocacy groups, nonprofit organizations, businesses, and others concerned with housing and community development in the City of New Rochelle. In anticipation of the 2017 HUD CDBG funds, an annual community development meeting was held on June 2, 2016. In this meeting, CDBG and HOME program goals and objectives were discussed and technical assistance was offered.

R-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	NEW ROCHELLE	Dept. of Development
CDBG Administrator	NEW ROCHELLE	Dept. of Development
HOPWA Administrator	Not applicable	
HOME Administrator	NEW ROCHELLE	Dept. of Development
HOPWA-C Administrator	Not applicable	

Table 1 – Responsible Agencies

Narrative (optional)

The City of New Rochelle is responsible for preparing the Consolidated Plan and administering the CDBG and HOME program.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City made the decision to encourage a high level of public communication and agency consultation in an effort to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and non-profit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed and included public agencies and private non-profit organizations whose missions included the provision of affordable housing and human services to low and moderate income households and persons. Additionally, public and private agencies which were identified as stakeholders in the process because they provided services to the City's special needs populations such as the elderly, youth, persons with HIV/AIDS, public housing residents, persons with disabilities, and the homeless. These stakeholders were invited to participate in completing specific provider-type surveys, as well as more general community needs surveys, held for the purpose of developing the Consolidated Plan. City's special needs populations such as the elderly, youth, persons with HIV/AIDS, public housing residents, persons with disabilities, and the homeless. The five-year goals identified in the 2013-2017 Consolidated Plan are the basis for the goals and funding priorities in the 2017 Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

In identifying and refining the priorities and strategies of the 2013-2017 Consolidated Plan, public agencies and private non-profit organizations whose missions focus on the provision of affordable housing and human services to low and moderate income persons were invited to participate in a series of focus group sessions held in 2012. Additional agency consultations were conducted by telephone. Among participants were: New Rochelle Municipal Housing Authority (NRMHA), the City's Section 8 Program, Westhab Inc., NDR Group, Housing Action Council, Westchester Residential Opportunities, and Habitat for Humanity of Westchester as well as representatives from the Westchester County Departments of Planning, Mental Health and the Disabled. In addition, agency stakeholders were asked to complete written questionnaires to provide data on special needs populations such as elderly, youth, persons with HIV/AIDS, public housing residents, persons with disabilities and the homeless to identify current issues and trends impacting the agencies and organizations as well as their organizational priorities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of New Rochelle continues to contract with HOPE Community Services to provide day programming, meals, and life skills workshops for the homeless and those at-risk. HOPE provides referrals to temporary shelter and works with Westchester County and other community organizations to find permanent housing placements for chronically homeless individuals living in the City of New Rochelle.

HOPE Community Services has been designated by the City of New Rochelle to represent New Rochelle in the Continuum of Care and currently administers two housing grants: The New Rochelle Re-housing Initiative is a HUD/COC grant, which provides funding for permanent supportive housing for homeless individuals who have a mental health or substance abuse issues; and the Refuge Grant, which provides for temporary housing for homeless lesbian, gay, bi-sexual, transgender, or questioning (LGBTQ) youth.

HOPE Community Services, in collaboration with the Oasis Homeless Shelter, operates the Homeless Resource Center (HRC) in New Rochelle. The program, which opened in September 2014, provides 24/7 access to shelter and connects the homeless to services that they qualify for. Its main goal is to do outreach to the homeless population in New Rochelle and ultimately place them in suitable housing.

The HRC is primarily funded by the City of New Rochelle and a contract to continue with this program was extended through December 31, 2017, at which time the City will reevaluate the homeless situation in New Rochelle and determine if it is feasible to continue.

In 2016, HOPE successfully placed 61 homeless persons in housing, including 39 with special needs. In addition, they have provided case management to 236 homeless individuals, which enable them to provide information on various affordable housing programs. HOPE also provides referrals to clients for drug and alcohol treatment, mental health services and other supportive services.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Not applicable. The City does not receive ESG funds.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

See following table.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	New Rochelle Municipal Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in the City's Consolidated Plan focus groups that were held from January 23-25, 2012 and completed agency questionnaire for ConPlan. They received notification of (30) day comment period and the hearing date.
2	Agency/Group/Organization	Westhab
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in the City's Consolidated Plan focus groups that were held from January 23-25, 2012 and completed agency questionnaire for ConPlan. They received notification of (30) day comment period and the hearing date.
3	Agency/Group/Organization	Westchester Community Opportunity Program (WESTCOP)
	Agency/Group/Organization Type	Services-homeless Services-Employment

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in the City's Consolidated Plan focus groups that were held from January 23-25, 2012 and completed agency questionnaire for ConPlan. They received notification of (30) day comment period and the hearing date.
4	Agency/Group/Organization	HOPE Community Services, Inc.
	Agency/Group/Organization Type	Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Efforts to address and support day programming, food and shelter, temporary and/or permanent housing placements. Agency representative participated in the City's Consolidated Plan focus groups that were held from January 23-25, 2012 and completed agency questionnaire for ConPlan. They received notification of 30-day comment period and the hearing date.

Identify any Agency Types not consulted and provide rationale for not consulting

The City conducted extensive outreach to include as many agencies as possible and did not actively exclude any organizations from the process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Westchester County	The City will continue to meet with the Westchester Continuum of Care and with officials of the NRMHA to discuss mutual needs, resources, and services in order to better maximize and coordinate the provision of each other agencies, programs and services to the low and very low-income families, seniors, and disabled persons in New Rochelle.

Table 3 – Other local / regional / federal planning efforts

Narrative

A public notice regarding the availability for 2017 CDBG funding was published in the Journal News on June 2, 2016. The public notice, along with the application packet, was posted on the City's web site and emailed to various local organizations. Most of these agencies serve primarily low and moderate-income persons. This mailing list is current and compiled from various mailing lists throughout the City. It includes local organizations that may provide services or programming addressing the community concerns identified in our 2013-2017 Consolidated Plan, including employment training, job creation, youth services, child care, homelessness prevention, adult education, senior programs, and programs for the developmentally disabled. These organizations included those providing community-based programs such as HOPE Community Services, Meals-on-Wheels and Westhab, in addition to youth groups such as the Boys & Girls Club.

The City received proposals for programs from 18 different organizations. Nine proposals were for City operated programs. The maximum amount the City can award to Public Service Programs is 15% of its 2017 CDBG allocation. Development staff prepared a short list from those applications received and prepared proposal review forms for each application. The Committee Review Panel met on August 4, 2016 to discuss proposal review comments and make recommendations for public service funding allocations to be submitted to the Commissioner of Development who presented recommendations to the City Manager and Finance Commissioner prior to submission to City Council in early September.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

During the City's 2013-2017 Consolidated Plan process conducted in 2012, the City encouraged public communication and agency consultation in an effort to demonstrate its commitment to identifying priority needs. A series of surveys, stakeholder meetings and public hearings were conducted during this period. The City engaged the participation of citizens, affordable housing providers, public agencies, and non-profit organizations in a positive and collaborative manner because they provide services to the City's special needs populations such as the elderly, youth, persons with HIV/AIDS, public housing residents, persons with disabilities, and the homeless.

A public notice was published in the Journal News June 29 and July 5 regarding a 14-day public comment period and public hearing for the draft 2017 Annual Action Plan and amended CDBG and HOME budgets. The public comment period extended from June 29 to July 12, 2017 and a public hearing will be conducted on July 11, 2017. A hard copy of the draft 2017 Action Plan will be available for review at the New Rochelle Public Library, the City Clerk's office, and in the Department of Development office at City Hall. In addition, the public notice and Action Plan was posted on the City's web site and emailed to approximately 90 individuals on City's mailing list.

In an effort to broaden citizen participation and help the City identify 2017 goals and funding priorities, citizens and non-profits were given an opportunity to participate in the 2017 Action Plan process by attending a community development meeting on June 2, 2016.

The input from all outreach methods impact the City's goal setting for which CDBG and HOME funding are allocated.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	local agencies and organizations	Public notices will be published in the Journal News on June 29 and July 5, 2017 regarding a 14-day public comment period and public hearing for the draft 2017 Annual Action Plan and CDBG and HOME budgets. Hard copies of the Draft 2017 Action Plan will be available for review at the Dept. of Development and City Clerk's office at City Hall and the public library.		The City conducted extensive outreach to include as many agencies as possible and did not actively exclude any organizations from the process.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Public notices will be published in the Journal News on June 29 and July 5, 2017 regarding a 14-day public comment period and public hearing for the draft 2017 Annual Action Plan and CDBG and HOME budgets. Hard copies of the Draft 2017 Action Plan will be available for review at the Dept. of Development and City Clerk's office at City Hall and the public library.		The City conducted extensive outreach to include as many agencies as possible and did not actively exclude any organizations from the process.	
3	Internet Outreach	Non-targeted/broad community	The public notice and Action Plan were posted on the City's web site.		The City conducted extensive outreach to include as many agencies as possible and did not actively exclude any organizations from the process.	

Table 4 – Citizen Participation Outreach

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of New Rochelle has prepared the 2017 Action Plan, which covers the third year goals described in the 2013-2017 Consolidated Plan. The Action Plan identifies the activities to be funded with Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds to be received from the U.S. Department of Housing and Urban Development in 2017 during the program year.

The FY 2017 Annual Action Plan will serve the following functions for the City:

- An application for federal funds under HUD’s formula grant programs, and
- An action plan that provides a basis for assessing the City's performance of HUD's CDBG and HOME goals.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,295,836	0	0	1,295,836	0	FY 2017 program activities include: Downtown Traffic & Gateways Improvements; Station Plaza/Transit Area Improvements; Montefiore (f/k/a Sound Shore) Streetscape Improvements; Park Improvements; Commercial Rehabilitation projects will include Signs & Awning and Façade projects; Project Implementation costs; Public Service programs and Planning and Administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multi-family rental new construction – Multi-family rental rehab new construction for ownership TBRA	304,806	0	245,910	550,716	0	2017 Year program activities include: Tenant Based Rental Assistance (TBRA) and Planning and Administration. The TBRA program provides housing subsidies to New Rochelle’s homeless population.
Public Housing Capital Fund	public - federal	Other	696,778	0	0	696,778	0	New Rochelle Municipal Housing Authority receives an annual allocation from HUD to make repairs and to support operating expenses for its affordable rental complexes: Bracey Apartments, 345 Main St. (100 units), 50 Sickles Avenue (91 units) and 111 Lockwood Avenue (112 units.)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	public - federal	Other	14,625,404	0	0	14,625,404	0	The City of New Rochelle is the prime administrator of Section 8 in the city with approximately 886 households receiving housing choice vouchers. The program provides funds for rent assistance payments made to landlords on behalf of income-eligible tenants. The program also conducts Housing Quality Inspections for the Section 8 units. In addition, the New Rochelle Municipal Housing Authority will continue to provide 397 families with Section 8 rental assistance.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME funds have the ability to leverage additional funding such as HUD Section 202 housing funds (elderly projects), HUD Section 811 housing funds (housing for persons with disabilities, Section 8 tenant-based rental assistance, Low Income Housing Tax Credits (LIHTC), Federal HOME Loan Bank funds, New York State Housing Trust Fund, and private foundations. Each HOME project is reviewed on a case-by-case basis to determine if the match will be satisfied from the City's General Fund, other grant sources, developer equity or in-kind contributions. The City currently has excess match credit resulting from previously completed HOME projects. This amount is reported in the CAPER annually.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable. The City currently does not have any surplus publicly owned land to satisfy the needs identified in the Consolidated Plan.

Discussion

The City actively seeks additional funds through private, local, state and federal resources to leverage funding.

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding 2017	Goal Outcome Indicator
1	Sidewalk Improvements/ADA Intersections	2013	2017	Non-Housing Community Development	West End Area	Sidewalks/ADA Intersections	CDBG: \$114,502 (2015 funds)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4940 Persons Assisted
2	Public Facility and Infrastructure Improvements	2014	2017	Non-Housing Community Development	Downtown/Transit Area District	Downtown Redevelopment	CDBG: \$137,500	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit: 2595 Persons Assisted
3	Various Park Improvements	2013	2017	Non-Housing Community Development	Lincoln Park Area West End Area	Park Improvements	CDBG: \$414,483	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14500 Persons Assisted
4	Employment Training/Entrepreneur Skills	2013	2017	Non-Housing Community Development	Community Wide (City of New Rochelle)	Employment Training	CDBG: \$41,625	Public service activities other than Low/Moderate Income Housing Benefit: 62 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding 2017	Goal Outcome Indicator
5	Project Implementation – Public Facilities – Dev. Staff	2013	2017	Non-Housing Community Development	Community Wide (City of New Rochelle)	Public Facility Improvements Sidewalks/ADA Intersections	CDBG: \$154,311	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6811 Persons Assisted
6	Senior Recreation	2013	2017	Non-Housing Community Development Public Service Program	Community Wide (City of New Rochelle)	Senior recreation programs	CDBG: \$20,000	Public service activities other than Low/ Mod Income Housing Benefit: 1725 Persons Assisted
7	Disabled Services	2013	2017	Non-Housing Community Development Public Service Program	Community Wide (City of New Rochelle)	Services for the Disabled	CDBG: \$17,900	Public service activities other than Low/Moderate Income Housing Benefit: 128 Persons Assisted
8	Homeless Assistance & Prevention Programs	2013	2017	Homeless Non-Homeless Special Needs Public Services	Community Wide (City of New Rochelle)	Homeless Prevention	CDBG: \$23,000 OTHER THAN CDBG: \$110,000	Activities other than Public Facility or Infrastructure Low/Moderate Income Housing Benefit: 2298 Persons Assisted Homelessness Prevention: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding 2017	Goal Outcome Indicator
9	Youth Programs	2013	2017	Non-Housing Community Development Public Service Program	Community Wide (City of New Rochelle)	Youth Services	CDBG: \$88,850	Public service activities other than Low/Moderate Income Housing Benefit: 2950 Persons
10	Commercial Rehab: Signage & Awnings/ Façade Program	2013	2017	Non-Housing Community Development	Signs & Awnings Target Area	Commercial Rehabilitation	CDBG: \$100,000	Businesses assisted: 12 Businesses assisted
11	Project Implementation Comm. Rehab – Development Staff	2013	2017	Economic Development	Signs & Awnings Target Area	Commercial Rehabilitation	CDBG: \$36,000	Businesses assisted: 12 Businesses Assisted
12	Program Administrative Requirements	2013	2017	Administration & Planning	Target area is not applicable to planning and administration.	Regulatory Compliance and Planning	CDBG: \$259,167 HOME: \$30,586	Administration & Planning
13	Housing Choice Rental Assistance (Section 8)	2013	2017	Affordable Housing	Community Wide (City of New Rochelle)	Rental Assistance Payments for Very Low, Low and Moderate Income Persons (Sec.8)	Section 8: \$14,625,404	Tenant-based rental assistance / Rapid Rehousing: 1283 Households Assisted
14	Preserve Public Housing Inventory Owned by NRMHA	2013	2017	Public Housing	Lincoln Ave Target Area	Maintain condition of aging public housing	Public Housing Capital Fund: \$696,778	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 315 Households Assisted
15	Tenant Based Rental Assistance (TBRA) Program	2013	2017	Affordable Housing	Community Wide (City of New Rochelle)	Rent payments for very low income persons	HOME: \$275,220	Tenant-Based Rental Assistance: 16 Homeless Persons Assisted

Table 6 – Goals Summary
Annual Action Plan
2017

Goal Descriptions

1	Goal Name	Sidewalks improvements/ADA Intersections
	Goal Description	Installation of new sidewalks with ADA curb cuts in CDBG target areas primarily in the West End area.
2	Goal Name	Public Facility and Infrastructure Improvement Projects
	Goal Description	Downtown Traffic and Gateway Improvements – Streetscape Improvements on North Avenue at Memorial Hwy underpass to include lighting and signage.
3	Goal Name	Various Park Improvements
	Goal Description	Recreational facility improvements at Lincoln Park and Feeney Park
4	Goal Name	Employment Training/Entrepreneur Skills
	Goal Description	Provides funding to the Youth Bureau for program delivery of Network Youth Leadership Development program targeting at-risk teens. The program helps build leadership and job skills and provides summer internship opportunities for those ages 14-19. Additional funding will provide for an outreach, recruitment and lifeguard-training program at Lincoln Pool and Hudson Park Beach. Funding will also support WEDC's 15-week entrepreneurial training program for persons wanting to start or expand a small business. Attendees will acquire skills needed to operate a successful small business, learn computer skills and write a business plan.
5	Goal Name	Project Implementation – Public Facilities-Development staff
	Goal Description	Staff costs to implement public facility and infrastructure improvements; including installation of ADA sidewalks and streetscape improvements in CDBG target areas.
6	Goal Name	Senior Recreation and support services
	Goal Description	City program to provide funds for daily recreation programs at the Hugh Doyle Senior Center, as well as other senior support programs. Funding provided for Meals-on-Wheels program for delivery of hot nutritious meals to the homebound frail and elderly.
7	Goal Name	Disabled Services
	Goal Description	Funding for programs that assist persons with disabilities. The programs include Creative Arts Therapy for children with disabilities operated by Heartsong, Inc. and the New Rochelle Parks & Rec Therapeutic Recreation program. These activities are shown to improve their cognitive skills and social well-being.

8	Goal Name	Homeless Assistance & Prevention Programs
	Goal Description	Programs offered by HOPE Community Services assist those that are homeless or at risk of becoming homeless by providing a soup, food pantry and self-sufficiency program, offering assistance to those in need of housing, healthcare, education, job training, parenting, etc. Funding will also assist WestCOP at the New Rochelle CAP, which offers a soup kitchen and emergency food pantry.
9	Goal Name	Youth Programs
	Goal Description	Summer programs for youth include the Lincoln Pool Swim Program, which provides recreational swim and instruction to neighborhood residents with limited summertime activities available. The City also offers a free summer recreation program at the two Middle Schools for pre-teens. Funds will assist with summer day camps at Ward School and Jefferson School for children 5-10 years.
10	Goal Name	Commercial Rehab: Signage & Awnings/Façade Program
	Goal Description	Installation of new signage and/or awnings in CDBG targeted business areas. Façade improvements to commercial buildings in the downtown.
11	Goal Name	Project Implementation - Commercial Rehab – Development Staff
	Goal Description	Staff delivery cost for commercial rehabilitation program.
12	Goal Name	Program Administration. City staff costs for planning, reporting, monitoring and administration of the CDBG and HOME programs.
	Goal Description	Comply with administrative requirements of CDBG and HOME program: including administration, planning, indirect costs, interfund charges, salary and fringe benefits and office expenses.
13	Goal Name	Housing Choice Rental Assistance (Section 8)
	Goal Description	The City of New Rochelle is the prime administrator of Section 8 in the city with households receiving housing choice vouchers. The program provides funds for rent assistance payments made to landlords on behalf of income-eligible tenants. In addition, the New Rochelle Municipal Housing Authority will continue to provide families with Section 8 rental assistance.

14	Goal Name	Preserve Public Housing Inventory Owned by NRMHA
	Goal Description	New Rochelle Municipal Housing Authority receives an annual allocation from HUD to make improvements at affordable rental complexes: Bracey Apartments, 345 Main St. (100 units), and 50 Sickles Avenue (91 units) and 111 Lockwood Avenue (112 units)
15	Goal Name	Tenant Based Rental Assistance
	Goal Description	Rental assistance payment for extremely low income persons

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Annual goals for the total number of extremely low-, low-, and moderate- income households to be supported are 1,299. This includes 1,283 through the Section 8 program and approximately 16 very low income homeless persons through the new TBRA rental assistance program. One (1) Res Rehab project remains open from 2016 due to additional unforeseen work which resulted in delays but is expected to resume as soon as weather permits with an anticipated completion in the spring of 2017.

AP-35 Projects – 91.220(d)

Introduction

The City's objectives for FY 2017 funding period include the following:

- Install new sidewalks with ADA curb cuts in CDBG Target areas
- Improvements to Downtown Traffic and Gateways
- Market and develop a partnership with a cadre of developers that would result in affordable rental housing unit production, in a series of projects that is consistent with the City needs.
- Make improvements in the Station Plaza/Transit Area in order to benefit residents with an improved public transportation service area.
- Promote economic development to attract and retain businesses.
- Make necessary improvements to various public parks and playgrounds.
- Provide resources and horticultural education activities at the Lincoln Park Community Gardens.
- Provide community services to assist low-income individuals and families, especially those with special needs, seniors, and youth.
- Provide support for programs to assist the homeless population and those at-risk of homelessness.
- Provide funding to the New Rochelle Youth Bureau for job training programs for teens and young adults
- Provide entrepreneurial training to promote economic development opportunities and self-sufficiency.
- Provide support for senior personnel placement services.
- Maintain a Tenant Based Rental Assistance program targeting the homeless population.
- Affordable housing preservation and Housing Choice Assistance Payments – Public Housing Capital Fund program and Section 8 voucher program.

#	Project Name
1	Sidewalk Improvement/ADA
2	Downtown Traffic and Gateway Improvements - Streetscapes
3	Park Improvements (Lincoln Park)
4	Park Improvements (Feeney Park)
5	Project Implementation – Dev Staff (Public Facilities)
6	Senior Recreation Programs at Doyle Center
7	Creative Art Therapy for children with disabilities
8	HOPE Community Services - Food Pantry, Soup Kitchen, Self-Sufficiency Programs
9	Lincoln Pool Swim Program
10	New Rochelle P&R Middle School Summer Drop-In
11	Jefferson Day Camp
12	Network Youth Leadership Program
13	Lifeguard Training Program
14	Developmentally Disabled Therapeutic Recreation
15	NR Summer Camp Scholarship Program @ Ward
16	WJCS – Parent/Child Center
17	Westchester Residential Opportunities
18	Meals-On-Wheels
19	Lincoln Park Community Garden - grow!
20	WEDC Entrepreneurial Training Program
21	WestCOP Soup kitchen/Food Pantry
22	Urban League of Westchester Senior Employment Training
23	CDBG Planning and Administration
24	Consulting Services for AFF and Consolidated Plan
25	Commercial Rehabilitation - Signage & Awnings/Façade Projects
26	Project Implementation Costs-Dev Staff (Commercial Rehab)
27	HOME – TBRA – Tenant Based Rental Assistance
28	HOME – Planning, Administration
29	Public Housing Capital Fund program
30	Housing Assistance Payments (HAP) – Section 8
31	New Rochelle Homeless Resource Center

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Basis for Allocating Investments

Much of the City's CDBG and HOME funds are invested in one of the CDBG target areas in New Rochelle, which contain a low and moderate-income majority of at least 51%. Because 70% of the City's CDBG funds must benefit low and moderate-income persons, a significant portion of the City's CDBG funds is spent in these areas. However, the City is also committed to investing CDBG resources in other non-impacted areas of New Rochelle while continuing to benefit low and moderate-income persons.

The following criteria are the basis used by the City for allocating funds and establishing priorities for CDBG and HOME funding:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Despite City and Westchester County efforts, there remain a number of significant obstacles to meeting the needs of the underserved. These obstacles include the following:

- Population growth in over stressed areas
- Aging population
- High cost of housing
- Aging housing stock
- Inadequate funding to rehabilitate all of the existing housing units in need of repair, and
- Lack of appropriate institutions and staff to address needs identified in Consolidated Plan caused by lack of funds or non-existence of appropriate non-profit organizations.

In addition, several other obstacles to meeting underserved needs include:

- Increased need for affordable housing and supportive services resulting from economic downturn.
- Addressing the unrealized economic improvements as low and moderate-income individuals and households struggle with unemployment and under employment.
- Increased need for public service programming that serve those with special needs, seniors, youth and the homeless.
- Housing permanent placement efforts that fall short of meeting the needs of chronically homeless individuals.
- Increased need for programming that provides educational enrichment, recreational activities, and environmentally sustainable projects.

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Sidewalk Improvements/ ADA projects
	Target Area	West End Area
	Goals Supported	West End neighborhood improvements
	Needs Addressed	ADA compliance projects
	Funding	\$ 114,502 (2015 funds)
	Description	Sidewalk replacement and installation of ADA curb cuts in CDBG Target Areas
	Target Date	12/31/17
	Estimate the number and type of families that will benefit from the proposed activities	5,795
	Location Description	West End neighborhood - Census tracts/Blocks: 62.002, 62.003, 62.004, 62.005, 62.006
	Planned Activities	Sidewalk replacement and installation of ADA curb cuts in West End area
2	Project Name	Downtown Traffic and Gateway Improvements
	Target Area	Downtown/transit area district
	Goals Supported	Public facility and infrastructure improvements
	Needs Addressed	Downtown redevelopment
	Funding	\$137,500
	Description	Downtown Traffic and Gateway Improvements on North Avenue at Memorial Hwy underpass to include lighting and signage.

	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	2595 74.5% low – and moderate income population
	Location Description	Downtown area (Census Tracts/Blocks: 63.002, 65.003, 60.005)
	Planned Activities	Streetscape improvements to include street signage to improve traffic flow in the City’s downtown and various gateways.
3	Project Name	Park Improvements (Lincoln Park)
	Target Area	Lincoln Park
	Goals Supported	Various Park improvements
	Needs Addressed	Park Improvements
	Funding	CDBG: \$237,033
	Description	Improvements to Lincoln Park with new lighting, playground equipment, irrigation system, landscaping.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	9,725 74.5% low-and moderate income population
	Location Description	Lincoln Park Area (Census Tracts/Blocks: 64.002, 64.003, 63.006)
	Planned Activities	Installation of new lighting, playground equipment, irrigation system, landscaping.
4	Project Name	Park Improvements (Feeney Park)
	Target Area	West End Area
	Goals Supported	Various Park improvements
	Needs Addressed	Park Improvements

	Funding	CDBG: \$177,450
	Description	Improvements at Feeney Park in the West End with the installation of new lighting, playground equipment, irrigation system, landscaping.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	4500
	Location Description	West End neighborhood - Census tracts/Blocks: 62.002, 62.003, 62.004, 62.005, 62.006
	Planned Activities	Installation of new lighting, playground equipment, irrigation system, landscaping.
5	Project Name	Project Implementation Costs – Dev. Staff (Public Facilities)
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Project Implementation
	Needs Addressed	Public Facility Improvements and Streetscape Improvements
	Funding	CDBG: \$154,311
	Description	Staff costs to implement streetscape, infrastructure and public facility improvement projects in CDBG target areas.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Projects identified in the 2017 Action Plan including public facility improvements in the downtown area, streetscape and sidewalk improvement projects in CDBG target areas
	Planned Activities	Project management for activities identified in the 2017 Action Plan including downtown improvements, drainage, streetscape and sidewalk improvements projects in CDBG target areas.

6	Project Name	Senior Recreation Programs at Doyle Center
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Senior Recreation
	Needs Addressed	Senior Services
	Funding	CDBG: \$20,000
	Description	City program to provide funds for recreational programs at Doyle Senior Center
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	1,212 Senior Citizens
	Location Description	94 Davis Avenue, New Rochelle
	Planned Activities	New Rochelle Parks & Recreation will operate a variety of daily recreational programs funded with CDBG at the Hugh Doyle Senior Center. Activities include exercise, dance, yoga, computer skills, and arts and crafts.
7	Project Name	Creative Art Therapy for children with disabilities
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Disabled Services
	Needs Addressed	Services for the Disabled
	Funding	CDBG: \$2,100
	Description	Creative Art Therapy services to children with disabilities to enhance their social, communication and motor skills. The program, conducted by Heartsong, will offer scholarships to assist low and moderate-income families residing in New Rochelle with special needs children to attend Saturday sessions.
	Target Date	12/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	6-8 Disabled Youth
	Location Description	277 Martine Avenue, Suite 230, White Plains
	Planned Activities	The program utilizes the powerful tools of art therapy enabling children with special needs to express themselves, regardless of their verbal and motoric capacity. This is accomplished by using creative art to nurture a child's emotional, physical, sensory and cognitive development.
8	Project Name	HOPE Community Services - Food Pantry, Soup Kitchen, Self-Sufficiency Programs
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Homeless Assistance & Prevention Programs
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$23,000
	Description	HOPE Community Services offers programs for special needs and homeless population through their Soup Kitchen, Food Pantry and Self-Sufficiency programs. The soup kitchen serves hot meals to the homeless and those in transitional housing. The food pantry is a resource to needy residents so they can prepare nutritional meals for their families. The self-sufficiency program provides referral services and assistance to needy residents in areas of housing, health, education, job training, etc.
	Target Date	12/31/17
	Estimate the number and type of families that will benefit from the proposed activities	2,298 low and very low income persons
	Location Description	50 Washington Avenue, New Rochelle

	Planned Activities	HOPE operates a soup kitchen where hot meals are served to homeless population, those in transitional housing without cooking facilities, and person on a very limit budget. HOPE's food pantry distributes bagged groceries to needy families every second Wednesday of the month, which will supplement their food budget. HOPES's Self-sufficiency program operates Monday through Friday, 10 am to 4pm, offering walk-in crisis intervention and referral service for issues with housing, education, health, job training and substance abuse.
9	Project Name	Lincoln Pool Swim Program
	Target Area	Lincoln Avenue Target Area
	Goals Supported	Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$56,000
	Description	City program to provide summer recreation and swimming skills for low-income children.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	1,000 75.9% low – mod population
	Location Description	Lincoln Park (Block 1220, Lot 1 across from 95 Lincoln Avenue) (Census Tract/Blk: 64.002, 64.003, 63.006)
	Planned Activities	Lincoln Park pool provides a safe, clean, and supervised certified aquatics program, which services primarily families in the Lincoln Park neighborhood, including the Hartley House Public Housing complex.
10	Project Name	New Rochelle P&R Middle School Summer Drop-In
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$19,100

	Description	City program to provide a free daily summer recreation and lunch program for at-risk children between the ages of 10 and 13 located at both of the City's middle schools.
	Target Date	9/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	200 low and moderate income youth
	Location Description	Isaac Young Middle School 270 Centre Avenue and Albert Leonard Middle School, 25 Gerada Lane
	Planned Activities	Activity provides a free six-week summer recreation program for approximately 200 children ages 10-13 at the City's two middle schools. Free lunch is provided daily. Children are engaged in supervised activities that include sports, arts and crafts, visual arts, performing arts, technology, along with special events and field trips.
11	Project Name	Jefferson Day Camp
	Target Area	West End Neighborhood
	Goals Supported	Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$6,000
	Description	Summer day camp program targeting low-income children ages 5-11 residing in the Southside area of New Rochelle. The six-week program operated by the New Rochelle Parks and Recreation Department will take place at the Jefferson School.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	56 low and moderate income youth
	Location Description	131 Weyman Avenue, New Rochelle

	Planned Activities	Summer day camp program provides supervised recreation for youth in kindergarten through fifth grade, Monday through Friday, 9:30AM to 3:30PM. Activities consist of sports, crafts and field trips. Lunch and snack are provided daily through the Youth Nutrition Program.
12	Project Name	Network Youth Leadership Program
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Employment Training/Entrepreneur Skills
	Needs Addressed	Employment Training
	Funding	CDBG: \$31,000
	Description	Delivery of City program that provides leadership development, mentoring and job training for at-risk teens.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	35 low and moderate income at-risk teens.
	Location Description	City Hall, 515 North Avenue, and local City-wide businesses in New Rochelle
	Planned Activities	The program provides on-the-job training at area businesses and organizations to at-risk teens. The teenagers will develop credible, marketable skills, and will be instilled with a positive work experience which will help them with their career choices and encourage will an interest to continue their education.
13	Project Name	Lifeguard Training Program
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Employment Training/Entrepreneur Skills
	Needs Addressed	Employment Training
	Funding	CDBG: \$4,000

	Description	New Rochelle Youth Bureau will conduct Lifeguard recruitment & training program for youth ages 16-25.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	5-10 low and moderate income youth/young adults
	Location Description	Lincoln Park Pool, 95 Lincoln Avenue
	Planned Activities	To recruit and train low income youth in lifeguarding to include testing, water rescue and certification. Job placement will target the need for bilingual lifeguards to serve at Lincoln Park Pool and Hudson Park Beach.
14	Project Name	Developmentally Disabled Therapeutic Recreation
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Disabled Services
	Needs Addressed	Services for the Disabled
	Funding	CDBG: \$13,000
	Description	Funds will support City program, which provides therapeutic recreation for disabled youth ages 5 to 21. This program operates year-round providing after school, evening, weekend, summer and vacation break programs.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	90 disabled youth
	Location Description	94 Davis Avenue, New Rochelle.

	Planned Activities	Therapeutic Recreation Program provides supervised recreational activities for the developmentally disabled youth that are appropriate and customized for this specific population. Activities include dance, swimming classes and field trips. The program provides door-to-door transportation and daily lunch.
15	Project Name	NR Summer Camp Scholarship Program
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$5,000
	Description	City program provides financial assistance for needy children between the ages of 5-9, to attend summer day camp at Ward School, located at 311 Broadfield Road and operated by New Rochelle Parks and Recreation.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	25 low income youth
	Location Description	311 Broadfield Rd.
	Planned Activities	A six-week summer day camp program provides supervised recreation for youth in kindergarten through fifth grade, Monday through Friday, 9:3AM to 3:30PM. Activities consist of sports, crafts and field trips. Lunch and snack are provided daily through the Youth Nutrition Program.
16	Project Name	WJCS Parent/Child Center
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG \$2,750

	Description	The New Rochelle Parent Child Center is a free drop in early childhood program serving families challenged by poverty, low level education and other obstacles to future school success. The program has been serving New Rochelle families since 2001.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	200 Families
	Location Description	56 Seventh St., (Boys & Girls Club Mascaro Clubhouse)
	Planned Activities	The PCC is open Monday and Thursday mornings from 10-12pm following the school calendar. The PCC is located at the Boys and Girls Club Mascaro site. The average attendance is 42 families or 83 people per session. The curriculum is based on helping parents gain an understanding of early child development to prepare for school readiness.
17	Project Name	Meals-On-Wheels
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Disabled Services
	Needs Addressed	Services for the Disabled
	Funding	CDBG: \$2,800
	Description	Funding will assist with program that delivers daily hot meals to homebound seniors and the disabled.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	125 Disabled elderly
	Location Description	90 Pintard Ave.

	Planned Activities	Funding will assist with a program that delivers hot meals daily (7 days a week) to homebound frail elderly and the disabled.
18	Project Name	Lincoln Park Community Garden - grow!
	Target Area	Lincoln Avenue Target Area
	Goals Supported	Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$3,000
	Description	New Rochelle Parks and Recreation sponsors a Community Garden for cultivation on city-property at Lincoln Park by local groups, churches and neighborhood residents. Funding will provide for an Environmental Learning Center offering horticulture education and nutritional programs to benefit the local community.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	2,930 59% low/moderate income population
	Location Description	Lincoln Park (Block 1220, Lot 1 across from 95 Lincoln Avenue) (Census Tract/Blk: 64:002, 64:003, 63:006)
Planned Activities	Grow! Lincoln Park Community Garden will become an Environmental Learning Center offering horticulture education programs to community organizations, school groups and neighborhoods. Funding will help assist with instructional materials, speakers and educational field trips.	
19	Project Name	WEDC Entrepreneurial Training Program
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Employment Training/Entrepreneur Skills
	Needs Addressed	Employment Training
	Funding	CDBG: \$4,750

	Description	An entrepreneurial training program for persons interested in starting a new small business; or looking to sustain or expand an existing business. Program conducted by the Women's Enterprise Development Center. Program is open to men and women.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	15-20 low/moderate income residents
	Location Description	New Rochelle Public Library
	Planned Activities	WEDC's Entrepreneurial Training Program in New Rochelle is conducted in Spanish and consists of 56-hour of classroom training. Participants learn to write a business plan, ultimately establishing and operating a successful business. Workshops are given in business plan preparation, computer skills training, business loans, permits and marketing, use of social media and networking.
20	Project Name	WestCOP Soup Kitchen/Food Pantry
	Target Area	Lincoln Avenue Target Area
	Goals Supported	Homeless Assistance & Prevention Programs
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$2,000
	Description	Soup Kitchen and Emergency Food Pantry Programs offered through New Rochelle CAP (Community Action Program) at 95 Lincoln Avenue, to assist homeless population and those at risk of becoming homeless.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	250 extremely low income residents

	Location Description	WestCOP New Rochelle (CAP) Community Action Program at 95 Lincoln Ave, New Rochelle
	Planned Activities	The New Rochelle Community Action Program (NR CAP) operates a soup kitchen where hot meals are served every Monday and Thursday for those residents who are homeless or in transitional housing without cooking facilities.
21	Project Name	Urban League of Westchester Senior Employment Training
	Target Area	Community Wide
	Goals Supported	Employment Training
	Needs Addressed	Employment Training
	Funding	\$1,875
	Description	Program will provide job training to residents of the New Rochelle senior communities
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	20 persons
	Location Description	
	Planned Activities	Provide job training, development, placement and retention services to low and moderate income participants 55 years and older residing in New Rochelle.
22	Project Name	CDBG Planning and Administration
	Target Area	Target area is not applicable to planning and administration.
	Goals Supported	Comply with Program Administrative Requirements
	Needs Addressed	Regulatory Compliance and Planning
	Funding	CDBG: \$259,167
	Description	Staff costs for planning, reporting & administration of the CDBG program.

	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A Planning and Administration
	Location Description	N/A Planning and Administration
	Planned Activities	City staff costs for planning, reporting and administration of the CDBG program. Administrative costs capped at 20% maximum. These costs include: salaries and fringe benefits; interfund charges and indirect costs; study initiative and consultant services; and office expenses
23	Project Name	Consulting Services for AFH & Consolidated Plan
	Target Area	City Wide
	Goals Supported	Planning
	Needs Addressed	Planning – Housing and Community Development
	Funding	\$28,046
	Description	Planning study
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A Planning and Admin
	Location Description	N/A Planning and Admin
	Planned Activities	Consultant services for 2017 AHF Report , 2018-2022 Consolidated Plan & 2018 Action Plan
24	Project Name	Commercial Rehabilitation - Signage & Awnings/Façade Program
	Target Area	Signs & Awnings Target Area
	Goals Supported	Commercial Rehabilitation

	Needs Addressed	Commercial Rehabilitation
	Funding	CDBG: \$100,000
	Description	Signage & Awnings/Façade Program will provide grants to assist commercial property owners to improve the physical appearance of store fronts in business districts in CDBG target area.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	5-10 businesses
	Location Description	Business Districts in CDBG target areas
	Planned Activities	Improve the physical appearance of commercial store fronts to revitalize business district in order to attract and retain businesses in CDBG target areas and create jobs.
25	Project Name	Project Implementation Cost- Dev. Staff (Commercial Rehab)
	Target Area	Signage and Awnings Target Area
	Goals Supported	Commercial Rehabilitation
	Needs Addressed	Commercial Rehabilitation
	Funding	CDBG: \$36,000
	Description	Program delivery of the Signage and Awnings/Façade Improvement program
	Target Date	12/15/2017
	Estimate the number and type of families that will benefit from the proposed activities	5-10 businesses
	Location Description	Business districts in CDBG target areas
	Planned Activities	Program delivery of the Commercial Rehabilitation program

26	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	HOME: \$275,220
	Description	Tenant Based Rental Assistance to homeless population
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	12
	Location Description	Community wide
	Planned Activities	Provide Tenant Based Rental Assistance to homeless population
27	Project Name	HOME Planning and Administration
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Comply with Program Administrative Requirements
	Needs Addressed	Regulatory Compliance and Planning
	Funding	HOME: \$30,586
	Description	City staff costs for planning, administration, reporting and monitoring of HOME programs. Administrative costs capped at 10% maximum. These costs include: salaries and fringe benefit, interfund charges, indirect costs and office expenses.
	Target Date	12/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	N/A Planning and Administration
	Location Description	N/A Planning and Administration
	Planned Activities	Comply with HOME administrative oversight and reporting requirements.
28	Project Name	Public Housing Capital Fund
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Preserve Public Housing Inventory Owned by NRMHA
	Needs Addressed	Maintain condition of aging public housing
	Funding	Public Housing Capital Fund: \$696,778
	Description	Public Housing Capital Fund will preserve public housing inventory owned by the New Rochelle Municipal Housing Authority (NRMHA)
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	low Income eligible households
	Location Description	111 Lockwood Ave, 50 Sickles Ave., (Bracey Apts.) 345-361 Main Street
	Planned Activities	Public Housing Capital Fund is used to preserve Public Housing Inventory owned by NRMHA
29	Project Name	Housing Assistance Payments (HAP) to landlords
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Housing Choice Rental Assistance (Section 8)
	Needs Addressed	Rent Payments for Low Income Persons (Sec.8)
	Funding	Section 8: \$10,475,404, NRMHA Section 8= \$4,150,000

	Description	Housing Assistance Payments (HAP) to landlords to assist low-income renters with monthly rent.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	1,283 New Rochelle Section 8 Office = 886 NRMHA Section 8 = 397
	Location Description	New Rochelle Section 8 Office, at One Radisson Plaza
	Planned Activities	Providing housing choice vouchers to low income renters; income eligibility, certifications, inspections
30	Project Name	New Rochelle Homeless Resource Center (HRC)
	Target Area	Community Wide
	Goals Supported	Homeless prevention
	Needs Addressed	Homeless prevention
	Funding	\$110,000 (Non-CDBG)
	Description	Providing outreach and resources to the homeless population and ultimately placing them in permanent housing
	Target Date	12/31/17
	Estimate the number and type of families that will benefit from the proposed activities	300
	Location Description	50 Washington Avenue
	Planned Activities	HOPE Community Services provides outreach to homeless living on the street, identify their needs and provide referral and support services. Find suitable transitional or permanent housing.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Because 70% of the City's CDBG funds must benefit low and moderate-income persons, a significant portion of the City's CDBG funds may be spent in these areas. However, the City is also committed to investing CDBG resources in other non-impacted areas of New Rochelle while continuing to benefit low and moderate-income persons.

New Rochelle has experienced a dramatic expansion in diversity in the past two decades. Between 1990 and 2010, the number of non-White persons living in the City increased by 10,700 (66%) from 16,131 to 26,831. Racial minorities constituted 34.8% of all residents in 2010, whereas they constituted only 24% in 1990.

Diversity is also rising within the non-White population. In 1990, Black residents accounted for 75.5% of the City's minority population, and Asian/Pacific Islanders accounted for 12.2%. By 2010, the composition of the minority population had shifted. The number of Black residents increased by 2,675 (22%), but their population share among all minorities shrank to 55.3%. The Asian/Pacific Islander population increased by 1,294 between 1990 and 2010, a 67.7% increase in 20 years, though this group's population share among minorities held steady at 12.2%.

The most dramatic gain in share was among households of "other race," a category of high general correlation with persons of Hispanic ethnicity. This group gained 3,799 persons between 1990 and 2010; nearly tripling, and most recently represented 21.3% of all minorities in New Rochelle. The number of Hispanic residents in the City grew from 7,247 in 1990 to 21,452 in 2011, representing a population growth rate of 200%, or 27.8% of all City residents.

Definition of Racial or Minority Concentration

New Rochelle defines areas of racial or minority concentration as census tracts where the percentage of minority residents exceeds the countywide average.

In 2010, Blacks comprised 14.6% of the population in Westchester County. This indicates that minorities have found housing opportunities in 75% of the City and that diversity is expanding into more higher-priced areas in the City. Therefore, an area of Black concentration in New Rochelle would include any census tract where the percentage of Black residents is 14.7% or higher. Of the 16 whole or partial tracts within the City, half meet this criterion. An area of Asian concentration, by the same definition, would include any tract where the percentage of Asian residents is 5.5% or higher. Three tracts meet this criterion. An area of Hispanic concentration includes any tract where at least 21.9% of all residents are of Hispanic ethnicity; 10 tracts qualify. In total, 12 of the City's 16 census tracts meet the definition for at least one type of racial or ethnic concentration.

Geographic Distribution

Target Area	Percentage of Funds
Downtown/Transit Area	13
Lincoln Avenue Target Area	15
COMMUNITY WIDE (CITY OF NEW ROCHELLE)	8
Signs & Awnings Target Area	13
Target area is not applicable to planning and administration	20

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City identified the following geographic target areas as a basis for funding allocation priorities: Downtown and Transit area; Signage and Awnings target areas; and Lincoln Park and West End neighborhoods. The rationale for using these geographic areas is that they are predominantly occupied by minority and low and moderate-income persons and are characterized by aged and deteriorated infrastructure or recreational facilities which need capital improvements.

Discussion

The CDBG program includes a statutory requirement that at least 70% of funds invested benefit low and moderate-income (LMI) persons. As a result, HUD provides the percentage of LMI persons in each census block group for entitlements such as New Rochelle. The City invests its CDBG funds primarily in areas where the percentage of low and moderate-income (LMI) persons is 51% or higher.

HUD 2016 LMI estimates reveal that eight of the 16 whole and partial census tracts within the City included areas where at least 51% of residents met the definition for LMI status. All but three of the LMI block groups were found to be within tracts containing racial or ethnic concentrations. Areas of the City where LMI block groups and minority concentrations coincide are identified for the purposes of this report as impacted areas and are the areas of the City's CDBG and HOME investment.

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's housing goal is to provide decent, affordable and accessible housing to meet the needs of LMI residents, including special needs populations. To this end, the City plans to meet the following specific objectives in 2017.

- Provide Section 8 Housing Choice Voucher rental assistance over the next year to 1,283 qualified persons. (New Rochelle Section 8 =886; NRMHA = 397)
- Create 42 new rental units at Heritage Homes to replace public housing units demolished, resulting in improved housing and neighborhood conditions for residents of the former Hartley House complex who will reside in the new units.
- Sixteen (16) homeless residents were placed in permanent housing with subsidies through the HOME funded Tenant-Based Rental Assistance Program (TBRA).
- Fifty-six (56) special needs residents are provided housing assistance through the Continuum of Care (CoC) Program.

One Year Goals for the Number of Households to be Supported	
Homeless	16
Non-Homeless	1,283
Special-Needs	56
Total	1,355

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,283
The Production of New Units	42
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	1,325

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Rental Assistance

The City's Section 8 program is the primary administrator of rental assistance to low-income New Rochelle residents, including those persons who have "ported in" to New Rochelle's office but reside in other municipalities. Currently, 886 tenants are serviced through the City's program. An additional 397 households receive Section 8 rent subsidies from the New Rochelle Municipal Housing Authority.

The waiting lists for the Section 8 programs are currently closed.

Production of New Units

Phase III of the Heritage Homes will create 42 new rental units in 2017, bringing the total number of new affordable housing units in this development to 229, replacing the Hartley House public housing complex, and resulting in improved housing and neighborhood conditions for former residents.

The City of New Rochelle will be working with several interested developers to address the affordable housing needs of the City.

AP-60 Public Housing – 91.220(h)

Introduction

The New Rochelle Municipal Housing Authority (NRMHA), established in 1941, owns and operates 91 senior apartments at 110 Lockwood Avenue, 112 senior apartments at 50 Sickles Avenue, and 200 family units at Bracey Apartments at 345-361 Main Street. The NRMHA receives HUD funding for major improvements at these locations. The NRMHA Capital Fund Program for 2015 was \$696,778.

Actions planned during the next year to address the needs to public housing

During 2017, the City will continue working with the New Rochelle Municipal Housing Authority (NRMHA) to bring the Hartley House Redevelopment, known as Heritage Homes, closer to fruition.

Heritage Homes Phase I, consisting of 131 affordable housing units was completed in December 2013 and occupied in January 2014. Of those 131 dwelling units, 121 were occupied by former residents of Robert Hartley Houses, the adjacent public housing site. Two of the five structures at Hartley Houses were demolished in May of 2014 and construction of Phase II commenced on the footprint of the demolished buildings. Phase II consisted of 56 units. All seven 3 bedroom units in Heritage Homes phase II are occupied. All of the units are complete and are occupied by former Hartley House residents.

In 2015, the development team received funding for Phase III. Phase III involved the demolition of two more structures at Hartley Houses and the construction of 42 units of affordable housing for a total of 229 dwelling units at the former public housing site. Phase III closing of Heritage Homes was completed on March 29, 2016 and Phase III groundbreaking took place on April 21, 2016. Nineteen additional 3-bedroom units are being built during Phase III. Anticipated occupancy is expected in the third quarter of 2017.

Public housing residents are involved in the management of the New Rochelle Municipal Housing Authority (NRMHA) through the United Tenants Council, which includes residents of Bracey Apartments (345-361 Main St.), 50 Sickles Avenue and 111 Lockwood Avenue. This group meets regularly with the NRMHA Board of Directors to discuss issues pertaining to building maintenance and address the quality of life problems. Two residents are voted by the tenants to sit on the Board of Directors.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The New Rochelle Municipal Housing Authority (NRMHA) was classified as “troubled” by HUD under 24 CFR Part 902; however, a Recovery Agreement (RA) was executed in December 2014 between the NRMHA, HUD and the City of New Rochelle to address the issues of governance, organization and staffing, finance and procurement, property maintenance, resident initiatives, capital funds, security, and management information systems.

During 2016, NRMHA received correspondence from HUD indicating that they achieved an improved, minimally “Standard Performer” status under the Public Housing Assessment System. NRMHA remains in Physical Sub-Standard status and will need to continue to make concerted efforts to meet the remaining milestones and demonstrate continued forward progress to avoid falling back into “Troubled Performer” status.

The City has been working diligently with HUD and the NRMHA during the past couple of years to address the concerns outlined in the Recovery Agreement. The City has assigned staff to attend monthly board meeting. City staff frequently communicates with the Executive Director to ensure that the milestones set by HUD are being met and providing guidance when necessary. In addition, the City Manager, the commissioner of development, and other City staff regularly meet with the Executive Director and board members to discuss the progress that's being made.

Discussion

The waiting lists for NRMHA housing programs demonstrate an unmet affordable housing need that disproportionately affects members of the protected classes. The HUD area median income for a one-person household is \$78,000; for a two-person household it is \$89,200; and for a four-person household it is \$111,400. To be considered extremely low income in Westchester County, a two-person household would be making less than \$26,750 per year.

In addition to public housing and place-based vouchers, NRMHA administers a tenant-based Section 8 Housing Choice Voucher Program. The waiting list for this program is also closed. Families with children account for 60.16% of all applicants currently on the waiting list for vouchers. Black applicants are the largest minority group on the list at 62.19% of the total, and households with a disabled member represent 18.34% of all applicants.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Westchester County, the lead agency of the Continuum of Care Partnership, which includes New Rochelle, Mount Vernon, Yonkers, and White Plains, has embraced three goals as part of their homeless strategy:

GOAL 1: To prevent the occurrence of homelessness where possible

GOAL 2: To reduce the length of stay of those who become homeless; and

GOAL 3: To improve ways to move homeless people back into stable housing in the community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

HOPE Community Services, in collaboration with the Oasis Homeless Shelter, operates the Homeless Resource Center (HRC) in New Rochelle. The program, which opened in September 2014, provides 24/7 access to shelter and connects the homeless to services that they qualify for. Its main goal is to do outreach to the homeless population in New Rochelle and ultimately place them in suitable housing.

The HRC is primarily funded by the City of New Rochelle using non-HUD funds. A contract to continue with this program was extended through December 31, 2017, at which time the City will reevaluate the homeless situation in New Rochelle and determine if it is feasible to continue.

In 2016, HOPE has successfully placed 61 homeless persons in housing and has referred another 39 to other housing programs. An additional 62 clients have been referred to non-housing programs such as drug, alcohol and mental health treatment. In addition, they have provided case management to 236 homeless individuals, which enable them to provide information on various affordable housing programs.

The City is allocating 2017 HOME funds for a TBRA program to address the needs of the homeless population in New Rochelle.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to meet with the Westchester Continuum of Care to discuss mutual needs, resources, and services in order to better maximize and coordinate the provision of programs and services to the low and very low income families, seniors, and disabled persons in New Rochelle. Some key initiatives of this response to homelessness strategy, included:

Prevention – One of the first strategies the county adopted to respond to the increasing demand for shelter was expanding their homeless prevention efforts. The investment included dedicated staff in

local TANF offices working with potentially homeless families to help them explore alternatives to entering shelter. The county also contracted a non-profit organization to offer eviction prevention services to families working with TANF agencies located in areas with high homeless rates.

Rent Assistance/Increased Income – Two (2) income support initiatives offered by the Westchester Department of Social Services (DSS) helped families experiencing homelessness pay for housing. Under an agreement with the state agency administering TANF, DSS increased the welfare benefit for homeless families by creating a supplement to help them pay for housing. The income increase greatly enhanced families' ability to find affordable housing in the rental market and resulted in a quick drop in shelter use. Westchester DSS also offered a second rent supplement program, called the Rental Assistance Program (RAP), for working families transitioning from TANF cash assistance. RAP serves as a bridge housing subsidy for families that expect to receive a Section 8 Housing Choice Voucher within one year.

Housing First Services – To minimize the time families spend in emergency shelter, DSS contracted with Westhab to provide Housing First assistance to homeless families. Westhab, the county's largest provider of shelter and transitional housing, helps families find housing they can afford in the community, negotiates with landlords, and provides home-based case management to help families stabilize in their new homes.

Consolidating and Enhancing Service Provision – The County improved the quality of services that families receive at the front end of the County's shelter system. The staff at a centralized case management center has expertise in domestic violence, mental health, and substance abuse services. This ensures that service providers quickly link families with services that meet their specific needs, and providers utilize a strength-based perspective in their work with families.

Westchester County continues as the lead agency for the Westchester County of Continuum of Care in addressing the problems of homeless individuals. HOPE Community Services has been designated by the City of New Rochelle to represent New Rochelle in the Continuum of Care and currently administers two housing grants. The county operates the homeless shelter in White Plains and funds shelters in various communities as well as the Oasis Shelter on Washington Avenue in New Rochelle, which has 45 beds.

Every homeless person coming to the Oasis Shelter is evaluated by a case manager. Their needs and eligibility are determined for housing and other supportive services.

Several other shelters operate in the city to provide temporary housing for homeless persons: Providence House for mothers and children has 7 beds, and Volunteers of America has 21 beds, for a total of approximately 73 beds available in the City.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again.

The following goal statements represent priority objectives for the homeless population in Westchester County developed by the Continuum of Care for the ten years from 2009 to 2019:

- The HUD objective of at least 65% of homeless persons moving from transitional to permanent housing has been exceeded and will be maintained at 70%
- The HUD objective of increasing to at least 77% the percentage of homeless persons staying in permanent housing over 6 months has been exceeded and will be maintained at 88%

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

- The City will continue funding HOPE Community Services and New Rochelle CAP which provide a food pantry and soup kitchen to low income persons, thus increasing available income for housing costs.
- HOPE Community Services, as a provider in Westchester County's Continuum of Care consortium, will provide housing counseling and financial assistance to persons through the Housing Stabilization Program funded by the county.
- HOPE Community Services also administers the Refuge grant which provides rental assistance to teens and young adults (ages 18-25) in the LGBTQ community.
- The City will continue to support the efforts of local and regional organizations that provide housing and supportive services to non-homeless special needs individuals in New Rochelle.
- Eviction prevention services are provided by the local agencies and supplement the City's efforts to prevent residents from losing their housing.

Discussion

Additional information regarding housing and supportive services for the homeless are fully discussed in the Market Analysis section of the City's 2013-2017 Consolidated Plan under Special Needs Facilities and Services (MA-35).

New Rochelle is not a HOPWA entitlement community. Westchester County is the main provider of homeless services in the city.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

New Rochelle's most recent public policy effort to remove barriers to affordable housing is the adoption of the Affordable Housing Ordinance in 2006. Due to a concern that there were insufficient opportunities available for low-income, moderate-income and median-income individuals and families to purchase or rent dwellings in the City, City Council promulgated a local law to require any new residential and mixed-use developments of 10 or more units to include units affordable to moderate-income (rental) or median-income (owner) families. Developers may choose not to provide the required affordable units if they instead make payments to the City's Affordable Housing Fund to assist in the development of housing opportunities for low- and moderate-income families. Council also required developers of new residential and mixed-use developments of between two and 11 units outside of Downtown to make payments to the Fund.

Finally, Council required that anyone demolishing the units of low- and moderate-income families replace the units to be destroyed with new affordable housing or, in the alternative, make payments to the Fund.

Units created to satisfy these requirements, constituting 10% of the total units created as part of any proposed development, must be generally distributed throughout and indistinguishable from the market-rate housing and must be distributed among one-, two-, three-, and four-bedroom units in the same proportion as the market-rate units. Each unit must have a floor area of not less than 90% of the average floor area of the market-rate units. Each residential development application must include a draft Declaration of Restrictive Covenants that is effective for the life of the building. Funds owed to the Affordable Housing Fund must be paid before any permit is issued.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

During the FY 2017 program year, the City will undertake action to address the removal or mitigation of effects of public policies that create barriers to affordable housing. Examples of factors, which affect affordable housing, may include:

- Building code and zoning codes
- Environmental problems
- Impact fees
- Cost of land
- Incentive programs such as tax abatements or down payment assistance.

The Market Analysis section of the Consolidated Plan indicates the following characteristics of the City's housing market:

- The real estate market in New Rochelle remains relatively expensive.
- Continued cutbacks in federal funding threaten the continued ability of the City to provide affordable housing opportunities.
- Additional education and outreach is needed regarding rights and responsibilities under the fair housing laws.
- The age and condition of housing stock in New Rochelle limit the housing opportunities available to persons with disabilities.
- Some of the policy documents used by the City and NRMHA could be improved, from a fair housing perspective.
- There is a lack of land within the City available and suitable for housing development.
- Housing Choice Voucher holders have limited housing options outside of impacted areas.
- Mortgage lending data suggests that minorities are more likely to experience denials and high-cost lending.

Discussion

In 2017, the City will address some of the above issues, which were identified in the Market Analysis.

- Work with developers to bring affordable housing to the City.
- Provide Fair Housing education workshops for tenants, homeowners and real estate professionals.
- The City will continue to fund a Homeless Resource Center at HOPE Community Services with non-HUD funds. This program provides outreach to the homeless population in New Rochelle and identifies resources and services to they may be entitled to. The main objective is find them suitable permanent housing.
- The City is allocating 2017 HOME funds for a TBRA program to address the needs of the homeless population in New Rochelle.
- The City actively seeks out landlords to participate in the Section 8 program.

AP-85 Other Actions – 91.220(k)

Introduction

This section of the 2017 Action Plan will describe the City's planned actions to carry out the following strategies identified in the 2013-2017 Consolidated Plan:

- Obstacles to meeting underserved needs
- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint
- Reduce the number of poverty level families
- Develop institutional structure to deliver services and accomplish Consolidated Plan goals
- Enhance coordination between public and private housing and social service agencies

Actions planned to address obstacles to meeting underserved needs

As in three years, despite City and Westchester County efforts, there remain a number of significant obstacles to meeting the needs of the underserved. These obstacles include the following:

- Population growth in over stressed areas
- Aging population
- High cost of housing
- Aging housing stock
- Inadequate funding to rehabilitate all of the existing housing units in need of repair, and
- Lack of knowledge of social service providers in New Rochelle for target-income residents.

The primary obstacle to meeting underserved needs is the limited resource available to address identified priorities. The City partners with other public agencies and nonprofit organizations to leverage resources and maximize outcomes involving housing and community development activities. In addition, several other obstacles to meeting underserved needs include:

Increased need for affordable housing and supportive services resulting from economic downturn – while budgets for projects are generally stretched in good economic conditions, the recent economic downturn has exacerbated these issues and concerns

Increased foreclosures and unemployment – in addition to the community implications of the recession are effects on a more individual basis, such as a high foreclosure rate, the associated problem of poor credit, and rising unemployment

Actions planned to foster and maintain affordable housing

In addition to the specific objectives for 2017 stated under the section, *Affordable Housing (AP-55)*, the City's Affordable Housing Ordinance adopted in 2006 encourages the creation of affordable housing units within new residential or mixed-use developments of ten or more units by offering a density bonus incentive if affordable units are built or requiring a payment to the City's Affordable Housing Fund which is used by the City to provide financing for the construction of affordable units to developers. The legislation also includes a provision that anyone demolishing units of low and moderate-income families replace the units to be destroyed with new affordable housing or make payments to the fund. In an effort to preserve the condition of the City's aging housing stock, the City amended its 2013-2017 Consolidated Plans in 2013 to reprogram its HOME funds to the Residential Rehabilitation Program.

Actions planned to reduce lead-based paint hazards

The Westchester County Department of Planning administers a Lead Safe Westchester program that helps landlords and property owners obtain financial assistance for reducing lead-based paint hazards in their properties. Priority is given to households with children under age 6, properties built before 1978 and vacant properties.

All improvements are performed by a licensed, qualified lead contractor approved by Westchester County. The Lead Safe Westchester Program is funded through a grant from the U.S. Department of Housing and Urban Development. Landlords and property owners of single-family or multi-family homes located within Westchester County may be eligible for a Lead Safe grant of \$8,000 per unit if the tenants household income meets income eligibility requirements. Larger grants may be available in cases where a lead-poisoned child has been identified.

The Lead Safe Westchester program includes the following:

- A website administered by the Westchester County Board of Health which contains many communications about lead-based paint issues. It is located at <http://www.westchestergov.com/>
- The County offers an \$8,000 grant per unit to assist landlords and property owners to obtain financial assistance for reducing lead-based paint hazards in their properties. All improvements are performed by licensed, qualified lead contractors and are approved by Westchester County Department of Planning.

Actions planned to reduce the number of poverty-level families

Poverty is a function of income, which is related to education, job training and employment. Annually the City provides CDBG funds to public service agencies to assist households below the poverty level with services. Major economic development programs in support of business development and job creation are being undertaken as follows. The City continues to have three major priorities for expanding the range of economic development opportunities available to low- and moderate-income residents:

- Develop new businesses and create new jobs in the target area,
- Improve access to employment opportunities within the community development target area,

- and
- Help residents acquire the skills required for success in today's job market.

Actions planned to develop institutional structure

The City's Development Department is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, the Analysis of Impediments to Fair Housing Choice the Annual Action Plan, and other documents related to CDBG and HOME compliance. The institutional structure for providing affordable housing and meeting community development needs involves many agencies, including the Department of Development and the New Rochelle Municipal Housing Authority (NRMHA).

In addition, there are several offices within the City's departmental structure:

- Department of Development includes the offices of planning, zoning, historic landmark review, signage, public parking, building inspection and permitting;
- Bureau of Buildings is responsible for code enforcement;
- Parks and Recreation is responsible for development and maintenance of parks and recreational facilities, in addition to the Office of Aging and the Youth Bureau;
- New Rochelle Industrial Development Agency provides revenue-bond financing for economic development projects;
- New Rochelle Public Schools also play an important collaborating role in disseminating information to families and advising the City about impacts of proposed residential developments on the City's schools.

The coordination and provision of affordable housing and meeting community development needs is primarily represented by several essential state agencies:

- New York State Division of Housing and Community Renewal (NYS-DHCR)
- New York State Housing Trust Fund Corporation (HTFC)
- New York State Homeless Housing Assistance Corporation (NYS-HHAC)
- New York State Housing Finance Agency (NYS-HFA)
- New York State Affordable Housing Corporation
- Empire State Development Corporation
- State of New York Mortgage Agency

Other public agencies also collaborate in efforts to achieve the objectives outlined in the Consolidated Plan. These include several Westchester County agencies, such as the Departments of Planning, Social Services, Health, Mental Health, and Transportation.

The City works closely with several federal agencies, which provide funding for activities, which

implement the Consolidated Plan such as the U.S. Department of Housing & Urban Development (HUD), which provides entitlement, grant funds through CDBG and HOME. Some local housing providers expressed a need for more coordination with the U.S Dept. of Veterans Affairs as well.

The City has on-going partnerships with the following agencies, which are part of the overall institutional structure, which implements the goals of the Consolidated Plan:

- NDR Group
- Westhab
- Habitat for Humanity
- Westchester Residential Opportunities
- WestCop
- Housing Action Council
- Downtown Business Improvement District
- New Rochelle Chamber of Commerce
- HOPE Community Services

New Rochelle has worked with several non-profit developers in the creation of affordable housing including Westhab and NDR Group who produce the majority of the affordable housing units.

Actions planned to enhance coordination between public and private housing and social service agencies

The City continues to coordinate efforts with area private industries, businesses, and social service agencies. This coordination effort is currently ongoing with the development of the City's Comprehensive Plan process, *EnvisioNR*, and the regional Sustainable Communities Initiative.

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The City does not have a Section 108 Loan program or receive surplus funds from urban renewal settlements. No CDBG funds have been returned to the line of credit during 2015 and do not have any float-funded activities that would produce program income.

Usually, the City uses 100% of its CDBG funds for activities benefitting low and moderate-income persons. The City does not use CDBG funds for slum and blight or urgent need activities.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that includes this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable - No other forms of investment are anticipated during 2017.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Not applicable - The City does not anticipate undertaking affordable homeownership projects with HOME funds during 2017; however, the City has written guidelines for resale/recapture of homebuyer units that were built with HOME funds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Not applicable - The City does not anticipate undertaking affordable homeownership projects with HOME funds during 2017; however, when homeownership projects are undertaken, the City requires that an Affordable Declaration be filed in the Westchester County Clerk's Office as part of the contract of sale which places a lien on the property for the affordability period.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable - The City does not intend to refinance debt.

Discussion

CDBG 70% Overall Low/Mod Benefit Period

The City uses a **3-year** period to meet the 70% overall low mod benefit for its CDBG activities. Based on PR26 report in the City's 2016 CAPER, the City's 2017 Action Plan will cover the third year of its 3-year cycle, which extends from 2015, 2016, and 2017.