



City of New Rochelle

2019 DRAFT

Consolidated Annual Performance
and Evaluation Report (CAPER)



Department of Development
515 North Avenue, New Rochelle, NY 10801
Luiz C. Aragon, Commissioner

**2019 CONSOLIDATED ANNUAL
PERFORMANCE & EVALUATION REPORT (CAPER)**

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Introduction

The FY2019 Consolidated Annual Performance Evaluation Report (CAPER) details the City's utilization of CDBG and HOME Program funds from the U.S. Department of Housing and Urban Development (HUD) in the areas of affordable housing, economic development, homelessness, and public services to principally benefit low and moderate-income residents.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2018-2022 Consolidated Plan, prepared by the City of New Rochelle, includes a detailed description of the coordination efforts that will be undertaken over a five-year period. The goal is to enhance coordination with other service providers in the City. Various program goals and issues that are the focus of this coordination are discussed throughout the Consolidated Annual Performance and Evaluation Report (CAPER) and include:

- removing obstacles to meet under-served needs
- fostering and maintaining affordable housing
- eliminating barriers to affordable housing
- evaluate and reduce lead-based paint hazards in homes
- identifying and closing gaps in institutional structures
- enhancing service coordination between levels of government and the non-profit sector

The City partners with other public agencies and non-profit organizations to leverage resources and maximize outcomes involving housing and community development activities.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

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Goal	Category	2019 Source / Amount	Indicator	Unit of Measure	Expected 2018-2022 Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected 2019 Program Year	Actual 2019 Program Year	Percent Complete
AFH: Admin; fair housing investigation & enforce	Admin; fair housing investigation & enforcement	CDBG: \$282,390 / HOME: \$38,009	Other	Other	NA	NA	NA	NA	NA	NA
AFH: Fund supportive services	Non-Housing Community Development	CDBG: \$211,775	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	59,430	22,503	37.86%	11,886	10,141	85.32%
AFH: Improve access to and quality of housing	Affordable Housing	HOME: \$57,013 (CHDO)	Rental units constructed	Household Housing Unit	3	0	0.00%	1	0	0.00%
AFH: Improve access to and quality of housing	Affordable Housing	HOME: \$285,065	Tenant-based rental assistance / Rapid Rehousing/	Households Assisted	50	39	76.00%	10	20	190.00%

Goal	Category	2019 Source / Amount	Indicator	Unit of Measure	Expected 2019-2022 Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected 2019 Program Year	Actual 2019 Program Year	Percent Complete
AFH: Operate HCV Pgrm to improve quality of life	Affordable Housing	Section 8: \$16,096,156	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	6,545	2,618	40.00%	1,309	1,309	100.00%
Foster economic development	Non-Housing Community Development	CDBG: \$85,435	Businesses assisted	Businesses Assisted	60	0	0.00%	12	0	0.00%
Improve public facilities and infrastructure	Non-Housing Community Development	CDBG: \$832,382	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	143,275	3,895	2.70%	28,655	3,895	6.80%
Preserve Public Housing Inventory	Public Housing	Public Housing Capital Fund: \$825,672	Rental units rehabilitated	Household Housing Unit	100	100	100%	100	100	100%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date
NOTE: Accomplishments for public facility activities cannot be reported until the public facility is completed.

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

CDBG funds are needed to provide low and moderate income households with viable communities, decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing preservation and rehabilitation, affordable housing development activities, public services, economic development, planning, and administration.

In 2019, the City of New Rochelle used the maximum allocation allowed under CDBG for public services programs. Funding was earmarked for the following programs identified in the Consolidated Plan and Action Plan as high priority:

Disabled Services: Developmentally Disabled Therapeutic Recreation is a program that provides year-round activities and trips for children with developmental disabilities. Meals-On-Wheels provided daily delivery of hot nutritious meals to homebound frail elderly. CAREERS Support Solutions offers a program to find employment for disabled adults residing in New Rochelle and surrounding cities.

Homeless Assistance & Prevention Programs: HOPE Community Services offers a Soup Kitchen, Food Pantry and Self-Sufficiency Program to the homeless population and those at-risk. In addition, City funds and private donations supported a new Homeless Resource Center, providing housing assistance and placement for the homeless.

Employment Training/Entrepreneur Skills: The Network Youth Leadership Program offered a summer employment and mentoring program for teens ages 15 to 19. Women’s Enterprise Development Center (WEDC) provides an entrepreneurial training program for men and women interested in starting or expanding a small business. The Guidance Center provides Future-Works, a program offering hands-on vocational training to low to moderate income New Rochelle young adults aged 16 to 25.

Youth Programs: The Lincoln Pool Swim Program provided youth from low-income neighborhoods the opportunity to participate in a certified swim program, which offers swimming lessons during the summer months. The New Rochelle Summer Camp Scholarship Program awarded financial assistance to 60 youth to attend a summer day camp program at Ward School. Jefferson Summer Day Camp provided a six-week summer recreational program for neighborhood children. Westchester Jewish Community Services provided a free drop in early childhood program serving families challenged by poverty, low level education and other obstacles to future school success.

Senior Services: The Senior Recreation programs at the Hugh Doyle Center provided senior citizens with the opportunity to engage in daily recreation and enrichment programs. In collaboration with the Office of the Aging, the programs and services offered are vital to seniors. Urban League of Westchester provided job training, job development, job placement, and job retention services to low- and moderate-income participants fifty-five years of age and older that reside in New Rochelle.

Commercial Rehabilitation: The City’s Signage & Awnings program provided staff delivery and financial assistance to businesses in CDBG targeted areas to fabricate and install new signage and awnings. The

City enhanced the program in 2017 with a Façade Improvement Program. Upgrading the appearance of these buildings would encourage economic development in key locations in the downtown business district. A new program was researched and designed and policies and procedure guidelines were developed.

During 2019, façade improvements were completed at 288 North Avenue, which will help improve the economic viability of gateway commercial areas.

Public Facility & Infrastructure Projects:

The Sound Shore Streetscape project commenced in Spring of 2018. The City made streetscape improvements between Memorial Hwy/Division Street, Glover Johnson Boulevard as well as the entire length of Burling Lane, including new ADA- sidewalks and curbing, lighting, signage and trees for Burling lane.

The City continues to make significant improvements to both Lincoln and Feeney Park based on the recommendations of the Park's Master Plan for parks located in CDBG target areas. During 2019, design services were procured for the conversion of a natural turf baseball field to an artificial turf baseball/soccer/football field at Lincoln Park. The design is expected to be completed in 2020. Additionally, ADA Projects were completed at Hudson Park that include; accessible ramps, hand rails, pedestrian access and sidewalks.

The City continues taking steps to enhance the pedestrian environment by evaluating improvements to its gateways in the Downtown area. During 2019, signs at key gateway entry points continued to be installed around eligible areas throughout the City. A pedestrian park was built in the downtown area creating pedestrian accessible open space equipped with benches, landscaping and walkways. Additionally, improvements were made to the North Avenue transit area crosswalk creating safe and secure pathways for pedestrians.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	5,585	5
Black or African American	2,959	17
Asian	71	0
American Indian or American Native	1	1
Native Hawaiian or Other Pacific Islander	0	0
Total	8,616	23
Hispanic	4,195	8
Not Hispanic	4,421	15

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

General Demographics:

The population of New Rochelle is primarily non-White, with White residents accounting for slightly less than half (48%) of City residents. Hispanic residents are the largest minority group, followed by Blacks, and then Asians. The New Rochelle core-based statistical area (CBSA), which also consists of New York City, Newark, and Jersey City, is about as diverse as the City, with 51% of residents being non-White.

The population of New Rochelle has changed significantly in the past 20 years. Between 1990 and 2010 the non-White population nearly doubled, jumping from 31.5% to 52.1% of the City. Hispanics were a major driver of this change, growing by a factor of 3.

The growing Hispanic population is influenced by foreign-born residents' countries of origin, the most common being Mexico and the Dominican Republic for the City and the region, respectively. Overall, New Rochelle's foreign-born population has grown from 21.8% in 1990 to 26.7% in 2010, and from 19.9% to 27.4% in the region. Likewise, residents with limited English proficiency, most of whom speak Spanish, have increased from 10% to 14.8%.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available
CDBG	CDBG	1,411,982
HOME	HOME	380,087
Public Housing Capital Fund	Public Housing Capital Fund	825,672
Section 8	Section 8	16,096,156

Table 3 - Resources Made Available

Narrative

In 2019, HUD awarded the City \$1,411,982 in CDBG funds, of which \$282,390 (20%) was committed to program administration.

Home funds awarded to the City for 2019 were \$380,087, of which \$38,009 (10%) was committed to provide for program administration and \$57,013 (15%) to the Community Housing Development Organization (CHDO).

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
COMMUNITY WIDE (CITY OF NEW ROCHELLE)	93	93	Comprehensive
HUDSON PARK AREA	0	0	Comprehensive
LINCOLN AVE TARGET AREA	3	3	Comprehensive
Signs & Awnings Target Area	1	1	Commercial
West End Neighborhood	1	1	Comprehensive

Table 4 – Identify the geographic distribution and location of investments

Narrative

Federal CDBG funds are intended to provide low and moderate income households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing preservation and rehabilitation, affordable housing development activities, public services, economic development, planning, and administration.

The system for establishing the priority for the selection of these projects in the City of New Rochelle is predicated upon the following criteria:

- Meeting statutory requirements of the CDBG Program.
- Meeting the needs of Low and Moderate Income (LMI) residents.
- Focusing on LMI areas or neighborhoods
- Impacted areas of concentration of minorities and LMI persons
- Coordination and leveraging resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

New Rochelle's excess HOME match is the result of the leveraging of the city's HOME allocations with various non-profit affordable housing developers and government agencies since 1992 which produced 198 rental or homeowner units.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	9,302,289
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	9,302,289
4. Match liability for current Federal fiscal year	76,774
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	9,225,515

Table 5 – Fiscal Year Summary - HOME Match Report (From PR33 Report)

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

Notes RE Tables 6-10

Table 6 – There were no Match Contribution for the Federal Fiscal Year.

Table 7 – No Program Income was received in 2019.

Table 8 – Not applicable

Table 9 – Not applicable

Table 10 – During 2019, the City had not used HOME funds for relocation or property acquisition.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	20
Number of Non-Homeless households to be provided affordable housing units	1,305	1,309
Number of Special-Needs households to be provided affordable housing units	63	63
Total	1,388	1,392

Table 3 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1,388	1,392
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	1,388	1,392

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In 2019, the City continued its Tenant Based Rental Assistance Program (TBRA) to assist with housing the homeless population in New Rochelle. Twenty (20) persons/families were identified by HOPE Community Services at the City's Homeless Resource Center as being eligible under the program guidelines. Income verification and housing inspections were completed by City staff. HOPE Community Services will continue to provide case management and follow-up to these families to insure program compliance. The goal is to provide housing, resources and assistance to persons of very low income and ultimately have them become self-sufficient. In 2019, six (6) additional households were added to the program and four (4) households have transitioned off the TBRA program.

In 2019, The City’s New Rochelle Section 8 office provided 912 Housing Choice Vouchers to income eligible households. In addition, the New Rochelle Municipal Housing Authority (NRMHA) issued 397 Housing Choice Vouchers. This HUD funded program provides rental subsidies to a total of 1,309 extremely low, low and moderate-income households who would otherwise be priced out of the housing market.

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 two (2) homeless individuals. HOPE Community Services is also a sub recipient of the Refuge Grant funded by HUD through the COC. The funding provides for temporary housing for nine homeless lesbian, gay, bi-sexual, transgender, or questioning (LGBTQ) youth. Housing grants provides subsidies for 63-affordable housing units targeting the Special-Needs population.

Discuss how these outcomes will impact future annual action plans.

The Homeless Resource Center operated by HOPE Community Services in collaboration with Oasis Homeless Shelter (WestCOP) has, thus far, proven to be successful and will continue to help the neediest in New Rochelle. Funding for the program has been renewed and the City will reassess the homeless population periodically to determine the feasibility of the program.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	20
Low-income	0	0
Moderate-income	0	0
Total	0	20

Table 13 – Number of Persons Served

Narrative Information

CDBG

The City of New Rochelle does not use CDBG funds for affordable housing activities such as housing development or rehabilitation.

HOME

The City's Tenant Based Rental Assistance Program (TBRA) provides housing subsidies targeting the homeless population in New Rochelle. HOPE Community Services operates the City's Homeless Resource Center to help identify eligible persons/families in order to provide housing resources and assistance. City staff does income verification to determine eligibility under the TBRA program guidelines.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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 in New Rochelle. The program is primarily funded by the City of New Rochelle.

The purpose of the program is to find suitable housing for the homeless population in New Rochelle. The program provides 24/7 access to shelter and connects the homeless to services that they qualify for.

In 2019, HOPE has placed 26 homeless persons in housing and has referred another 23 to other housing programs. An additional 21 clients have been referred to non-housing programs such as drug, alcohol and mental health treatment. Case management services are provided to 358 clients.

The City's HOME funded Tenant Based Rental Assistance Program (TBRA) provides housing subsidies targeting the homeless population in New Rochelle. HOPE Community Services provides case management and follow-up to these persons/families to insure program compliance. The goal is to provide housing, resources and assistance to persons of very low income and ultimately have them become self-sufficient.

Addressing the emergency shelter and transitional housing needs of homeless persons

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 40 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 68 beds available in the City.

Westhab, in conjunction with Westchester County, has recently renovated the building at 21 Fountain Place in New Rochelle. The building, which formerly served as student housing for Monroe College, will provide an equal mix of permanent affordable rental housing and transitional housing for 52 formerly homeless families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of New Rochelle is fortunate to be within close proximity to many resources and facilities to assist residents. The City enlists the services of many area agencies to assist residents with programs and services. This includes the Department of Social Services and Legal Services of the Hudson Valley, the Guidance Center, WestCOP, Westhab and Montefiore Hospital.

HOPE Community Services runs a soup kitchen, food pantry, and self-sufficiency program. Their close relationship with area organizations providing supportive services allows them to be a valuable resource for those at-risk of becoming homeless. They provide information and referrals for housing, medical care, mental health, education, child care, job-training, immigration, drug & alcohol treatment, etc.

As of 2019, we have identified approximately 10 other organizations within the City that offer a soup kitchen and/or food pantry, ensuring a source of food for those in need every day of the week.

The New Rochelle Office of The Aging assists our senior population with a variety of programs and services. They participate in the NYS Senior Nutrition program and program daily meals. In addition, they are advocates of the Meals-on-Wheels program for homebound frail elderly.

The City's Youth Bureau provides programs to at-risk youth, including a mentoring and job training program.

The City School District provides free and reduced cost meals for qualifying school children. In addition, the City run youth programs and day camps also participate in the NYS Nutrition Program that provides free meals to children during the summer.

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

Westchester County Partnership is the lead organization for the Westchester County of Continuum of Care (CoC).

This Partnership includes the cities of New Rochelle, Yonkers, and Mount Vernon, along with other Westchester County communities, non-profit service providers and the NYS Division of Veterans' Affairs. The County has embraced three priority goals, including preventing the occurrence of homelessness where possible, reducing the length of stay of those who become homeless, and improving ways to move homeless people into stable housing in the community. The Westchester County Department of Social Services (DSS) is the lead agency for the management of this information database since they are the first point of referral by the housing providers who try to connect their clients with DSS shelter allowances. Westchester County Homeless Management Information System (HMIS) gives the ability to track multiple shelter entries over time in order to accurately identify people who potentially meet HUD's definition of chronically homeless.

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 mental health or substance abuse issues. They currently house one person with this grant.

HOPE Community Services is a sub recipient of the Refuge Grant funded by HUD through the COC. The funding provides for temporary housing for homeless lesbian, gay, bi-sexual, transgender, or questioning (LGBTQ) youth ages 18-25 for a maximum of 24 months. The goal is to provide housing and then work on an exit plan that will allow the client to become self-sufficient. This will be accomplished through financial counseling, ongoing case management, training programs and higher education such as community college enrollment. Nine (9) individuals have been housed as a result of this grant.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The New Rochelle Municipal Housing Authority (NRMHA), established in 1941, currently owns and operates 100 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 for 2019 is \$825,672.

During 2019, the City will continue to support the efforts of the New Rochelle Municipal Housing Authority (NRMHA) to improve the condition of public housing units and the quality of life of public housing residents.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Public housing residents are involved in the management of the New Rochelle Municipal Housing Authority (NRMHA) through the Resident Advisory Board, which includes residents of Bracey Apartments (345 & 361 Main St.). This group meets regularly with the NRMHA Executive Director to discuss issues pertaining to building maintenance and to address quality of life problems. Two residents are voted by the tenants to sit on the NRMHA 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) is classified as “troubled” by HUD.

The City is working with the NRMHA and HUD to insure continuing progress toward meeting Recovery Agreement milestones. To accomplish this, City staff and officials have regular communications and meetings with NRMHA representatives, including attendance at monthly Board meetings as well as Executive Sessions.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

New Rochelle adopted an affordable housing ordinance on March 21, 2006 which requires Developers to set aside 10% of their units for low or moderate income households. Developers that choose not to construct affordable housing units are required to pay a fee to the City's Affordable Housing Fund. These funds are used as local resources to assist with the provision of affordable housing units.

Recently, the payment in lieu of building the affordable units has significantly been increased to make it more financially feasible for developers to include the affordable units in their project.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City makes its best effort to meet the needs of these low income persons given the limited CDBG funds available. Additional federal and state funding would enable the city to further address the priority needs of these low income neighborhoods. The biggest obstacle is the lack of leveraged funds to support and enhance the public service activities. The City continuously emphasizes that CDBG funding is not guaranteed yearly and encourages agencies to seek additional funding to reduce their dependence on CDBG funds.

The City will also allocate a portion of their federal resources to address affordable housing needs and to affirmatively further fair housing.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Westchester County has received a \$4.1 Million grant from the US Department of Housing and Urban Development (HUD) to reduce lead-based paint, dust and other safety hazards in housing units of low- and moderate-income households over the next three and a half years.

The County's Department of Planning will administer grant funds through the Lead Safe Westchester (LSW) Program and homeowners and property owners of single-family or multi-family homes are encouraged to apply for LSW assistance. The County will inspect each property and hire licensed and certified lead abatement contractors to complete the work. Homes with lead-based-paint hazards may include other health and safety hazards that may be eligible for repairs such as missing or non-functioning smoke and carbon monoxide detectors and roof leaks.

LSW funding is limited and applications will be accepted on a first come served basis. Priority will be given to households with a child under the age of six or a pregnant woman. Residents will need to provide proof that they do not exceed HUD's income guidelines. For rental properties, eligibility is based on the income of residents, not the property owner.

After the LSW work is completed, HUD requires that affirmative marketing of rental units be offered to income eligible households for a period of at least three years and that owners do not sell their units for at least three years following the completion of LSW improvements.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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 taken to develop institutional structure. 91.220(k); 91.320(j)

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 Plans, and other documents related to CDBG and HOME program 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 Youth Bureau and 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**

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The ongoing communications between the City's Section 8 Office and the NRMHA provide a strong service delivery system for those persons seeking affordable housing assistance. HOPE Community Services represents the City of New Rochelle in the Westchester County Continuum of Care (CoC) and partners with local social service agencies, including the Department of Social Services, Department of Community Mental Health, and the Veterans Administration, to find suitable affordable housing for residents with special needs. The CoC provides rent subsidies and services to the formerly homeless.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City maintains actions to address those impediments identified in its Assessment of Fair Housing (AFH).

Westchester Residential Opportunities, Inc. (WRO), an approved HUD housing counseling agency provided Fair Housing and Credit Counseling workshops to the general public within New Rochelle and provided educational training to the staff of local public service agencies. Additional services include, Fair Lending, First Time Home Buying program, Foreclosure Prevention, Predatory Lending, Senior Housing Assistance and Access-to-Homes for the mobility impaired.

- The City has updated its website to include the most current information and resources on Fair Housing and Accessibility, Affordable Housing, Section 8 Housing, Human Rights and Discrimination
- Local agency representatives attending the City's annual Community Development Meeting were provided with information booklets to distribute and posters to display at their facilities on Fair Housing rights
- A Senior Expo took place during 2019 at the Hugh Doyle Senior Center. Staff from the New Rochelle Section 8 office attended and provided information and education to the public

During 2017, the City prepared and submitted an Assessment of Fair Housing (AFH). The AFH is meant to identify and analyze local and regional fair housing issues and to set goals for improving fair housing choice and access to opportunity. The City submitted one AFH for both the CDBG/HOME Programs and Section 8. This AFH is a review of demographic data, metrics of discrimination and disparity, and local regulations and administrative policies, procedures, and practices that affect the location, availability, and accessibility of housing. It also assesses the conditions, both public and private, that affect fair housing choice. The AFH was approved by HUD in November 2017.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG Program-The city continuously monitors its programs for compliance with HUD requirements. Each project is reviewed for eligibility in terms of National Objectives and Eligibility requirements as stated in 24 CFR Part 570. The City makes every attempt through the day-to-day administration of the CDBG program to conform with the required HUD certifications with regard to fair housing, non-discrimination, employment opportunities, labor compliance and outreach to minority businesses.

Performance reviews take place through the scrutiny of reports submitted for the expenditure of grant funds. The City also conducts periodic remote and on-site monitoring utilizing the "*Checklist For Monitoring of a Subrecipient.*" If monitoring reveals discrepancies or deviations in regards to levels of accomplishments, performance, budget, procurement, progress reports or other special conditions, this will be identified as a "concern". The subrecipient will be notified accordingly and remedial action will be taken. There were no activities with reported concerns in 2019.

HOME Program-The City reviews its HOME rental projects annually for compliance with rent and income limits. Primary residency verification for homeownership units built with HOME funds is completed every 2 years during the HOME affordability period.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Department maintains a mailing list containing approximately 90+ individuals representing over 70 local agencies which provide services to New Rochelle residents. Many of the agencies on the mailing list provide programming and services which primarily target the City's low and moderate income population. They are instructed to distribute and/or post the information for the benefit of their clientele. The notices are also posted prominently on the City's web site and broadcast on the City's public access cable station.

In order to fulfill statutory and regulatory requirements mandated by the U.S. Department of Housing and Urban Development with regard to the 2018-2022 Consolidated Plan, the City of New Rochelle makes available for public comment the Consolidated Plan Annual Performance Report (CAPER) which provides the jurisdiction an opportunity to evaluate its overall progress in carrying out priorities and specific objectives identified in its Consolidated Plan and its Action Plan which included funding allocations for the Community Development Block Grant Program and HOME Program.

Prior to the completion and approval of the City's AFH, the City amended its Citizen Participation Plan. This document can be found on the City's website and at the Development Office.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

New Rochelle's HOME rental units are Clinton Place Apartments, located at 47 Clinton Place, Garito Manor located at 180 Union Avenue and Shiloh Senior Housing located at 29 Kress Avenue. These buildings were constructed between 2008 and 2012 and are inspected annually by the Fire Department for safety and code compliance which is required for all multi-family buildings. The City distributes the annual HOME rent and income limits to the property managers of the HOME constructed units.

The City conducts annual rent reviews of the 11 HOME units. During an evaluation in 2017, all units were in compliance with current rent guidelines. The last on site monitoring for Clinton Place Apartments was conducted in May, 2014.

The City reviews the rent plan for Garito Manor annually to ensure that rent increases for all 102 units are within HOME limits and/or the County's HIF rent caps. The City also reviews the lease renewals of any Section 8 assisted units at Garito for rent compliance as well as tracking the "floating" High HOME and Low HOME units at Garito. The City conducted an on-site monitoring at Garito Manor in April 2015.

The Shiloh Senior Housing, with rents fixed, is set annually at 50% AMI due to HUD 202 construction funding. Rent and income monitoring is done by HUD, not the city, as part of their HUD 202 funding agreement.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

In 2019, the City of New Rochelle did not operate a program for the preservation of existing rental housing using HOME or City funds.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

No HOME program income was received during 2019.