

CDBG and HOME 2020 Action Plan



City of New Rochelle
New York
Department of Development

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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 2020 Action Plan, which covers the third-year goals described in the 2018-2022 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 2020 during the program year.

The FY 2020 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 2018-2022 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 2020, HUD has allocated the City of New Rochelle \$1,451,633 for CDBG and \$436,627 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 2018 to 2022.

The City anticipates that 100% of its FY 2020 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 FY2019, 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 2019, 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.

5. Summary of public comments

A Public Hearing notice was published in the Journal News on May 12 and June 2, 2020 regarding a 30-day public comment period, a Virtual Public Hearing for the Draft 2020 CDBG and HOME Action Plan and Amendments to the CDBG and HOME budgets. The public comment period began on May 12 and extended through June 11, 2020.

In addition, the Public Hearing Notice and Draft Action Plan were posted on the City's web site and emailed to approximately 90 individuals on our mailing list.

A virtual public hearing for the 2020 CDBG and HOME Action Plan took place on June 9, 2020 at City Hall. The hearing was scheduled in accordance with the City's Citizen Participation Plan.

City Council adopted the Action Plan and budgets at their regular legislative meeting on June 16, 2020.

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

No comments were received.

7. Summary

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. In December, 2019, the New Rochelle City Council adopted the proposed 2020 CDBG and HOME budgets.

On February 18, 2020, HUD notified the City of New Rochelle of the actual formula award amounts, The City will receive \$1,451,633 in federal entitlement for the Community Development Block Grant (CDBG) program and \$436,627 for the HOME Investment Partnership Program (HOME).

The Annual Action Plan process includes 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 2020 HUD CDBG funds, an annual community development meeting was held on May 29, 2019. 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(I)

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. The five-year goals identified in the 2018-2022 Consolidated Plan are the basis for the goals and funding priorities in the 2020 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(I))

When developing the 2018-2022 Consolidated plan, the City demonstrated its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed for the AFH process and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to LMI households and persons. These stakeholders were invited to participate in group interviews held to develop the Con Plan.

The City plans to continue this level of engagement with all interested parties beyond the consolidated planning process, enhancing general coordination of the service delivery system throughout the year and for each Annual Plan.

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, 2020, at which time the City will reevaluate the homeless situation in New Rochelle and determine if it is feasible to continue.

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 were also provided to 358 clients.

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.

1	Agency/Group/Organization	NEW ROCHELLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Every division of the City's Department of Development contributed input and brought several community needs to the attention of City staff that have been incorporated into the plan.
2	Agency/Group/Organization	New Rochelle YMCA
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.

3	Agency/Group/Organization	URBAN LEAGUE OF WESTCHESTER COUNTY, INC.
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.
4	Agency/Group/Organization	Housing Action Council, Inc.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.
5	Agency/Group/Organization	BOYS & GIRLS CLUB OF NEW ROCHELLE
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.
6	Agency/Group/Organization	Community Voices Heard
	Agency/Group/Organization Type	Advocacy organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Members of this organization attended a public meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.
7	Agency/Group/Organization	New Rochelle Council of Community Services
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Members of this organization attended a public meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.
8	Agency/Group/Organization	New Rochelle NAACP
	Agency/Group/Organization Type	Advocacy organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Members of this organization attended a public meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.
9	Agency/Group/Organization	HOPE Community Services, Inc.
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.
10	Agency/Group/Organization	WESTCHESTER COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff representing the County Board of Legislators was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.
11	Agency/Group/Organization	Westhab
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.
12	Agency/Group/Organization	Westchester Residential Opportunities Inc

	Agency/Group/Organization Type	FHIP
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.
13	Agency/Group/Organization	New Rochelle Municipal Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.
14	Agency/Group/Organization	Community Resource Center
	Agency/Group/Organization Type	Services - immigrants
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a stakeholder meeting and brought several community needs to the attention of City staff that have been incorporated into the plan.

Table 2 – Agencies, groups, organizations who participated

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

All entities were considered for consultation.

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	Strategic Plan goals support the CoC goals to provide services and housing to the homeless.
2018-2022 Consolidated Plan	City of New Rochelle	Strategic Plan goals were influenced by historical goals and initiatives
2019 Annual PHA Plan	New Rochelle Municipal Housing Authority City of New Rochelle	Since NRMHA and the City of New Rochelle serve the same jurisdiction, their affordable housing and community development goals must be compatible
2017 Assessment of Fair Housing	City of New Rochelle	Strategic Plan goals and objectives will affirmatively further fair housing
2018-2022 Comprehensive Economic Development Strategy	Hudson Valley Economic Development District	Strategic Plan goals for economic development were informed by this strategic plan
2016 Comprehensive Plan	City of New Rochelle	All Strategic Plan goals will support the City’s overall long-term community development vision

Table 3 - Other local / regional / federal planning efforts

Narrative

A public notice regarding the availability for 2020 CDBG funding was published in the Journal News on May 29, 2019. 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 2018-2022 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 27 different organizations. Nine proposals were for City operated programs. The maximum amount the City can award to Public Service Programs is 15% of its 2020 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 July 15, 2019 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

Public Hearings –

Public hearings specifically for the Con Plan were held on June 27 and 28, 2017. A final public hearing was held on July 10, 2018 during the 30-day public comment period. City Council approved the Con Plan and FY18 Annual Plan at its regular meeting on July 17, 2018.

Stakeholder Workshops – On June 27 and 28, 2017, during the drafting of the Con Plan, stakeholders were again invited to help the City set goals and priorities for the next five years. Building off the information gathered during the previous AFH interviews, participants were asked to suggest and then prioritize additional areas of CDBG funding not already included in the AFH goals and metrics.

Web-based Citizen Surveys – Two web-based surveys, one for the general public and one for other interested stakeholders, were posted on the City’s website. Each stakeholder who was invited to participate in an interview was also encouraged to share the survey with their colleagues, clients or constituents, and any other network of contacts they deemed appropriate. The City advertised the survey on its website for the duration it was available. During the six weeks the surveys were active, 15 responses were submitted.

In an effort to broaden citizen participation and help the City identify 2020 goals and funding priorities, citizens and non-profits were given an opportunity to participate in the 2020 Action Plan process by attending a community development meeting on May 29, 2019.

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

A public notice was published in the Journal News on May 12 and June 2, 2020 regarding a 30-day public comment period and public hearing for the draft 2020 CDBG and HOME Action Plan and amended CDBG and HOME budgets. The public comment period was May 12 to June 11, 2020. In addition, the public notice and Action Plan was posted on the City's web site and was emailed to approximately 90 individuals on our mailing list.

A virtual public hearing for the 2020 CDBG and HOME Action Plan took place on June 9, 2020 at City Hall with City Council adoption on June 16, 2020. The hearing was scheduled in accordance with the City’s Citizen Participation Plan.

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	<p>A public notice was published in the Journal News on May 12 and June 2, 2020 regarding a 30-day public comment period and public hearing for the draft 2020 CDBG and HOME Action Plan and amended CDBG and HOME budgets.</p> <p>A virtual public hearing for the 2020 CDBG and HOME Action Plan took place on June 9, 2020 at City Hall.</p>	No comments received.	N/A	

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	A public notice was published in the Journal News on May 12 and June 2, 2020 regarding a 30-day public comment period and public hearing for the draft 2020 CDBG and HOME Action Plan and amended CDBG and HOME budgets.	No comments received.	N/A	
3	Internet Outreach	Non-targeted/broad community	The 2020 Draft Action Plan and Public Notice were posted on the City's web site and the Public Notice was emailed to approximately 90 individuals on our mailing list.	No comments received.	N/A	www.newrochelleny.com

Table 4 - Citizen Participation Outreach

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

Introduction

Currently, New Rochelle receives CDBG and HOME funds for housing construction, rehabilitation initiatives, public services, economic development, and other eligible activities. These funding sources are expected to be available over the next five years. In FY 2020, The City will receive \$1,451,633 of CDBG funds and \$436,627 of HOME funds.

The City operates a Housing Choice Voucher program that is independent of the New Rochelle Municipal Housing Authority's (NRMHA) program. In FY19, HUD has provided an allocation of \$10,785,865 for 912 vouchers.

- As part of the 2014 Recovery Agreement between NRMHA, HUD, and the City of New Rochelle to address NRMHA's troubled classification, the City has committed to assisting NRMHA with the issues of governance, organization and staffing, finance and procurement, property maintenance, resident initiatives, capital funds, security, and management information systems. Therefore, NRMHA's annual capital fund is included in the City's five-year Strategic Plan for comprehensive planning purposes.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder 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	\$1,451,633	0	0	\$1,451,633	\$2,903,266	The expected amount available for the remainder of the Con Plan is approximately two times the 2020 annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder 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	\$436,627	0		\$436,627	\$873,254	The expected amount available for the remainder of the Con Plan is approximately two times the 2020 annual allocation.
Public Housing Capital Fund	public - federal	Other	\$440,096	0	0	\$440,096	\$880,192	The expected amount available for the remainder of the Con Plan is approximately two times the 2020 annual allocation.
Section 8	public - federal	Other	\$16,096,156	0	0	\$16,096,156	\$32,192,312	The expected amount available for the remainder of the Con Plan is approximately two times the 2020 annual allocation.

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 leverage additional funding such as HUD Section 202 housing funds (elderly projects), HUD Section 811 housing funds (housing for persons with disabilities), Housing Choice Voucher 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, Affordable Housing 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. The 2019 CAPER reported the City's excess match as \$9,225,515.

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

The City currently does not have any publicly owned land available for needs identified in the Con Plan.

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AFH: Improve access to and quality of housing	2018	2022	Affordable Housing	COMMUNITY WIDE (CITY OF NEW ROCHELLE)	AFH Factor: Affordable Housing AFH Factor: Housing Preservation	HOME: \$327,471	Rental units constructed: 1 Homebuyer assistance:8 households assisted Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
2	AFH: Fund supportive services	2018	2022	Non-Housing Community Development	LINCOLN AVE TARGET AREA COMMUNITY WIDE (CITY OF NEW ROCHELLE) West End Neighborhood SSMC/Intermodal districts	Public Services/ housing for the Homeless	CDBG: \$217,745	Public service activities other than Low/Moderate Income Housing Benefit: 59855 Persons Assisted
3	Improve public facilities and infrastructure	2018	2022	Non-Housing Community Development	LINCOLN AVE TARGET AREA West End Neighborhood SSMC/Intermodal districts	Public Facilities & Infrastructure	CDBG: \$846,204	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 68,850 Persons Assisted
4	Foster economic development	2018	2022	Non-Housing Community Development	Signs & Awnings Target Area	AFH Factor: Economic Development	CDBG: \$97,357	Businesses assisted: 12 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Preserve Public Housing Inventory	2018	2022	Public Housing	COMMUNITY WIDE (CITY OF NEW ROCHELLE)	Maintenance of Public Housing	Public Housing Capital Fund: \$440,096	Rental units rehabilitated: 100 Household Housing Unit
6	AFH: Operate HCV Pgrm to improve quality of life	2018	2022	Affordable Housing	COMMUNITY WIDE (CITY OF NEW ROCHELLE)	Housing Choice Vouchers	Section 8: \$16,096,156	Tenant-based rental assistance / Rapid Rehousing: 1309 Households Assisted
7	AFH: Admin; fair housing investigation & enforce	2018	2022	Admin; fair housing investigation & enforcement	COMMUNITY WIDE (CITY OF NEW ROCHELLE)	AFH Factor: Fair Housing Education and Enforcement Planning and Administration	CDBG: \$290,327 HOME: \$109,156	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	AFH: Improve access to and quality of housing
	Goal Description	<p>Includes the construction, rehabilitation, and preservation of quality affordable housing, as well as direct housing assistance to low-income households</p> <p>AFH METRICS & MILESTONES: (1) Annually provide rental assistance to help 20+ households to afford housing.</p> <p>(2) Use HOME funds to deepen the affordability of units that must be provided under the City's inclusionary housing policy, with a goal of using best efforts to assist a developer with 3-5 affordable units within 5 years.</p> <p>(3) Counsel the New Rochelle Municipal Housing Authority during each of their fiscal year's Annual Planning process to help their planning for preserving and improving their public housing inventory.</p>
2	Goal Name	AFH: Fund supportive services
	Goal Description	<p>Expand and continue non-housing community development supportive services.</p> <p>AFH METRICS & MILESTONES: (1) When feasible, annually grant CDBG and/or City funds to the Homeless Resource Center to provide outreach and resources to the homeless population, ultimately placing them in permanent housing, with a goal of serving 300 individuals per year.</p> <p>(2) Provide CDBG and/or City funds to partners such as the City's Youth Bureau, the Women's Enterprise Development Center, the Urban League, NRMHA, and other providers of jobs training that help members of the protected classes secure jobs with a living wage, with a goal of serving 15-25 individuals per year.</p> <p>(3) Offer mobility counseling to any TBRA recipient having difficulty locating an affordable unit in New Rochelle or relocating to a high opportunity area.</p>
3	Goal Name	Improve public facilities and infrastructure
	Goal Description	Includes improvements to park and recreational facilities as well as traffic and gateway improvements in eligible areas.
4	Goal Name	Foster economic development
	Goal Description	Economic development activities (e.g., technical and business assistance) facilitate job creation and retention and business development.

5	Goal Name	Preserve Public Housing Inventory
	Goal Description	The City's aging public housing inventory owned by the New Rochelle Municipal Housing Authority provides affordable rental housing to very low-income persons and requires annual capital improvements to preserve the condition of the housing units. The City relies on the HUD's annual allocation from the Capital Fund Program to accomplish this goal.
6	Goal Name	AFH: Operate HCV Pgrm to improve quality of life
	Goal Description	The City's Section 8 Program will provide rental subsidies to landlords for very low-income households who reside in their housing units. AFH METRICS & MILESTONES: (1) Continue to offer mobility counseling to new Housing Choice Voucher holders and those actively looking for affordable units in New Rochelle or looking to relocate to a high opportunity area.
7	Goal Name	AFH: Admin; fair housing investigation & enforce
	Goal Description	Includes all administrative and planning costs to operate the CDBG and HOME programs successfully. AFH METRICS & MILESTONES: (1) Within 12 months, develop recommendations for expending money collected in the Affordable Housing Fund in ways that affirmatively further fair housing.

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):

Approximately twenty extremely low-income and low-income households per year, or 100 households over the course of the five-year plan, will be provided affordable housing through the City's Tenant Based Rental Assistance Program. The City also aims to work with a CHDO to develop 3-5 housing units over the course of the five-year plan, which would likely benefit low-income and moderate-income families.

AP-35 Projects – 91.220(d)

Introduction

The City's objectives for FY 2020 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.
- Provide a down-payment assistance program for first time homebuyers
- Affordable housing preservation and Housing Choice Assistance Payments – Public Housing Capital Fund program and Housing Choice Voucher program.

#	Project Name
1	Downtown Traffic and Gateway Improvements
2	Park Improvements - Lincoln Park
3	Station Plaza Improvements
4	Park Improvements - Feeney Park
5	Project Implementation Costs - Dev Staff (Public Facilities)
6	Senior Recreation Programs at Doyle Center
7	Hope Community Services - Food Pantry, Soup Kitchen, Self Sufficiency
8	Lincoln Pool Swim Program
9	New Rochelle P&R Middle School Summer Drop In
10	Jefferson Day Camp
11	Network Youth Leadership Program
12	NR Summer Camp Scholarship Program
13	WJCS Parent Child Center
14	Developmentally Disabled Therapeutic Recreation
15	Westhab occupational training
16	Meals-On-Wheels
17	Lincoln Park Community Garden - grow!
18	WEDC Entrepreneurial Training Program
19	WestCOP Soup Kitchen/Food Pantry
20	Urban League of Westchester Senior Employment Training
21	CDBG Planning and Administration
22	Consulting Services - Planning and Administration
23	Commercial Rehabilitation - Signage & Awnings/Facade Program
24	Project Implementation Cost- Dev. Staff (Commercial Rehab)
25	Tenant Based Rental Assistance (TBRA)
26	Down payment Assistance Program
27	HOME Planning and Administration
28	Public Housing Capital Fund
29	Housing Assistance Payments (HAP) to landlords
30	WRO Fair Housing Education
31	Boys & Girls Club Homework Help @ Remington Clubhouse
32	Boys & Girls Club Homework Help @ Mascaro Clubhouse
33	Creative Art Therapy for children with disabilities

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 at least 70% of the City's CDBG funds must benefit low and moderate-income persons, a significant portion of the City's CDBG funds are 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	Downtown Traffic and Gateway Improvements
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Improve infrastructure in Downtown gateways
	Needs Addressed	Transit-oriented development infrastructure
	Funding	CDBG: \$145,222
	Description	Downtown Traffic and Gateway Improvements
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	2595 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 and traffic studies to improve traffic flow in the City's downtown and various gateways.
2	Project Name	Park Improvements - Lincoln Park
	Target Area	LINCOLN AVE TARGET AREA
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Park Improvements
	Funding	CDBG: \$155,000

	Description	Improvements to Lincoln Park
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	6,235 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 multi-purpose synthetic turf field. Park Swimming Pool repairs and updates.
3	Project Name	Station Plaza Improvements
	Target Area	Downtown/transit area district
	Goals Supported	Public Facility and Infrastructure Improvements
	Needs Addressed	Downtown Redevelopment
	Funding	\$200,000
	Description	Station Plaza Improvements
	Target Date	12/31/20
	Estimate the number and type of families that will benefit from the proposed activities	2,595 74.5% low-and moderate income population
	Location Description	Downtown Area (Census Tracts/Blocks: 63.002, 65.003, 60.005)
	Planned Activities	Downtown improvements focusing on Station Plaza at Transit Center
4	Project Name	Park Improvements - Feeney Park
	Target Area	West End Neighborhood

	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Park Improvements
	Funding	CDBG: \$255,000
	Description	Improvements at Feeney Park in the West End
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	4,940
	Location Description	West End neighborhood - Census tracts/Blocks: 62.002, 62.003, 62.004, 62.005, 62.006
	Planned Activities	Replace and upgrade the playground safety surfacing with installation of new, poured-in-place colorized safety surface product.
5	Project Name	Project Implementation Costs - Staff (Public Facilities, Parks)
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Project Implementation -Infrastructure-City Staff
	Needs Addressed	Neighborhood Facility Improvements
	Funding	CDBG: \$90,982
	Description	Staff costs to implement streetscape, infrastructure and public facility improvement projects in CDBG target areas.
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Projects identified in the 2020 Action Plan including public facility improvements in the downtown area, streetscape and sidewalk improvement projects and park improvements in CDBG target areas
	Planned Activities	Project management for activities identified in the 2020 Action Plan including downtown improvements, drainage, streetscape and sidewalk improvements projects and park improvements in CDBG target areas.
6	Project Name	Senior Recreation Programs at Doyle Center
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Fund supportive services : 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	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	1,500 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	Hope Community Services - Food Pantry, Soup Kitchen, Self Sufficiency
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)

	Goals Supported	Homeless Assistance & Prevention Programs
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$15,250
	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	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	3,000 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 limited 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.
8	Project Name	Lincoln Pool Swim Program
	Target Area	LINCOLN AVE TARGET AREA
	Goals Supported	Fund supportive services : Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$61,070

	Description	City program to provide summer recreation and swimming skills for low-income children.
	Target Date	12/31/2020
	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 primarily services families in the Lincoln Park neighborhood, including the Heritage Homes complex.
9	Project Name	New Rochelle P&R Middle School Summer Drop In
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Fund supportive services : Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$21,000
	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	9/30/2020
	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.
10	Project Name	Jefferson Day Camp
	Target Area	West End Neighborhood
	Goals Supported	Fund supportive services :Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$6,000
	Description	Summer day camp program targeting low-income children ages 5-11 residing in New Rochelle. The six-week program operated by the New Rochelle Parks and Recreation Department will take place at the Jefferson School.
	Target Date	9/30/2020
	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.	
11	Project Name	Network Youth Leadership Program
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Fund supportive services : 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	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	32 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 at-risk teens with job readiness skills, training and actual work experience at area businesses and organizations. The program will help teens develop credible and marketable job skills which should hopefully expand their career choices and create a desire to further their education.
12	Project Name	NR Summer Camp Scholarship Program
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Fund supportive services : Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$14,800
	Description	City program provides financial assistance for income-eligible children to attend a summer day camp operated by New Rochelle Parks and Recreation.
	Target Date	9/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	65 low income youth
	Location Description	311 Broadfield Road, 19 Lincoln Avenue, Weyman Avenue
	Planned Activities	Summer day camp programs provide supervised recreation for youth in kindergarten through fifth grade, during July and August. Activities consist of sports, arts and crafts and field trips. Lunch and snack are provided daily through the Youth Nutrition Program.
13	Project Name	WJCS Parent Child Center
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Fund supportive services : Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$2,500
	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	12/31/2020
	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.
14	Project Name	Developmentally Disabled Therapeutic Recreation
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Fund supportive services : 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	12/31/2020
	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	Westhab Occupational Services
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Fund supportive services

	Needs Addressed	Employment training
	Funding	CDBG: \$14,475
	Description	To provide an adequate supply of trained and marketable job skills
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	20-25 low and moderate income individuals
	Location Description	247 North Avenue, New Rochelle, NY
	Planned Activities	The program will focus on an OSHA 10 hour safety training for construction workers and OSHA 30 hour training. Programs are for unemployed, underemployed and employed looking to change career tracks.
16	Project Name	Meals-On-Wheels
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Fund supportive services : Disabled Services
	Needs Addressed	Services for the Disabled
	Funding	CDBG: \$3,000
	Description	Funding will assist with program that delivers daily hot meals to homebound seniors and the disabled.
	Target Date	12/31/2020
	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.
17	Project Name	Lincoln Park Community Garden - grow!
	Target Area	LINCOLN AVE TARGET AREA
	Goals Supported	Fund supportive services : Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$2,500
	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	12/31/2020
	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.
18	Project Name	WEDC Entrepreneurial Training Program
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Fund supportive services : Employment Training/Entrepreneur Skills
	Needs Addressed	Employment Training

	Funding	CDBG: \$4,150
	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	12/31/2020
	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.
19	Project Name	WestCOP Soup Kitchen/Food Pantry
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	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	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	2,000 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.
20	Project Name	Urban League of Westchester Senior Employment Training
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Fund supportive services: Employment Training/Entrepreneur Skills
	Needs Addressed	Employment Training
	Funding	CDBG: \$2,000
	Description	Program will provide job training to residents of the New Rochelle.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	20 persons
	Location Description	New Rochelle
	Planned Activities	Provide job training, development, placement and retention services to low- and moderate-income participants 55 years and older residing in New Rochelle.
21	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: \$272,762
	Description	Staff costs for planning, reporting & administration of the CDBG program.
	Target Date	12/31/2020
	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
22	Project Name	Consulting Services for Admin/Planning
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Comply with Program Administrative Requirements
	Needs Addressed	Regulatory Compliance and Planning
	Funding	CDBG: \$14,565
	Description	Planning study
	Target Date	12/31/2020

	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 planning and admin services
23	Project Name	Commercial Rehabilitation - Signage & Awnings/Facade Program
	Target Area	Signs & Awnings Target Area
	Goals Supported	Foster economic development : Signage & Awnings Program
	Needs Addressed	Commercial Rehabilitation
	Funding	CDBG: \$60,000
	Description	Signage & Awnings/Facade 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	12/31/2020
	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.
24	Project Name	Project Implementation Cost- Dev. Staff (Commercial Rehab)
	Target Area	Signs & Awnings Target Area
	Goals Supported	Foster economic development : Project Implementation- Signage/Awnings-City staff

	Needs Addressed	Commercial Rehabilitation
	Funding	CDBG: \$37,357
	Description	Program delivery of the Signage and Awnings/Facade Improvement program
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Business districts in CDBG target areas
	Planned Activities	Program delivery of the Commercial Rehabilitation program
25	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Homeless Assistance & Prevention Programs
	Needs Addressed	Homeless Prevention
	Funding	HOME: \$187,470
	Description	Tenant Based Rental Assistance to homeless population
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	20+
	Location Description	Community wide
	Planned Activities	Provide Tenant Based Rental Assistance to homeless population

26	Project Name	Down-payment Assistance Program
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	AFH: Improve access to and quality of housing
	Needs Addressed	AFH Factor: Affordable Housing
	Funding	HOME funding \$140,000
	Description	To provide down payment assistance to first time home buyers
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	6-8 low and moderate income persons
	Location Description	Various
	Planned Activities	To provide down payment assistance to first time home buyers
27	Project Name	HOME 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	HOME: \$109,156
	Description	City staff costs for planning, administration, reporting and monitoring of HOME programs. These costs include: salaries and fringe benefit, interfund charges, indirect costs and office expenses.
	Target Date	12/31/2020

	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-NRMHA/CFP Grant
	Needs Addressed	Maintain condition of aging public housing
	Funding	Public Housing Capital Fund: \$440,096
	Description	Public Housing Capital Fund will preserve public housing inventory owned by the New Rochelle Municipal Housing Authority (NRMHA)
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	100 low Income eligible households
	Location Description	345-361 Main Street (Bracey Apts.)
	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 Very Low Income Persons (Sec.8)
	Funding	Housing Choice Voucher: \$16,096,156
	Description	Housing Assistance Payments (HAP) to landlords to assist low-income renters with monthly rent.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	1,309 New Rochelle Housing Choice Voucher Office = 912 NRMHA Housing Choice Voucher = 397
	Location Description	New Rochelle Housing Choice Voucher Office, at One Radisson Plaza 50 Sickles, New Rochelle (NRMHA)
	Planned Activities	Providing housing choice vouchers to low income renters; income eligibility, certifications, inspections
30	Project Name	WRO Fair Housing Education
	Target Area	COMMUNITY WIDE (CITY OF NEW ROCHELLE)
	Goals Supported	Fair Housing Education
	Needs Addressed	Fair Housing Education
	Funding	CDBG Funds/Non CDBG Funds: \$3,000
	Description	Fair Housing Education counseling and mortgage foreclosure counseling offered through Westchester Residential Opportunities, Inc.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	210

	Location Description	Citywide
	Planned Activities	WRO will provide fair housing education and mortgage foreclosure counseling at New Rochelle Library to real estate professionals and residents. Programs will take place every other month.
31	Project Name	Boys & Girls Club Homework Help at Remington Clubhouse
	Target Area	LINCOLN AVE. TARGET AREA
	Goals Supported	Fund supportive services: Youth Programs
	Needs Addressed	Youth Services
	Funding	\$2,000
	Description	After school program consisting of homework help and tutoring for children residing in the Lincoln Park area.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	165 youth
	Location Description	116 Guion Pl
	Planned Activities	This program located at the Remington Boys & Girls Club will provide after-school homework assistance and academic tutoring to Lincoln Park area residents ages 6 to 18.
32	Project Name	Boys & Girls Club Homework Help at Mascaro Clubhouse
	Target Area	WEST END NEIGHBORHOOD TARGET AREA
	Goals Supported	Fund supportive services: Youth Programs
	Needs Addressed	Youth Services

	Funding	\$2,000
	Description	The Boys & Girls Club of New Rochelle will conduct an after school homework assistance and academic tutoring program targeting children residing in the West End area.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	165 youth
	Location Description	79 Seventh Street
	Planned Activities	Funds will provide assistance with staff costs to conduct an after school homework help and tutoring program at Boys and Girls Club Mascaro Clubhouse in the West End.
33	Project Name	Creative Art Therapy for children with disabilities
	Target Area	Community Wide (City of New Rochelle)
	Goals Supported	Fund supportive services: Disabled Services
	Needs Addressed	Services for the Disabled
	Funding	CDBG: \$1,000
	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	12/31/2020
	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.

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 at least 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 areas of low-income concentration. 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 2010, 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. 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. 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.

Geographic Distribution

Target Area	Percentage of Funds
LINCOLN AVE TARGET AREA	1
HUDSON PARK AREA	0
COMMUNITY WIDE (CITY OF NEW ROCHELLE)	94
Signs & Awnings Target Area	1
West End Neighborhood	2
SSMC/Intermodal districts	0
Target area is not applicable to planning and administration.	2

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 2017 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 2020.

- Provide Housing Choice Voucher rental assistance over the next year to 1,309 qualified persons. (New Rochelle Housing Choice Vouchers = 912; NRMHA = 397)
- Twenty (20) homeless residents will be placed in permanent housing with subsidies through the HOME funded Tenant-Based Rental Assistance Program (TBRA).
- Sixty-three (63) 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	20
Non-Homeless	1,309
Special-Needs	63
Total	1,392

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,392
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	1,392

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

Discussion

Rental Assistance

The City's Housing Choice Voucher 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. Currently, 912 tenants are serviced through the City's program. An additional 397 households receive Housing Choice Voucher rent subsidies from the New Rochelle Municipal Housing Authority.

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

Production of New Units

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, 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 2020 is \$440,096.

In June 2018, NRMHA converted to project-based voucher assistance under the Rental Assistance Demonstration (RAD) Program. Through this conversion, NRMHA administers an additional 203 project-based vouchers and has only 100 units of public housing---the Peter Bracey Apartments.

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

During 2020, 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 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. This “troubled” status resulted in a Recovery Agreement (December 2014) among the NRMHA, HUD and the City of New Rochelle.

The City is working with 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.

The waiting lists for NRMHA housing programs demonstrate an unmet affordable housing need that disproportionately affects members of the fair housing protected classes and low-income households.

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 conduct 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, 2020.

The City is allocating 2020 HOME funds for a TBRA program to address the needs of 20+ homeless persons 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 include:

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 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.

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 2020:

- 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 2018-2022 Consolidated Plan under Special Needs Facilities and Services (MA-35).

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 2020 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.
- 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 2020, 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 residents 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 2020 HOME funds for a TBRA program to address the needs of the homeless population in New Rochelle.
- Implement a down-payment assistance program to assist first time home buyers with obtaining a single family home in New Rochelle.
- The City actively seeks out landlords to participate in the Housing Choice Voucher program.

AP-85 Other Actions – 91.220(k)

Introduction

This section of the 2020 Action Plan will describe the City's planned actions to carry out the following strategies identified in the 2018-2022 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 the past, 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 overstressed 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 downturns – While budgets for projects are generally stretched in good economic conditions, economic downturns exacerbate 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 2020 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.

Actions planned to reduce lead-based paint hazards

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 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 Assessment of Fair Housing, 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, including the U.S. Department of Housing & Urban Development (HUD), that provide funding for activities, which implement the Consolidated Plan. HUD provides entitlement and 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.

Discussion:

N/A

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 2020 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.

The City uses a 3-year period to meet the 70% overall low/mod benefit requirement for its CDBG activities. The City's 2020 Annual Action Plan will cover the second year of its 3-year cycle, which extends from 2020-2021.

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 include 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 2020.

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 2020; 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 2020; 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.