

FY2012 CONSOLIDATED ACTION PLAN

TABLE OF CONTENTS

Citizens Participation	Page 2
Resources	Page 2
Objectives and Activities	
Housing	Page 3
Public Facilities and Improvements	Page 6
Special Economic Development Activities	Page 8
Public Services	Page 9
Special Needs	Page 12
Homeless and HIV/AIDS	Page 12
Planning and Administration	Page 13
Section 108 Loan Guarantees	Page 13
Emergency Solutions Grant	Page 16
Housing Opportunities for Persons with AIDS (HOPWA)	Page 17
Housing Choice Voucher Program	Page 18
Monitoring	Page 19
Other Actions	Page 19
Citizen Comments	Page 21
Citizen Review Period	Page 22
Notice of Public Hearing	Page 23
Certifications	Page 24
Schedules	
A CDBG Funding FY2012	Page 34
B HOME	Page 35
C Emergency Solutions Grant	Page 35
D HOPWA	Page 35
E Section 108 Loan Repayments	Page 35
F Supportive Housing Grants	Page 35
G Section 108 Loan	Page 35
H Administrative Policies and Procedures	Page 36
Projects	Page 48
SF 424	Page 137
Analysis of Impediments to Fair Housing Choice	Page 149

CONSOLIDATED/ACTION PLAN COUNTY OF ROCKLAND, FY2012

The County of Rockland has submitted to the United States Department of Housing and Urban Development a five-year consolidated plan for the years 2010-2014. The County is required to submit its FY2012 Action Plan and Certifications as part of the five-year Consolidated Plan process. The County is estimating funding of \$1,905,744 for the Community Development Block Grant(CDBG) program, \$586,870 for the HOME Investment Partnership program, and \$163,457 for the Emergency Solutions Grant (ESG) program.

CITIZENS PARTICIPATION

The County of Rockland has proposed and adopted a Citizen Participation Plan that complies with Section 104(a)(3) of the Housing and Community Development Act of 1974. The Citizen Participation Plan is included with the Rockland County Consolidated Plan 2010-2014.

Said plan provides and encourages citizens to participate in the development of the Consolidated Plan, Action Plan and in the Consolidated Annual Performance Evaluation Report. Particular emphasis was made to encourage participation by low and moderate-income residents and to those that reside in the area of where the projects will be proposed. Also taken into consideration were the views of minorities and non-English speaking persons and those with disabilities. The county also included outreach to Faith-Based Organizations. Public hearings were held in each of the consortium member communities.

RESOURCES

The Rockland County Office of Community Development required all potential applicants for funding through any of the Entitlement Programs to attend a workshop. The workshops were offered over a 5-month period from August through the end of the application submission deadline of January 31, 2012. Through this process, over 35 not-for-profit agencies and 18 of the 22 Towns/Villages attended. The workshops included extensive training on each of the Entitlement programs and included reach-out on community needs. Meetings were also held with members of the consortium communities, and with two designated CHDO's, Rockland Housing Action Coalition, and Joseph's Home. Additional meetings were held with the Legal Aid Society of Rockland, the Rockland Family Shelter (DV), and the Community Outreach Center. Meetings were also held with several other Rockland County departments to include the Department of Social Services, The Department of Health, The Department of Mental Health, and the County Executive.

The County of Rockland received 51 applications for Entitlement funding requests for a total of \$5,865,980.71 as a result of these meetings and workshops.

Through the selection process, the Office of Community Development scored each project using six scoring criteria's that the consortium has had in place, to include geographical distribution. Additional weight was given to applications that completed the citizen's participation process following the Citizen's Participation Plan. Subsequent meetings with two representatives of the

consortium, a town supervisor and a village mayor lead to the final selection of the projects to submit as part of the Action Plan.

The County of Rockland will receive as an entitlement \$1,905,744 in CDBG funds, \$586,870 in HOME funds, \$163,4570 in ESG funds and will earn \$15,487.00 in Program Income from CDBG Investor loans this year. The loan, from 1995 and refinanced in 2002, is a 20-year loan through a CDBG rehabilitation program. The remaining loan is current in payments. The loan is:

Carpenters and Joiners	
Original loan:	\$232,707.45
Monthly payment:	\$ 1,290.59
Payments remaining	127
Balance remaining	\$141,221.99

The results of the input received indicated the following uses of the CDBG, HOME, and ESG funds in Rockland County:

OBJECTIVES AND ACTIVITIES

OBJECTIVES

All objectives are outlines in the 2010-2014 Rockland County Consolidated Plan submitted on May 15, 2010 and a copy is available through the Office of Community Development or on-line at <http://www.co.rockland.ny.us/ComDev/frms/form.htm>

HOUSING **OBJECTIVE**

Affordable housing in the county continues at levels that border on a crisis. Fewer funding opportunities exist. Many Low/Moderate residents, volunteers, and senior citizens cannot find housing that sells in the price range they can afford. L/M renters, specifically those on the Housing Choice Voucher Program find it very difficult to find apartments that rent within the FMR established for the county. Although the problem of finding affordable housing is well documented in the local press on a regular basis, few, if any, consortium communities have stepped forward to sponsor local projects. The Not-In-My-Back-Yard (NINBY) syndrome is ever prevalent.

It is the county's objective to provide as many affordable housing opportunities as possible. Several senior affordable housing projects have been built over the last 8 years; however, the rents established as part of the Low Income Housing Tax Credits are too high for local seniors to afford. Several communities are now looking at how they can control the rents at senior housing developments to include the use of municipal owned land use for these developments.

Despite the drastic cut in the HOME Investment Partnership Program of over 40%, the County of Rockland continues to place an emphasis on affordable housing for the low/moderate residents. Affordable housing remains rated the highest priority in our Consolidated Plan 2010-2014. The Median Income for the county is \$103,100 for 2012. The county is however still tied to New

York City with the Fair Market Rent Limits, placing a great burden on those receiving rental assistance and limiting their success in finding apartments to several areas of the county.

The County of Rockland has identified senior citizens, First Responders (emergency service volunteers), and Human Care Providers, as populations in need of affordable housing units, both rental and for-sale. These populations provide services to the local communities, but due to the extreme cost of housing, cannot afford to remain in the county.

ACTIVITY

Tenant Assistance Program

From the HOME funds, the county will continue to use a substantial portion of our funds, \$101,183.00 for a tenant based rental assistance program and a tenants assistance program. This program mirrors the Housing Choice Voucher program in criteria and assists a growing population in need of help. The Office of Community Development will utilize HOME Vouchers for programs through the Rockland Family Shelter and the Office of Community Development. The program gives these individuals the opportunity of assistance for a maximum of two years. The program will require assisted families to pay the Total Tenant Payment in accordance to Section 8 Housing Choice Voucher Program regulations. The program also assists people that are on subsidized housing programs to receive security and utility deposits.

Homeownership

Despite rising housing costs, the county will continue the Homebuyer Loan Assistance program with a few changes. The Homebuyer Loan Assistance program will assist families with the lower of \$7,500 or 5% of the contracted purchase price for down payment and closing costs. The administrative policy for this program also limits the amount of funds a borrower can receive in gifts from family and friends as well downpayment. The Office of Community also limits the maximum downpayment a borrower can place, as the program is geared towards families needing to close a gap in their financing. Several clients over the last two years have been placing large downpayment to avoid Private Mortgage Insurance and have not needed the funds to close a gap, but rather to reduce their payments.

The county will allocate \$125,000.00 to assist Rockland County residents in purchasing their first homes. To date the county has funded over 260 new homeowners with this program, and works with several not-for-profits in securing lower interest loans, private funding, and grants from state agencies to match the HOME dollar amount as well as the assisting with the homebuyers.

The Office of Community Development is estimating that \$200,000 in Program Income will become available throughout the year.

Homeownership Training

HACSO

Home Buying Workshop teaches program participants about the true cost of buying a home and how to get the best mortgage to finance their purchase. It also provides an overview of the home-

buying process from searching for a home to the final closing, improve their budget and credit profiles, how to maintain their home after purchase, learn about local, state, federal programs that are available for first time homebuyers and how to avoid predatory lenders and other scams. Individual counseling is also provided. Workshops are presented 10 times a year and serve 50-70 participants per workshop. The program also partners with HSBC and M&T bank to offer potential homebuyers the opportunity to join the first home club for additional down payment assistance in addition to access down-payment assistance from the county federal assistance program.

Homeowner Rehabilitation

There are currently 2 programs in the county that perform Owner Occupied Rehabilitation. The Hillburn Housing Development Corp. runs a program open to residents of the Village of Hillburn, while Rockland Community Development Council (RCDC) offers a countywide program. RCDC received funding through New York State Homes and Community Renewal to assist families, while Hillburn received a HOME program grant in 2003 and 2004 to assist with sewer connections and housing rehabilitation. The Office of Community Development is reintroducing the Owner Occupied Rehabilitation program in July 2011 offering homeowners \$25,000.00 for alleviating HQS and local code issues. A program description is in more detail in Schedule H, Administrative Policies and Procedure.

The county has funded the RESTORE program through the Village of Spring Valley several years (2005) and are still spending the funds. The program matches New York State Homes and Community Renewal RESTORE funds and is eligible to those 60+ and meeting the income eligibility of the CDBG program. The program currently still has about two-years of funding available for use and therefore will not receive additional funds this year, but will consider each potential applicant as a possible match of funds through the Homeowner Rehabilitation program, as long as the application meets all HOME program requirements.

Community Housing Development Organization (CHDO)

The County of Rockland will assist Homes for Heroes with a \$200,000 grant, \$100,000 from FY2012 CHDO funds and \$100,000 from program income with the demolition and construction of housing on the site of a former military base. Phase I of the project has started with site preparation and construction of 8 units. This project will, upon completion, house 52 homeless veterans.

PUBLIC FACILITIES AND IMPROVEMENTS

OBJECTIVE

The objective of Rockland County is to assist the communities with providing excellent facilities to their residents. In the past the county has utilized CDBG funds to construct 10 community centers in 9 consortium communities and has assisted with funding. The county recognizes the need for these facilities and has increased efforts to assist towns, villages and not-for-profits.

ACTIVITY

Kaser Terrace Sidewalk

Village of Kaser

To improve the public's safety Kaser Terrace Road and sidewalk needs to be replaced due to all the settling in the sidewalk since it was first constructed. Also repaving the roadway, which is full of patches and potholes. This project will include restoring new curbs and sidewalks removing utilities that lie on the walk and disturb the use of the sidewalk, mill, and repave the roadway. During this construction the sidewalk will be relocated to remove it from the private property in which it exists.

Sidewalk Replacements

Village of Haverstraw

The Comprehensive Sidewalk Replacement program will continue the Village's efforts to rehabilitate its decaying infrastructure. Combining CDBG funds with budgeted Village funding and bond proceeds has permitted the village to pave over 25 streets and install sidewalks on 7 streets over the past five years.

Restroom Project

Village of South Nyack

The Village of South Nyack proposes to improve the key recreational public facilities of the Village by providing a new amenity, a 10'x18' ADA compliant, 2 unit, prefab, turnkey restroom facility with hookups to Village sanitary sewers in the Franklin Street Park. The Restroom will serve users of the park, Esposito trail, and the Villages' small commercial strip just south of Cedar Hill Avenue on Franklin Street.

West Central Avenue Improvements

Town of Ramapo

The project will consist of just over 1000 linear feet of concrete curb and sidewalk in addition to the installation of necessary drainage. West Central Avenue is located in an area primarily populated with low/middle class residents.

Bowline Improvements

Town of Haverstraw

The project consists of replacing an existing pump station with a new pump station of equal capacity. The existing pump station is approximately 37 years old and in desperate need of

replacement. The current pump station provides all sanitary waste removal from the Bowline Point Park.

Pecks Pond Improvement

Village of West Haverstraw

The Peck's Pond recreation area is the Village's primary park facility. The project Phase III of a 5-year plan will address parking area improvements to improve access and increase safety. The park functions as the primary recreational facility for West Haverstraw's ethnically diverse and economically challenged population. The park is open 24/7 and available to all.

Curbs and Sidewalks

Village of Spring Valley

The Village of Spring Valley is requesting \$200,000 to implement a curb, sidewalk and road project on various Village streets. The level of funding and the cost of the work a large number of low/moderate income residents will be served by this proposed work will determine project locations. The new curbs and sidewalks will also increase safety in the Village, from the large number of residents who walk to most of their daily activities including shopping, taking their children to local day care centers, school and work. As many of the residents are unable to afford their own private transportation they are forced to rely on expensive taxis and buses that operate infrequently. For these reasons it is of the utmost importance for the safety and well being of the residents, that the curbs, sidewalks and street be in good usable condition.

Youth Center Sewer Connection

Village of Hillburn

The project is for the construction necessary to connect the Hillburn Youth Center to the municipal sewer system. The Hillburn Youth Center hosts many youth activities, including the After School and Summer Camp Programs. Residents and non-residents can also rent the Youth Center for functions.

Community Room Sewer

Village of Hillburn

The project is for the construction necessary to connect the Hillburn Community Room to the municipal sewer system. The community Room is the central meeting location for numerous Village organizations, including the Hillburn Senior Citizens Organization and the Hillburn Historical Society. Various community informational meetings and functions are also held at this location.

Business District Improvements

Village of Suffern

The Suffern Business District Revitalization project is a program to rejuvenate approximately 25 building facades over a five-year period. Thus far, CDBG monies received in 2010 and 2011 have been used for the start-up and mobilization of the program and to rejuvenate 5 buildings facades (currently in progress). This year 2012 CDBG request is to rejuvenate 5 additional building facades. The proposed project meets the eligibility criteria by being within the Village

of Suffern Business District and also within a designated Low/Moderate income census tract (census track 119, Block Group 5).

Pedestrian Signals and Detectors

Town of Clarkstown

The project is to fund audible pedestrian signals and detectors with tactile arrows and locator tones at the intersection of Cavalry Drive and North Main Street, New City, Town of Clarkstown, Rockland County NY. The Audible signals, detectors, locator tones and textile arrows will facilitate the safety of the visually impaired pedestrians; the countdown timer displays will facilitate elderly pedestrians and the community at large and is a requirement of the NYS DOT.

Mini-Trans Bus

Town of Clarkstown

The Town of Clarkstown proposes the acquisition of a mini-bus for door-to-door transportation for all Senior Clubs meeting from Monday through Friday and special events over the weekend. The bus will also be used for transportation to all the local supermarkets from senior citizen complexes with carry-in bag service and rides from the senior complexes to the monthly senior dance/socials organized by the Recreation and Parks Department.

ADA Curb Cuts

Village of Piermont

The Village of Piermont intends to construct a new curb cut where none currently exists at 527 Piermont Avenue at the northeast corner of Piermont Avenue at Ash Street by the M&T Bank, and will also reset the brickwork for the decorative brick work curb cut constructed at 505 Piermont Avenue at the southeast corner of Piermont Avenue and Ash Street. The curb cut has proven to be too steep for easy navigation by wheelchair, and the angle must be changed in order for wheelchairs to safely access the sidewalk at that point.

ADA Elevator Justice Court

Town of Stony Point

The Town of Stony Point would like to remove the architectural barriers in the Justice Court by installing a handicap accessible elevator. The second floor of the building is currently inaccessible to the disabled as well as many senior citizens. The project meets all ADA accessibility codes and is energy efficient.

Orangetown Public Facilities Improvement Project

Town of Orangetown

The objective of the project is to rehabilitate the safety sidewalk routes in the hamlets of Blauvelt and Orangeburg. The Town intends to remove architectural barriers along its safety sidewalk routes to enhance the mobility or accessibility of elderly persons and severely disabled adults.

SPECIAL ECONOMIC DEVELOPMENT ACTIVITIES

OBJECTIVE

The county's objective is to assist the town and villages in their economic rebirth through economic stimulus. Improvements to lighting, streetscapes, facade, and other related programs have assisted in attracting new businesses and business expansions over the last four years. Business loans for the creation of L/M job creation and retention has emerged as a priority to assist in this rebirth.

ACTIVITY

Rockland County – Economic Development Assistance

The intent of this program is to offer technical assistance to small to medium sized business that need a business borrowing plan. The business must be involved in an economic impact in the county of Rockland and project one of the following: creating low-income jobs or retaining low-income jobs.

A business-borrowing plan must be for a credit line, term loan, AR financing, asset based financing, equipment leasing, purchase order financing, contract financing, real estate financing or business financing.

PUBLIC SERVICES

OBJECTIVE

The objective of the county is to assist with vital services to the consortium communities through programs that assist many L/M residents. The past eight years the county has expressed to the consortium members to seek more public service projects and now receives requests that are more than triple the 15% program cap. Historically the county has funded slightly under the 15% program cap.

ACTIVITY

Of the 26 applications received for request of funds that met eligibility, 16 were funded with a total of \$285,000.00. This figure represents nearly the 15% public service projects cap. Several projects have received support in the past and have received funding again this year. The County also funded 2 new public service projects this year.

Summer Enrichment Program

West Street

Summer Enrichment Program will provide outdoor activities, swimming, cultural and fun field trips for 50 children from low to moderate-income families. Children will receive a nine hour day 7:30 AM – 4:30 PM, three nutritional meals and certified teachers and support staff in a clean safe, nurturing environment.

Business Assistance

Gateway to an Entrepreneurial Tomorrow /Village of Haverstraw

GET provides free technical assistance to new and existing businesses in the Village of Haverstraw. Services include confidential one-on-one meetings with a business counselor and cover topics ranging from business creation, forms of doing business, bookkeeping practices,

marketing, promotion, pricing, hiring employees, to press releases and more. GET also makes its micro-loan program available to Village businesses.

Arts Alliance of Haverstraw “Arts Ablaze” Programs in the Arts

Arts Alliance of Haverstraw, Inc

“Arts Ablaze” program entitled “Art for All”. This is a year round after-school and weekend program providing an opportunity for youth ages 5-18 to gain access to engaging and educational programming in the fine, performing and culinary arts via spring, summer and fall sessions that typically run 8-10 weeks per session, plus additional workshops, exhibits and performances. All programs are carried out by professional staff and provide a positive alternative to delinquent behavior, viable career paths and exposure to multicultural activities.

Landlord/Tenant Advocacy Legal Aid

Legal Aid Society of Rockland County, Inc

The purpose of the Landlord Tenant Advocacy Program (LTAP) is to prevent homelessness of families and individuals by providing legal representation in eviction proceedings. Since its inception in 1966, the Legal Aid Society of Rockland County (LASRC) has always focused upon eviction representation as the sure fire way to ensure that families remain stable in their current shelter and that evictions, and the resultant homelessness, with all of its destructive consequences, are avoided. Eviction and homelessness prevention have become even more crucial over the years as the scarcity of decent affordable housing for low and moderate income families has become a critical issue in Rockland County. While it is anticipated that services of three attorneys are really necessary to meet the client need in this area in view of the funding cuts suffered by LASRC in the last year, these activities will be undertaken by two staff attorneys, under the supervision and leadership of LASRC’s Executive Director who will devote 40% of his time to LTAP activities.

Youth Counseling

RODA

To hire counselors for family crises counseling, and counseling for troubled youth/adults. It will help the safety and security of the public, with the availability of receiving counseling for those in need.

Homebound Meal Delivery Program

Meals on Wheels Programs & Services of Rockland, Inc

The homebound meal program provides one or two nutritionally balanced meals delivered with the care and personal touch of volunteers to the homes of those unable to provide for themselves. An on-staff registered dietician plans and purchases food for more meals that adhere to individual dietary requirements. These requirements are determined through a comprehensive intake process that includes collaboration with participants’ physician.

Computer Time

Nyack Center

The program is for students who do not have access to a computer at home, the benefit of computer access outside of school hours to do schoolwork, reports research etc. The program

would be run Monday-Thursday, during the school calendar and for an additional 10 weeks in the summer months by a computer specialist.

Family Stabilization Program-SVHA

Village of Spring Valley Housing Authority

This family Stabilization Program is designed to provide different levels of skill, coordination and a supportive environment for all SVHA tenants. One of the key goals of the SVHA is to provide additional opportunities to residents who are at the lower levels of the Rockland County economic income scale. The plan is to provide information, instructions, skills, coordination and positive reinforcement in behavior and actions that will assist families in strengthening their life situations. It is expected that the project will assist both parents (care-givers) and youth with tools, which will further create methods for families to have success in resolving problems and becoming a greater contributors to the community.

Rockland County Senior Support Network

Rockland Family Jewish Family Service

The Senior Support Network of Rockland Jewish Family Service has been developed to meet the ever-changing needs of the aging population of Rockland County. Most adults share the desire to remain within their homes and communities as they age. The senior support network has been designed to enable older adults to age in place safely. This is achieved through in-home assessments, development and implementation of mutually agreed upon individual care plans, supportive counseling services for seniors and family members/caregivers, and psycho educational groups.

African Dance, Music, and Culture

Chiku Awali African Dance, Arts & Culture, Inc

The project offers African dance and drumming classes, and a rites of passage cultural program that includes African storytelling. The project gives low to moderate-income residents the opportunity to participate in art and cultural forms that increase confidence, stage presence, self-efficacy, discipline, coordination and teamwork. The rites of passage components offer training in life skills such as etiquette, dating, public speaking, college preparation, etc. The project is being offered to families for the first time. The project gives families the opportunity to participate in activities together that are beneficial for everyone. It provides physical activities for a healthy lifestyle and helps toward gang violence and juvenile delinquency. It gives youth positive alternatives that lead to healthy adulthood. Most importantly the sharing of African Culture promotes diversity and tolerance among people. It is a bridge to the past for African and an offer of comradely for all other cultures in the Rockland County community. Volunteers conduct most of the workshop training and a few dance classes. Subcontractor drummers are used, as African dance classes require live music.

Civics and Citizenship Project

Literacy Volunteers of America

LVW/RC will offer three learning opportunities for residents of Rockland: one US Civics for immigrants class targeting low-income, non English speaking adults with low literacy in their

hone language(s) that will serve 20-25; two citizenship preparation classes wherein legal residents will hone their English and knowledge of American civics and society in order to pass the test for U.S. citizenship; and a small-group class for more advanced students concentrating on preparation for obtaining a GED.

Foster Grandparent Program

VCS inc,

The Foster Grandparent program qualifies as a public service activity. The program has been in Rockland County for 43 years, serving special needs children in Five Rockland school districts (East Ramapo, Nanuet, North Rockland, Nyack and South Orangetown), BOCES, four Rockland Head Start Programs and two child Development Centers at Rockland Community College). VCS Inc has been the local sponsor since 2009. Foster grandparents are income eligible (200% poverty) volunteers at least 55 years of age. They provide individual mentoring to children at risk who have been classified as special needs students. Presently the Foster Grandparent Volunteers, who each receive a stipend of \$2.65 per hour, and serve approximately 1800 children.

SPECIAL NEEDS/ HOMELESS AND HIV/AIDS

OBJECTIVE

The objective of Rockland County is to assist the housing needs of all sub populations in the special needs category. The county is experiencing a growing number of residents with special needs specifically in our aging and disabled population. In some of these cases they currently have housing but it is becoming more expensive to remain there and many require expensive care. In other cases, particularly with disabled residents, there just are not enough assessable housing units available in the county.

ACTIVITY

The county has stepped up efforts to assist those living in special needs housing through the Office of Community Development. Outreach to all facilities funded through New York State and The United States Department of Housing and Urban Development has led to many community meetings. Much of the follow-up work has been to get property owners and managers to meet the wishes of those residents. Site inspections have lead to several consumer complaints that have been addressed immediately by property management.

Although this is a positive for the county, several meetings held with all of the homeless providers in the county, now shows a lesser need than originally expected. The county, with the help of several not-for-profits, is continuing to seek additional federal and state funding for these needs, however.

Supported Housing

In a partnership with the Department of Social Services, Rockland Family Shelter, the County's domestic violence shelter for battered women, and RCOCD, through funding from the HOME Investment Partnership Program a renewal of the Supportive Housing Grant will be able to continue to assist 10 battered women and their families with Tenant Based Rental Assistance.

The program was established due to the hardship many victims of the battered women's shelter faced while seeking safe housing.

The County of Rockland along with Joseph's Home, Inc. had applied for and received funding through the State of New York Homeless Housing program to establish a 14-unit apartment HIV+ complex. This complex also has space available for services to include health, supportive services and child-care. The project was reconstructed and the facility is near capacity.

HMIS

In May 2002, the county launched its work on implementing the Homeless Management Information System (HMIS). The system tracks the county's homeless population and provides services and referrals. A vendor, Foothold Technology was selected and the program implemented in July 2003. Full implementation has been completed as the Rockland County Continuum of Care sought \$220,000.00 and was funded in the FY2005 Continuum of Care and renewed every year since for \$74,000.

PLANNING AND ADMINISTRATION

OBJECTIVE

The county expends funds for administration from each of the three entitlement grants (CDBG, HOME, ESG) to operate all programs. The County requests those consortium communities seek funding for planning from other sources, preferring to fund final projects and not planning studies that may have no action taken.

ACTIVITY

The planning and administration fees related to the operation of the Community Development Block Grant Program is 20% or \$380,134.00, for the HOME program is 10%, or \$58,687.00, and for the Emergency Solutions Grant is 7.5%, or \$12,250.00. The Rockland County Office of Community Development also receives \$678,487.00 in administrative fees for serving as the Local Administrator for the New York State Division of Homes and Community Renewal's Housing Choice Voucher Program.

SECTION 108 LOAN GUARANTEES

OBJECTIVE

The county remains very active in the Section 108 Loan Guarantee program. To date 14 applications have been submitted and approved with requests totaling \$17,850,000.00. The county utilizes the Section 108 Loan Guarantee program as a tool to develop larger scale projects that would potentially receive CDBG assistance and in fact usually receives a commitment of future funds. The major benefit of the program is the ability to get funding for a major project, at reasonable interest rates and have the project started within a relatively short time frame. The first two of the county's Section 108 loans have closed and have been paid back.

ACTIVITY

The county has 11 current Section 108 Loans with the United States Department of Housing and Urban Development. The County of Rockland has reached the borrowing capacity permitted by

the program and therefore will not be seeking any further 108 Loans. The repayment obligation for the loans from the County of Rockland is \$555,000.00 for FY2012. The projects are:

1. Haverstraw EDI approved, funded, and repaid for \$1,000,000.00 - The Martin Ginsburg waterfront development project. This loan is coupled with a \$500,000.00 grant and the developer used the funds for site acquisition. Full repayment was made by MGD.
2. Haverstraw BEDI approved, funded, and repaid for 1,400,000.00 - The Martin Ginsburg waterfront development project. This loan is coupled with a \$700,000.00 grant and the developer used the funds for site acquisition. Full repayment was made by MGD.
3. Jawanio Katzen School Renovation approved, funded, and repaid for \$900,000.00. Jawanio will be utilizing the funds to renovate the Katzen School facility to a day treatment and day care facility for developmentally disabled children. This project will create 30 new Low/Moderate income jobs. The county will repay \$400,000.00 of this loan over a 2-year period from future CDBG awards. A previous CDBG award of \$250,000.00 was made for this project, bring the county's total to \$650,000.00.

A problem occurred with the security position. Both HUD and the County Industrial Development Agency require the 1st position. Jawanio withdrew the 108 as a result. The county still provided the \$400,000.00 in CDBG.

4. Kaser Pasack Brook Improvements - approved and funded for \$785,000.00. The Village of Kaser will utilize the funds to make water and drainage improvements on a parcel of land adjacent to the proposed community center. The county will repay the entire loan to include interest over a ten-year period. A previous award of \$215,000.00 from CDBG will also go toward the overall project, bringing the commitment to \$1,700,000.00. The project is completed.
5. Rockland ARC Therapeutic Pool - approved for \$941,000.00. Rockland ARC will construct a therapeutic pool for the developmentally disabled on Phillips Hill Road. The county's commitment is for \$600,000.00 plus interest over 10 years from future CDBG awards. The project is completed.
6. Headstart of Spring Valley – approved for \$2,400,000.00. Headstart will construct a 25,000 square foot school on the former Bernard property in the Village of Spring Valley. The county's commitment is for \$1,500,000.00 plus interest over 10 years. This is the largest commitment made but the overall project merits the use of future CDBG funds. The project is completed.
7. Camp Venture Day Rehabilitation Center – approved and funded for \$450,000.00 – Camp Venture is purchasing the Sparkill Mason Lodge and converting it to a day rehabilitation center. A previous CDBG award for \$100,000.00 will assist in the

- purchase/renovation. Camp Venture will repay the entire loan. The project is completed.
8. Community Outreach Center – approved and funded for \$800,000.00 for the construction of a community center. The agency has determined a location and is waiting for the purchase of the site from the Town of Ramapo. A recent request for a 1-year extension of the loan was submitted to HUD and approved. Environmental studies are now complete and a request for the release of funds submitted. The property was acquired in October 2008 and construction is expected to start in mid 2012.
 9. Spring Valley Headstart Park – approved for \$1,704,000.00 for the construction of a public recreational park in the Village of Spring Valley. The park, coupled with the Headstart Early Childhood Center and several affordable housing projects is assisting in the revitalization of the neighborhood. The project is completed.
 10. Rockland Family Shelter – Approved for \$1,360,000.00. A not for profit corporation serving battered women, the Rockland Family Shelter is borrowing funds to acquire and renovate an existing building to be used as their main offices and will allow the RFS more space for existing services and expansion of programs. The project is completed.
 11. Sapounas Inc. – Approved for \$800,000.00. Sapounas Inc. is seeking the loan to construct a 9000 square foot retail marketplace in the Village of Nyack, New York. The market will be a uniquely service-oriented marketplace specializing in quality groceries, produce, and prepared foods. The marketplace is part of an overall development that will also include 10 affordable housing apartments for the local volunteer firefighters, and a total project cost of \$4,416,000.00. The affordable housing units opened March 1, 2009. The retail market opened in March 2009. The retail market closed in September 2010 due to the downturn in the economy and most of the rental units were vacated in January based on the utilities being shut off due to non-payment. The Village of Nyack and the Office of Community Development is currently working with the owner to reestablish the property.
 12. United Hospice of Rockland, Inc. – An approved application for \$500,000.00. The project is for the pre-development costs of a 10-bed hospice home. Loan proceeds will be used towards the acquisition of furnishings and equipment for the facility as well. The county funded the project in November and it is now completed.
 13. Village of Nyack Streetscape Improvements - An application for \$750,000 was submitted in May 2011. The Village of Nyack will utilize the Section 108 Loan to underwrite some of the costs to construct planned streetscape improvements along Main Street in the central village from Broadway on the east to Franklin Street on the west. The streetscape improvements consist of new historic style lighting, sidewalks, curbs, curb cuts for handicapped accessibility, new crosswalks, trees and resurfacing

the roadway. The project will install approximately 7,600 linear feet of sidewalk, curbing, mill and repave 3,800 linear feet of the roadbed, install 26 new historic-style lights, street furniture and plant approximately 35 trees and various plantings. The application is approved and waiting for contracts to start the work this spring/summer.

14. Rockland County Economic Development Program - The Office of Community Development submitted an application to borrow \$2,000,000 from the Section 108 Loan program. The Section 108 Loan would establish two programs, one for Micro-loan Program of up to \$50,000 and a second using the SBA 7A program for loans from \$50,000 to \$2,000,000. The second loan would be through a partnership with the National Development Council (NDC) and their Grow America Program. The application was approved for \$1,860,000 and is awaiting contracts.

EMERGENCY SOLUTIONS GRANT

There are major changes to the program this year with the change from the Emergency Shelter Grant to the Emergency Solutions Grant. The County has in the past and will continue to solicit proposals for use of Emergency Solutions Grant funds from the providers of services to the homeless. In the current year, the county has opted to provide the Rockland Family Shelter with funding to assist in the operations of a battered women's shelter, and the Legal Aid Society with funding to provide legal services to prevent evictions and provide other legal assistance as provided by the act. With the changes in the ESG program through the Hearth Act, the county is also continuing to fund an eviction prevention/rapid re-housing program to replace the Homeless Housing and Rapid Re-housing (HPRP) program funded through the American Recovery and Reinvestment Act (ARRA)

Emergency Shelter Component (576.102)

RFS Emergency Residential Shelter

Rockland Family Shelter, Inc

The RFS Emergency Residential Shelter is an ongoing shelter that has been in continuous operation since 1979. A secure facility at an undisclosed location (for security purposes), the Shelter provides battered women and their children a safe place to live while they recover from trauma of domestic violence and plan for their future safety. The only facility of its kind in Rockland County, the shelter is staffed by RFS counselors/ advocates who offer residents counseling, support, and advocacy; educate them about domestic violence and their legal rights; facilitate access to social service resources and New York State Crime Victims Board (CVB) compensation; and assist with immigration documentation and translation as necessary.

Therapeutic appointments, employment and permanent housing search assistance, and recreational activities are also available to shelter residents, who are also able to meet and interact with each other for learning and mutual support. Shelter staff educates residents about the root causes of domestic violence, community programs available to assist them, and legal and medical options. Numerous volunteers from the community who contribute their time, energy, and expertise to assist the women and children in residence assist shelter staff.

The Legal Aid Society of Rockland will also continue to offer free legal services to victims of domestic violence through the Family Court System.

Homeless Prevention (576.103)

Funds will be used to prevent the initial occurrence of homelessness by providing legal counsel to eligible tenants who are subject to eviction proceedings and cases will be settled by paying the rent arrears to avoid eviction.

Rapid Re-housing Assistance (576.104)

For families exiting an emergency shelter or transitional housing program listed on Rockland County's Housing Inventory Chart based on program requirements, and are unable to pay full monthly rent on an ongoing basis. A rental subsidy will be provided for no more than 24 months depending on case circumstances.

Housing Relocation and Stabilization Services (576.105)

Housing-related case management will be provided to assist families with housing relocation and stabilization services to include: rental application fees, last months rent if necessary to obtain housing for a program participant, moving costs such as truck rental or hiring a moving company, and assisting in developing a housing plan with the family and monitored by the case manager. The goal will be to insure that at the end of the supplement period the family will have the means to pay their full monthly rent.

Security/Utility Deposit and Utility payments will be available to those families who have exhausted all available benefits for security/utility deposits and utility payments will be offered assistance if they are need a deposit to secure housing or are faced with a shut off.

Short-term and Medium-term Rental Assistance (576.106)

For families facing eviction, already in the court system, who due to loss of income have rental arrears and are unable to pay full monthly rent on an ongoing basis. A rental subsidy will be provided for no more than 24 months of assistance during a 3-year period, depending on case circumstances. The subsidy amount will be determined following Section 8 HCVP guidelines.

HOPWA

The County of Rockland will utilize \$559,447 to finance a tenant based assistance program as in prior years with the client/household portion of the rent payment, plus the Department of Social Services shelter allowance for qualifying households. This leveraged financing is estimated to provide approximately \$800,000.

The County will continue to operate a tenant based assistance program with legal and counseling services, modeled after the Section 8 Housing Voucher Choice program with two modifications. First, households will be eligible up to the low-income level (80% of medium) as opposed to 50% as in Section 8. Past experience shows that approximately 80% of the assisted households still fall in the very low-income grouping. Second, the County will allow a greater number of bedrooms than in the Section 8 program if medically appropriate.

The County of Rockland will also utilize funds for a second HIV/AIDS housing complex with a tenant based rental assistance program, bringing the total count of assisted persons and their families to 25.

Determination of eligibility, screening and assistance in finding suitable apartments is done through the coordinated efforts of the Department of Health. The Office of Community Development handles enrollments, recertifications, and day-to-day client services.

Tenant Based Rental Assistance (Office of Community Development)	\$447,195
Legal Services (Legal Aid Society of Rockland)	\$35,000
Client Services (Rockland County Department of Health)	\$35,000
Housing Services (Rockland County Office of Community Development)	\$42,252

The Rockland County Office of Community Development Administrative Policy and Procedure for the HOPWA program is attached as Exhibit A.

HOUSING CHOICE VOUCHER PROGRAM

The Office of Community Development is the Local Administrator for the New York State Division of Homes and Community Renewal Statewide Housing Choice Voucher Program. The program currently has 1008 vouchers and 404 families on the Wait List. The Wait list was opened for pre-applications on May 1, 2007 for a 90-day period and closed on July 31, 2007. A lottery was held for placement of 1350 pre-applications selected.

The following chart indicates the number of Housing Choice Voucher units in the county by programs and includes the number of Wait list clients. Copies of the 5-year PHA plans and Annual Plans for all of the PHA's that include all annual revisions are on file at the Office of Community Development.

The Office of Community Development holds quarterly meeting with the Ramapo Housing Authority, the Spring Valley Section 8 Office, the Nyack Housing Authority, and the New Square Housing Authority.

PROGRAM	VOUCHERS	LEASED	WAIT LIST	UTILIZATION	STATUS
Rockland County Community Development	1008	994	404	98.60%	Closed
Nyack Housing Authority	236	200	459	84.75%	Open
Village of Spring Valley	815	574	355	70.43%	Closed
Village of Kaser	92	92	42	100%	Closed
Village of New Square	670	670	344	100%	Closed
Town of Ramapo Housing Authority	642	586	671	91.28%	Closed
Total Section 8 Units	3463	3116	2275	90%	

MONITORING

The Rockland County Office of Community Development conducts annual on-sight monitoring of sub-recipients. The monitoring consists of review the application, bid documents, contracts, requests for payments, program accomplishments, and income verifications. The monitoring also consists of, but is not be limited to:

1. National Objective Compliance
2. Labor Standard Compliance
3. Financial Management Compliance
4. Environmental Review Compliance
5. Procurement
6. Allowable Costs Compliance

Monitoring activities were conducted in June 2011, and will be scheduled for June 2012 for FY2011 program year. A copy of activities will be maintained at the Office of Community Development.

OTHER ACTIONS

Although previously addressed in the 2010 -2014 Consolidated Plan, in order to comply with 24CFR91.220(k), other actions, the following is a description on how the county plans to address barriers to affordable housing, foster and maintain affordable housing, reduce the number of poverty level families, and obstacles to meeting underserved needs.

The County of Rockland also continues to work with several public and private housing agencies as well as social service agencies to enhance services. Several of these agencies are indicated in the Public Service portion of the Consolidated/Action plan as recommendations for funding for these vital services. The county worked with several not-for-profit organizations over the last several years that provided training to local community groups in neighborhood watch, recycling, and health and safety. Although slow to catch on and labeled as “outsiders”, the groups now seem to be making a small impact.

Rockland County faces a difficult challenge in the 2000’s: Affordable housing is scarce, Housing Choice Voucher’s are in incredible demand, and few communities, if any, feel the need to develop any additional affordable units unless it is for seniors. Many see the housing growth of the 1990’s and 2000’s as an opportunity to bring affluent residents, with disposable income into their community. Will the benefits of living in Rockland County be shared by all its residents, or will some residents continue to be restricted to inferior housing in marginal neighborhoods. Fair housing, defined as access to affordable housing without discrimination, is not yet a reality in Rockland County, however great strides were taken in the last 10 years to bring this reality closer for all residents.

Demographic trends point to the increasing variety and diversity of the County’s population. Compared to 1970, 1980, and 1990 the County’s population in 2000 is older, contains a greater proportion of non-family households and households headed by a single individual, and contains

families with income levels ranging from the very rich to the desperately poor. The non-white population of the County has increased steadily, to 32.1% of the population in communities.

While the County's demographic profile points to increasing diversity, housing characteristics have not kept pace. The surge in housing prices between 1990 and 2000 outstripped income growth. As a result, 9.5% of County households in 2000 were living in poverty. The median value of owner occupied housing in 2000 was \$242,500, up an average of 17% annually.

Impediments to Fair Housing in Rockland County take two discrete forms: (1) barriers to housing access free of discrimination; and (2) barriers to housing affordability.

Barriers to housing access free of discrimination include:

1. Problems of interpersonal interaction;
2. Discrimination by individual real estate practitioners;
3. Discriminatory practices by individual lenders;
4. Discrimination in marketing of new construction.

Barriers to housing affordability include:

5. Situational factors and market conditions;
6. Fear and uncertainty;
7. Inadequate system for delivery of affordable housing.

In evaluating and for the reduction of lead-based paint hazards in Rockland County, estimates that there are households that are at a serious risk of lead paint hazards because; they have household incomes of 50% or less of the area medium income; they have children under the age of 6 residing in the unit; and they are units built prior to 1978. Recognizing the dangers of lead paint, Rockland County has implemented a wide-range strategy to control those hazards.

In the use of HOME Program funds for an owner-occupied housing rehabilitation programs the requirements are fully compliant with the HUD lead hazard control regulations at 24CFR Part 35. Proving safe and healthy homes is an objective that will be partially met through this program.

In the CDBG program, all local government grant recipients are required to comply with 24CFR570.487 with respect to lead paint poisoning prevention. Subrecipients that have a housing component which includes housing structures constructed or substantially rehabilitated prior to 1978 shall include appropriate measures in their housing activities to control, as much is practical, lead based hazards and shall provide notification of purchasers and tenants of the hazards of lead paint.

During the initial and periodic inspections for all tenant based rental program, to include Section 8 Housing program, HOME Program, and the Supportive Housing Grant Program, an inspector acting on behalf of the designated party and trained in visual assessment for deteriorated paint surfaces in accordance with procedures established by HUD shall conduct a visual assessment of all painted surfaces in order to identify any deteriorated paint.

(2) For tenant-based rental assistance provided under the HOME program, visual assessment shall be conducted as part of the initial and periodic inspections required under §92.209(i) of this title.

(b) The owner shall stabilize each deteriorated paint surface in accordance with §§35.1330(a) and (b) before commencement of assisted occupancy. If assisted occupancy has commenced prior to a periodic inspection, such paint stabilization must be completed within 30 days of notification of the owner of the results of the visual assessment. Paint stabilization is considered complete when clearance is achieved in accordance with §35.1340. If the owner does not complete the hazard reduction required by this section, the dwelling unit is in violation of Housing Quality Standards (HQS) until the hazard reduction is completed or the unit is no longer covered by this subpart because the unit is no longer under a housing assistance payment (HAP) contract with the housing agency.

(c) The owner shall provide a notice to occupants in accordance with §35.125(b)(1),(c) describing the results of the clearance examination.

(d) The designated party may grant the owner an extension of time to complete paint stabilization and clearance for reasonable cause, but such an extension shall not extend beyond 90 days after the date of notification to the owner of the results of the visual assessment.

LEVERAGING RESOURCES

Several of the sub-grantees have been very successful in leveraging funds from other federal, state, private, and public funds. Through the HOME Program, Rockland Housing Action Coalition, Joseph's Home, and the Legal Aid Society match nearly every dollar on a dollar for dollar match from state sources and private funds. The County also funds projects that are funded through the New York State Homes and Community Renewal's Low Income Housing Tax Credit program. These projects, through the efforts of the Office of Community Development, typically receive a Payment in Liew of Taxes (PILOT) and the tax benefits contribute towards the match. The County also utilizes the appraised value of the land as a HOME match, when it qualifies.

The Rockland Family Shelter also matches dollar for dollar funds used for the operational expenses at the battered women's shelter, funded by ESG from the State of New York Criminal Justice division, private donations, and through their annual support from the County of Rockland budget.

Many communities also leverage funds from New York State for their improvement projects.

The County of Rockland is currently working with all of its depositories for further future leveraging capabilities, and since the County of Rockland became it's own Metropolitan Statistical Area, banks now have to reexamine their participation within Rockland.

CITIZEN'S COMMENTS

All comments received by the County of Rockland and the consortium communities during the preparation of the 2012 Consolidated/Action Plan will be kept on file at the Rockland County

Office of Community Development, 50 Sanatorium Road, Building K, Pomona, New York 10970 and are available for review.

CITIZEN REVIEW PERIOD

A draft of the Action Plan was made available for the public comment period on April 2, 2012. Publication of a notice of availability was made on that date in the Rockland Journal News; copies of the Consolidated/Action Plan were made available to the 22 villages and towns in the consortium at our annual CDBG day.

NOTICE OF PUBLIC HEARING

The Rockland County Office of Community Development published the Notice of Public Hearing in the Rockland County Journal News and the Rockland County Times, a copy of which follows.

**NOTICE OF
PUBLIC HEARING**

Please TAKE NOTICE that a public hearing will be held by the Rockland County Office of Community Development on the 7th day of May, 2012 at 5:00 p.m. at the Rockland County Office of Community Development, 50 Sanatorium Road, Building K, Pomona, New York 10970 for the purpose of obtaining public comment on the Rockland County FY2012 Consolidated/Action Plan, the Proposed Statement of Community Development Objectives and Projected Use of Funds under Fiscal Year 2012 Community Development Block Grant Program, Fiscal Year 2012 HOME Investment Partnership Program, Fiscal Year 2012 Emergency Solutions Grant Program, and Fiscal Year 2012 Housing opportunities for Persons with AIDS (HOPWA).

Please TAKE NOTICE that a public hearing will be held by the Rockland County Office of Community Development on the 7th day of May, 2012 at 5:00 p.m. at the Rockland County Office of Community Development, 50 Sanatorium Road, Building K, Pomona, New York 10970 for the purpose of obtaining public comment on the Rockland County Analysis of Impediments to Fair Housing Choice.

Please TAKE NOTICE that the FY2012 Consolidated/Action Plan for Rockland County is available for public review and comments, at the Rockland County Office of Community Development, 50 Sanatorium Road, Building K, Pomona, New York 10970 on April 2, 2012.

At the aforesaid times and place any and all interested parties are invited to attend.

Dated March 26, 2012

C. SCOTT VANDERHOEF
County Executive
For the Rockland County Consortium

“The Rockland County Office of Community Development is committed to full compliance with the American with Disabilities Act. To that end, Community Development is committed to creating an accessible environment for all. The Rockland County Office of Community Development will also make all accommodations for language translations. To request accommodations that you may require, please call Joseph F. Abate at 845-364-3939. Please request these accommodations three (3) days in advance so that we can seek to meet your needs.”

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing - The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in that regard.

Anti-displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104 (d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace – It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition:
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant office or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following action, within 30 calendar days of receiving notice under subparagraph 4 (b), with respect to any employee who is so convicted –
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1993, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying – To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperation agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants loans, and cooperative agreements) and that all sub- recipients shall certify and disclose accordingly.

Authority of Jurisdiction – The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan – The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 – It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

C. Scott Vanderhoef
County Executive

May 10, 2012
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen's Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105

Community Development Plan – It's consolidated housing and community development plan identifies community development and housing needs and specifies both short-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR24 part 570).

Following a Plan - It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities, which benefit low and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2011, 2011, and 2012 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period:
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, and assessment or charge may be made against the property with respect to the public improvements finance by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG

funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws - The grant will be conducted and administered in conformity- with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619, and implementing regulations.

Lead-Based Paint – Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR Section 570.608;

Compliance with Laws – It will comply with applicable laws. with title formity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619, and implementing regulations.

C. Scott Vanderhoef
County Executive

May 10, 2012

Date

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208 (c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

C. Scott Vanderhoef
County Executive

May 10, 2012
Date

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance – If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs - It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR Section 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities as described in Section 92.214.

Appropriate Financial Assistance – before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

C. Scott Vanderhoef

County Executive

May 10, 2012

Date

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

C. Scott Vanderhoef
County Executive

Date May 10, 2012

APPENDIX TO CERTIFICATION

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and no more than \$100,000 for each such failure.

B. Drug-Free Workplace Certifications

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantees knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government may take action authorized under the Drug-Free Workplace Act.
3. Workplace under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplace at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identification must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert hall or radio stations),
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the spaces provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ____ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of no lo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

SCHEDULE A

CDBG 2012		1,926,134.00
Curbs and Sidewalks	Spring Valley	\$ 100,000.00
Sidewalk Replacements	Vill. of Haverstraw	\$ 90,000.00
Pecks Pond Improvements	West Haverstraw	\$ 90,000.00
Business District Improvements	Suffern	\$ 85,000.00
Bowline Improvements	Town of Haverstraw	\$ 80,000.00
Kaser Terrace Sidewalks	Kaser	\$ 50,000.00
West Central Ave Improvements	Ramapo	\$ 50,000.00
ADA Elevator Justice Court	Stony Point	\$ 50,000.00
Restroom Project	South Nyack	\$ 47,000.00
Nyack Section 108 Loan Repayment	Nyack	\$ 43,000.00
Landlord/Tenant Advocacy Legal Aid	Rockland County	\$ 36,000.00
Calvary Drive ADA Pedestrian Signals	Clarkstown	\$ 30,000.00
Mini Bus	Clarkstown	\$ 25,000.00
Public Facilities Improvements ADA Curb	Orangetown	\$ 25,000.00
GET Program	Haverstraw	\$ 25,000.00
Economic Development Initiative	Rockland County	\$ 20,000.00
Jewish Family Services	Rockland County	\$ 20,000.00
Arts Alliance	Haverstraw	\$ 18,000.00
Foster Grandparent Program	Rockland County	\$ 15,000.00
Youth Counseling	RODA (Kaser)	\$ 12,000.00
Nyack Center	Nyack	\$ 12,000.00
West Street CCLC Summer Program	Spring Valley	\$ 10,000.00
Meals on Wheels Meal Delivery	Rockland County	\$ 10,000.00
Family Stabilaization Program - SVHA	Spring Valley	\$ 10,000.00
Adult Literacy Program	Rockland County	\$ 10,000.00
Crime Prevention Program	Rockland County	\$ 10,000.00
Sewer Connection Youth Center	Hillburn	\$ 5,400.00
Chiku Awali African Dance	Spring Valley	\$ 5,000.00
Sewer Connection Community Room	Hillburn	\$ 4,600.00
Curb Cuts	Piermont	\$ 3,000.00

SCHEDULE B

HOME PROGRAM			\$586,870.00
CHDO Designated Project	Rockland County	\$	96,000.00
Homebuyers Assistance	Rockland County	\$	125,000.00
Tenant Based Rental Program	Rockland County	\$	106,183.00
Security Deposit Program	Legal Aid	\$	30,000.00
Owner Occupied Rehabilitation	Rockland County	\$	150,000.00
HACSO Homeownership Training	Spring Valley	\$	20,000.00
Administration	Rockland County	\$	58,687.00

SCHEDULE C

EMERGENCY SOLUTIONS GRANT		\$	163,457.00
Rockland Family Shelter	RFS	\$	25,000.00
Legal Services	Legal Aid	\$	30,000.00
Homeless Prevention	Rockland County	\$	25,000.00
Rapid Re-housing Assistance	Rockland County	\$	25,000.00
Short/Long Term Rental Assistance	Rockland County	\$	46,207.00
Administration	Rockland County	\$	12,250.00

SCHEDULE D

HOPWA FY2012		\$597,195.00
RENTAL ASSISTANCE		\$ 447,195.00
COMMUNITY DEVELOPMENT - HOUSING SERVICES		\$ 80,000.00
CLIENT SERVICES		\$ 70,000.00

SCHEDULE E

Section 108 Loan	\$800,000.00
Repayments	\$800,000.00

SCHEDULE F

Supportive Housing Grant	\$ 579,220.00
Transitional Housing Program	\$ 431,220.00
HMIS	\$ 148,000.00

SCHEDULE G

Section 108 Loan	\$1,865,000.00
County of Rockland ED Program	\$1,865,000.00

SCHEDULE H

Administrative Policy and Procedures

HOME Investment Partnership Program **Housing Opportunities for Persons with AIDS** **Emergency Solutions Grant** **January 1, 2012**

The information included is the policy and procedures of the Rockland County Office of Community Development for the United States Department of Housing and Urban Development's HOME Investment Partnership, HOPWA, and Homeless Prevention and Rapid Re-Housing Programs. The policies and procedures have been established for all programs unless stated and are in accordance with federal regulations, Title 24 – Housing and Urban Development, Part 92 – HOME Investment Partnerships Program, Part 574 Housing Opportunities for Persons with AIDS, and Title 24 – Housing and Urban Development, Part 576 Emergency Solutions Grant.

GENERAL PROVISIONS (ALL PROGRAMS)

AFFIRMATIVE MARKETING POLICIES AND PROCEDURES

In accordance with Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Program regulations and in furtherance of the County of Rockland's commitment to non-discrimination and equal opportunity in housing, the County of Rockland has established procedures to affirmatively market units acquired, rehabilitated, constructed or otherwise assisted under the CDBG and/or HOME Programs.

The County of Rockland is committed to the goals of non-discrimination and equal access. In addition, the County of Rockland is committed to the goals of increasing the housing opportunities of those with limited English proficiency, low-income residents and under-represented ethnic and racial groups. These goals will be reached through the implementation of the County's Affirmative Marketing Policy. The implementation of this policy should result in a diverse tenant population in each of the affordable housing developments, with a representation of ethnic and racial groups that is consistent with their representation in the County.

The County of Rockland actively promotes fair housing through:

- Ongoing funding of fair housing services
- Adoption and implementation of an "Analysis of Impediments to Fair Housing Choice"
- Adoption of "Consolidated Plan" for CDBG, HOME program, with an analysis and strategy for fair housing, every five years

- Annual monitoring of fair housing activities through monitoring of fair housing services and reporting on ongoing activities in its Consolidated Annual Performance and Evaluation Report (CAPER)

The goal of the affirmative marketing procedures and outreach efforts are to ensure that all persons – regardless of their race, color, national origin, age, religion, sex, disability, familial status or English proficiency – are aware of the affordable housing opportunities generated by federal HOME funds and County Housing Funds and program activities, in accordance with 24 CFR 108.1.

The County of Rockland is responsible for the implementation of the Affirmative Marketing Policies and Procedures and all owners, developers, Community Housing Development Organizations and other nonprofits must comply with this policy for all CDBG, HOME and County funded housing developments.

The Affirmative Marketing Policies and Procedures exist as an appendix to the “Analysis of Impediments to Fair Housing Choice” maintained in the Community Development Department files. CDBG, HOME and County funded housing developments are held to the terms of the policies by reference of these policies as an attachment to loan or rent regulatory agreements with the County for receipt of CDBG, HOME and/or County funds.

1. Methods for Informing the Public, Owners and Potential Tenants about Fair Housing Laws and the County’s Affirmative Marketing Policies and Procedures
 - a) The County of Rockland Office of Community Development shall be responsible for implementing the County’s Affirmative Marketing Policies and Procedures.
 - b) Recipients of CDBG, HOME and/or County funds shall be informed of the County’s Affirmative Marketing Policies by having this policy referenced in the agreement as an attachment with the County for the receipt of funds and by making compliance with this policy a requirement for the duration of the agreement.
 - c) The County shall continue to fund outside agencies to provide fair housing information/referral and case investigation services and tenant/landlord information/referral and mediation services.
 - d) The County collaborates with the members of the countywide consortium to reduce discrimination in housing.
 - e) The County shall work with Human Rights Commission to develop an outreach plan each year, which will include advertisements in local newspapers, public service announcements, distribution of fair housing brochures at relevant events,

community presentations, and other outreach activities to inform the community about fair housing rights and responsibilities.

- f) The County shall carry out outreach and provide tenants and rental property owners with copies of the State of New York handbook on tenants rights and responsibilities, fair housing brochures as well as the County's Housing website and Affirmative Marketing Policies and Procedures.
 - g) The County provides information about fair housing, fair housing procedures and links on the County's website.
 - h) The County shall require that owners of CDBG and/or HOME funded housing provide an annual report describing how their actions have complied with the County's Affirmative Marketing Policies and Procedures.
 - i) The County shall periodically post flyers and brochures that describe fair housing laws and services, in the County Office building, which is open to the public.
 - j) Housing project owners shall instruct all employees and agents in writing and orally in the policy of nondiscrimination and fair housing.
2. Description of Requirements of Property Owners and the County to Affirmatively Market Housing Assisted with CDBG, HOME and/or County funds

It is the County of Rockland's policy to require that each owner of a rental or ownership project carried out with CDBG, HOME, and/or County funds:

- a) Use the "Equal Opportunity" logotype or slogan on all correspondence and advertising prepared relating to the rental of units.
- b) Place ads in a local Countywide newspaper of general circulation, e.g. the Rockland Journal News and Rockland County Times, to advertise housing opportunities.
- c) *Sales/Leasing Staff*; Maintain a nondiscriminatory hiring policy in recruiting from both minority and majority groups including both sexes and the handicapped, for staff engaged in the sale or rental of properties.
- d) *Advertising*; All advertising depicting persons shall depict persons of majority and minority groups including both sexes.

- e) *Fair Housing Poster*; Prominently display in all offices in which sale or rental activity pertaining to the project or subdivision takes place using the HUD-approved Fair Housing poster.
- f) *Sign on project site*; Post in a conspicuous position on the project site a sign displaying prominently either the Equal Housing Opportunity logo, slogan, or statement.
- g) *AFHM Plan*; Project owners should submit the AFHM Plan to Office of Community Development for review 120 days prior to initiating sales or rental marketing activities. The County will review and consider approval of the Plan within 30 days.

The County of Rockland shall carry out the following:

- a) Post flyers of upcoming housing opportunities in the consortium community village and town halls.
 - b) Maintain and make available to interested parties a listing of the affordable housing stock which includes information about who to contact regarding the availability of housing and the estimated month and year (if known) when applications will be accepted from prospective new tenants.
 - c) Monitor, in conjunction with the project monitoring, compliance with the County's Affirmative Marketing Policies and Procedures.
3. Description of What Property Owners and/or the County will do to Inform Persons not Likely to Apply for Housing Without Special Outreach

In order to solicit applications from persons who are not likely to apply for housing without special outreach, particularly those persons with limited English proficiency, each owner of CDBG and/or HOME assisted property, will be required to:

- a) Utilize HUD Form 935.2 to organize and document the affirmative marketing plan for a project.
- b) Target outreach, through a variety of means, to ethnic and racial groups that are underrepresented in the housing development based on their representation in the County.
- c) At a minimum, utilize newspapers, churches, and places of worship, and nonprofit organizations that serve the underrepresented group to distribute information about housing openings.

- d) Provide all advertising in the language the group is most familiar with and provide a contact person who can answer questions in the language primarily spoken by the target group.

The County of Rockland shall carry out the following activities:

- a) As appropriate, the Rockland County Executive's Communications Office will issue a press release to local media to include the Rockland Journal News, The Rockland County Times and News 12.
 - b) Post notice of availability on the County website.
4. Maintenance of Records to Document Actions Taken to Affirmatively Market HOME, CDBNG and/or County Assisted Units and to Assess Marketing Effectiveness.

The County shall request owners of property assisted under CDBG, HOME, and/or County to maintain the following records and report annually on:

- Written description of how vacancies were filled
- Copies of newspaper advertisements and flyers or other printed material used
- Copies of mailing lists to organizations that were sent flyers and other material
- Copies of press releases and description of circulation
- Evidence of broadcast of television and radio advertisements
- Photographs of site signs
- The racial, ethnic and gender characteristics of tenants

The County shall report on compliance with the County's Affirmative Marketing Policies and Procedures and consult with the property owners about any improvements which need to be addressed. The County shall maintain records regarding vacancies that occurred during the year and the process used to fill them.

The County will examine whether or not persons from a variety of racial and ethnic groups in the County applied for or became tenants of units that were affirmatively marketed. If the County finds that a variety of ethnic groups are represented, the County will assume that the affirmative marketing procedures were effective. If one or more groups are not represented consistent with their representation in the County, the County will review its procedures to determine what changes, if any, might be made to make the affirmative marketing efforts more effective.

5. What Corrective Actions will be Taken Where Affirmative Marketing Requirements are not met.

The County of Rockland will take corrective action if it is determined that a participating property owner had failed to carry out affirmative marketing efforts as required by the County's agreement. The County, prior to taking any corrective action, will discuss with the owner ways to improve affirmative marketing efforts. Initially, the County will provide a reasonable time period for the owner to establish written procedures for future use. If a participant property owner, after receiving notice and an opportunity to correct identified deficiencies, continues to neglect the responsibilities made incumbent by the terms of the agreement, the County will consider action such as notifying the property owner that a breach of the terms of the agreement with the County has occurred and that the County will exercise its rights under the terms of the agreement.

The County notes that federal regulations [24 CFR 108.50 – Compliance Procedures for Affirmative Fair Housing Marketing-Sanctions] state: “Applicants failing to comply with the requirements of these regulations, the AFHM regulations, or an AFHM plan will make themselves liable to sanctions authorized by law, regulations, agreements, rules, or policies governing the program pursuant to which the application was made, including, but not limited to, denial of further participation in Departmental programs and referral to the Department of Justice of suit by the United States for injunctive or other appropriate relief.”

RECAPTURE PROVISION

The County of Rockland has been operating under an approved recapture provision for the Homebuyers Assistance, American Dream Down Payment Initiative, and HOPWA Programs.

Any loans made to homebuyers, developers, and not-for-profits to assist in the purchase or modification of existing or newly constructed housing unit is secured by a mortgage on the property. Said mortgage shall adhere to include the following provisions:

1. For the Homebuyers Assistance Program the premises will be their primary residence.
2. That upon sale during the period of affordability, the loan becomes due and payable upon transfer. If the sale is to a non-HOME eligible owner at an "affordable" price, the full principal is due plus interest at the same rate as the first mortgage. If it is sold to a qualifying person, only the principal is due. The County in these cases reserves the right to "roll over" the loan to the new owner without extending the period of affordability.
3. During the first three years of the loan, repayment shall be the loan amount plus interest equal to the mortgage in the first position or 6%, whichever is greater. In years four and five, outstanding principal only and the loan will reduce annually from years six through fifteen at a rate of 10% of the loan amount with the loan forgiven after fifteen years.
4. If non-owner occupied, the premises will conform to the rental income guidelines established by the United States Department of Housing and Urban Development for Rockland County for a period of fifteen (15) years. If the rents exceed the HUD Fair Market Rent, then the loan is considered in default and repayment must be made immediately. Proof of income is required

annually by all residents by submitting all resident's federal income tax returns and a copy of the lease.

5. That upon sale during the period of affordability, the loan becomes due and payable upon transfer. If the property is sold the full balance is due at the time of closing and settlement.

PROGRAM REQUIREMENTS

All housing units assisted with federal funds from the Rockland County Office of Community Development must meet all federal requirements, to include those listed in:

- 24 CFR 570 – Community Development Block Grants
- 24 CFR 92 – HOME Investment Partnership Program
- 24 CFR 576 – Emergency Solutions Grant
- 24 CFR 982- Section 8 Tenant Based Assistance
- 24 CFR 574 – Housing Opportunities for Persons with AIDS
- 24 CFR 8 – Nondiscrimination Based on Handicap in Federally Assisted Programs
- 24 CFR 58 – Environmental Review Procedures for Recipients Assuming HUD Responsibilities
- 24 CFR 35 – Lead Based Paint Poisoning Prevention in Federally Owned and Assisted Housing

SUBORDINATION

At the discretion of the Rockland County Office of Community Development, the County of Rockland can subordinate the loan in the event the borrower refinances the existing mortgage or mortgages, in an amount not to exceed the mortgages and reasonable closing costs. The borrower must be income and program eligible at the time of the subordination request and housing unit value cannot exceed the FHA Mortgage Limit as established by HU for Rockland County. The County of Rockland shall not subordinate in any other circumstance, to include debt consolidation.

COMMUNITY DEVELOPMENT TBRA/TENANT ASSISTANCE PROGRAM

The program guidelines for the HOME TBRA Program, HOME 2 Program (HOPWA) and the Emergency Solutions Grant are the same as the United States Department of Housing and Urban Development Section 8 Voucher Program. The policies and procedures are available at the Rockland County Office of Community Development and are in accordance with federal and New York State Homes and Community Renewal regulations and administrative plans.

To be eligible for assistance the applicant must be a Rockland County resident for a minimum of one-year and meet all Section 8 Voucher Program enrollment guidelines. A family is not eligible for assistance if they have been previously terminated for cause from any Office of Community Development administered program within the past 10 years. The program will require assisted families to pay the total tenant payment as determined in accordance to Section 8 Voucher Program regulations. They must also have no outstanding family obligations, and provide proof that they have applied to and be within one year of assistance of an assisted housing program unit or of sustaining self-sufficiency. Persons that were terminated for cause from the Section 8 Voucher Program or any rent subsidized housing program through the Rockland County Office of Community Development are not eligible for assistance.

The HOME TBRA Program assistance is for one-year with the maximum time a person or family may receive assistance is for a total of 24 months. To be eligible a family or individual must be chronically homeless, facing a court ordered eviction within 7 days, or be a family that will be “reached” for subsidized housing within 2 years of assistance.

HOME 2 TBA clients must also be eligible under the guidelines as established by the United States Department of Housing and Urban Development for the Housing Opportunities for Persons With Aids (HOPWA) program 24CFR574. A wait list will be developed utilizing guidelines set forth in 24CFR982 and the New York State Homes and Community Renewal Administrative Plan as a separate wait list and opened either on it’s own or at the time the County of Rockland opens the Section 8 Wait List.

The HOME Tenant Assistance Program offers the availability of security and utility deposits for families that are residing in subsidized housing units. The maximum assistance is two months security and requires a 12- month lease and follows all HOME program guidelines.

DOMESTIC VIOLENCE TBRA PROGRAM

The program guidelines for the Domestic Violence Tenant Based Rental Assistance Program is the same as the United States Department of Housing and Urban Development Section 8 Voucher Program. The policies and procedures are available at the Rockland County Office of Community Development and are in accordance with federal and New York State Division of Homes and Community Renewal regulations and administrative plans.

The assistance is for a minimum of 6 months to a maximum of 24 months. The program will require assisted families to pay the total tenant payment as determined in accordance to Section 8 Voucher Program regulations. Eligibility for a second year is based on employment history and achieving self-sufficiency. Persons that were terminated from the Section 8 Voucher Program are not eligible for assistance.

To be eligible, the applicant must have prior to participation resided in an emergency shelter and a resident of Rockland County for a minimum of one-year. The applicant must be fully employed with a goal of family self-sufficiency within two years of initial lease up. The person must have either a permanent or temporary court order of protection and the

HOME BUYER ASSISTANCE PROGRAM

To qualify, a Rockland resident must be purchasing a home and meet the low-income guidelines. The guidelines for the program are that the maximum funds a family can receive is the lower of \$7,500 or 5% of the purchase price of the money needed to close the “gap” and a “match,” money out of pocket by the homebuyer is required. The maximum Housing Expense and Housing/Debt ratio cannot exceed 40%. The maximum gifts the family receives cannot exceed \$20,000. The applicant must borrow the maximum credit a lender will offer and the maximum downpayment cannot exceed 10% of the purchase price. Funds the family earns from an approved Federal Home Loan Bank “First Home Club” is an acceptable match. The following is an overview of the Homebuyers Assistance Program that will provide assistance to persons of low income to purchase their primary residence.

Qualifications

Persons who reside in a Rockland County Consortium Community for a minimum of one year (the Village's of New Square and Upper Nyack are non-members) of low income, who will occupy the property as their principal residence.

A "low income person" is defined as having a household income according to national published Median Family Income (taxable or non taxable) that the household receives as defined by the United States Department of Housing and Urban Development.

Eligible properties

Either newly constructed or existing property located in a Rockland County Consortium Community (the Village's of New Square and Upper Nyack are non-members), which meets the United States Department of Housing and Urban Development's Housing Quality Standards. The residence can be any of the following:

1. Single family property
2. Condominium units
3. Manufactured home
4. Mobile home
5. Cooperative units
6. Legal two-family residence

The appraised value of the property cannot be greater than the FHA guaranteed loan amount for Rockland County.

Assistance and Availability

The County will lend the qualifying household the lower of \$7,500 or 5% of the purchase price to pay a portion of the down payment and cover the closing costs. The total amount the County will lend is based on the total amount needed to "Close the Gap" and a dollar for dollar match. It is required that the family borrows the maximum available through a lender. This loan will be secured by a second mortgage on the property that will not be repaid until the property is sold or the borrower comes off title.

It is expected that future money will be available as long as Congress funds the HOME Program. The money will be given out on a "first-come, first-served" basis.

Procedure

The funds become available by the prospective owner finding a home that qualifies, then applying to a local lending institution for a mortgage. If a person and the property is approved for a loan and the lending institution is prepared to issue a mortgage commitment letter but the prospective purchaser needs assistance to pay the required down payment and closing costs, then evidence of this should be forwarded to the Rockland County Office of Community Development office.

The information will be reviewed and as moneys are available under the Program, the Office of Community Development will commit the necessary funds to close this "gap".

Additional Requirements for Two Family Residences

The requirements for the purchase of a legal two family residence are slightly different as follows:

1. If the residence is purchased by a low income resident, the amount of the loan is stated as above. The second unit in the house must be rented to another low-income resident (as defined above) at rents no greater than the rents set by the Federal Fair Market Rent regulations. Please note that the above rents include all utilities. If utilities are not included, the above rents must be reduced according to schedules on file in the Rockland County Office of Community Development Office. The County will verify the income of the resident of the second unit and the rental paid on a yearly basis.

2. If the residence is purchased by two- (2) low-income households (either related or non-related) the amount of the loan each household can receive will be determined by dividing the purchase price by two (2) and the 5% formula will be applied to that amount. A single mortgage for the total amount will be placed on the property with each household signing a note for only 1/2 the amount of the mortgage.

EMERGENCY SOLUTIONS GRANT

The county will utilize funds as a supplement to expand existing services provided by the Department of Social Services and Office of Community Development. All services are consistent with the Consolidated Plan of 2010-2014. The maximum benefit per family through the ESG program is \$3,000.00 except for the Rapid Re-housing program.

All families must meet with a housing-related case management person at the Office of Community Development. The RCOCD case management will be provided to each family that receives ESG funding. A housing plan will be developed with the family and monitored by the case manager. The case manager will meet with the family at least twice a month and complete all required forms to include all required by the United States of Housing and Urban Development (HUD). The case manager will also maintain all families in the Rockland County Homeless Management Information System (HMIS) as required by Congress. The goal will be to insure that at the end of the supplement period the family will have the means to pay their full monthly rent.

The Rockland County Office of Community Development will serve as the program administrator and will make all final eligibility determinations. Community Development will also process all payments for eligible families.

The Office of Community Development is also responsible for determining the adequacy of performance under subrecipient agreements and procurement contracts, and for taking appropriate action when performance problems arise. The Office of Community Development is responsible for applying to the Rockland County Department of Social Services and any other subrecipient the same requirements as are applicable to the Office of Community. The Office of Community Development will also apply all administrative requirements as defined in Part 85 to the monitoring and administration of HPRP funds

Short term rental assistance - For families facing eviction and already in the court system, due to loss of income have rental arrears and are unable to pay full monthly rent on an ongoing basis. A rental subsidy will be provided for no more than 3 months depending on case circumstances. The subsidy amount will be determined following Section 8 guidelines. The maximum benefit per family is the greater of \$3,000.00 or 3 months assistance.

Rapid Re-housing assistance - For families exiting an emergency shelter or transitional housing program listed on Rockland County's Housing Inventory Chart based on program requirements, and are unable to pay full monthly rent on an ongoing basis. A rental subsidy will be provided for no more than 24 months depending on case circumstances. The subsidy amount will be determined by bedroom size the family is eligible for with the family paying the greater of 30% of adjusted monthly income or 40% of the HUD Fair Market Rent for Rockland County as follows:

0 bedroom - \$450	1 bedroom - \$500
2 bedroom - \$575	3 bedroom - \$700
4 bedroom - \$775	

Security/Utility Deposit and Utility payments- those families who have exhausted all available benefits for security/utility deposits and utility payments will be offered assistance if they are in need of a deposit to secure housing or are faced with a shut off. The maximum benefit per family is \$3,000.00 with the maximum housing security deposit equaling the maximum allowable under New York State law.

Individuals and families receiving a utility allowance through a rent subsidy program are not eligible for assistance for funding for the portion of the arrears for the amount the rent subsidy program's utility allowance was paid to the individual and family and they did not pay towards the utility bill.

Eviction Prevention – Funds will be used to prevent the initial occurrence of homelessness by providing legal counsel to eligible tenants who are subject to eviction proceedings and cases will be settled by paying the rent arrears to avoid eviction. The maximum benefit per family is \$3,000.00 to include all legal costs. Individuals and families receiving a rent subsidy are not eligible for assistance for funding for the portion of the rental arrears that the rent subsidy program determined was otherwise the individual's or family's responsibility.

Qualifications - Persons who reside in a Rockland County that meet the "low-income" qualifications. A "very low income-person" is defined as having a household income of 30% of

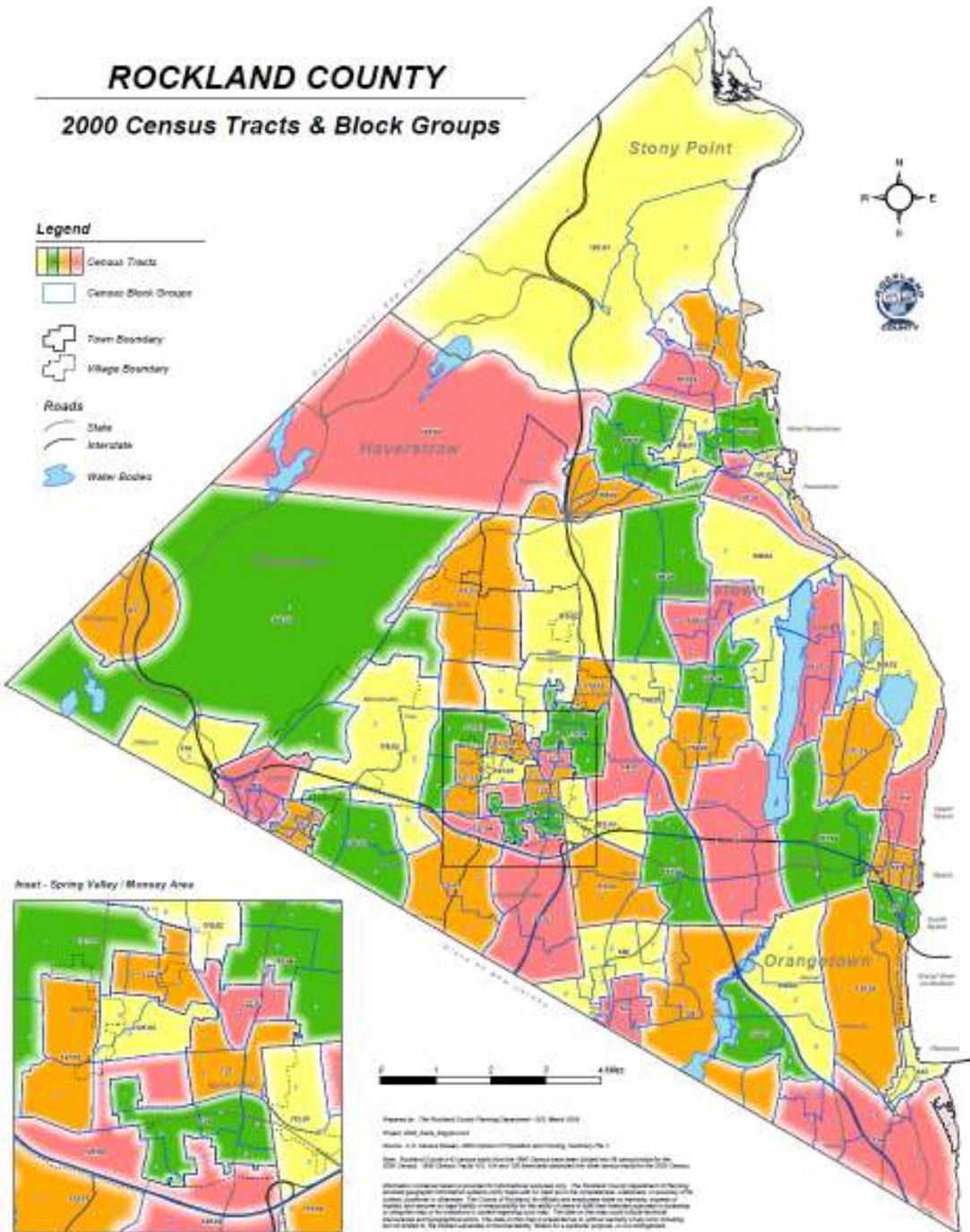
the Rockland County published Median Family Income (taxable or non taxable) that the household receives as defined by the United States Department of Housing and Urban Development.

ROCKLAND COUNTY

2000 Census Tracts & Block Groups

Legend

-  Census Tracts
-  Census Block Groups
-  Town Boundary
-  Village Boundary
- Roads**
-  State
-  Interstate
-  Water Bodies



Inset - Spring Valley / Monsey Area



Prepared by: The Rockland County Planning Department - 01, March 2002
 Project: 2000_Census_2002
 Author: A. J. ...
 Date: ...
 This document contains information that is confidential and proprietary to the Rockland County Planning Department. It is intended for internal use only. It is not to be distributed outside the Rockland County Planning Department. The data in this document is subject to change without notice. The Rockland County Planning Department is not responsible for any errors or omissions in this document. The data in this document is subject to change without notice. The Rockland County Planning Department is not responsible for any errors or omissions in this document.