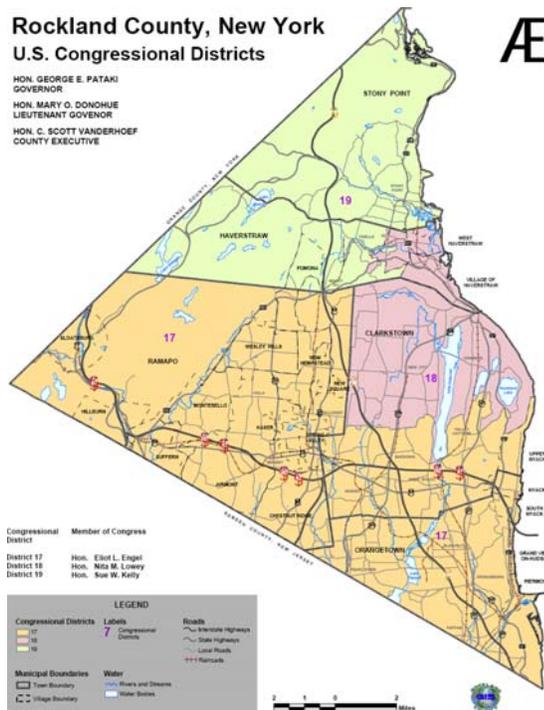


# ROCKLAND COUNTY NEW YORK

## FY2010 –FY2014 CONSOLIDATED PLAN



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# **I. General Requirements**

## **Executive Summary**

Rockland County is located in the Hudson River Valley of the State of New York, approximately 25 miles northwest of the City of New York. The County was transformed from a rural County in the 1940's and 1950's to a suburban County in the 1960's and 1970's with the construction of the New York State Thruway and Tappan Zee Bridge. In the 1980's and 1990's it has matured into a County that is highly developed.

The County has several levels of government. The county is presided over by a County Executive and a 17 member Legislature. There are five towns and 19 villages within the County.

## **Action Plan**

This Consolidated Plan presents a long-term plan for the County and its participating communities over the next five years. This plan includes a one-year action plan and the county's plan to spend approximately \$16.5 million in C.D.B.G., HOME and ESG funds over a five-year period. Almost one third of these funds will be spent for housing with the county leveraging \$10 for every \$1 spent on housing (1994- 2009). The other half of the entitlement funds will be spent for infrastructure improvements including, youth centers, public works and some planning studies. Rockland County will spend approximately \$1.75 million of HOPWA funds through a consortium with the City of New York and approximately \$1.5 million in Supportive Housing Grants.

## **Citizen Participation**

From the outset, the Rockland County Office of Community Development was designated as the coordinator of the development for the Consolidated Plan.

Public input was sought by using the following methods:

1. A series of public hearings are held in every participating community and one countywide meeting.
2. Consultations are held with County agencies that provide a variety of social needs.
3. Over 200 not-for-profits were surveyed or met with to receive their input.

Generally, the public hearings are not well attended, if attended at all.

## **Community Profile**

After a substantial growth period in the 1960's and 1970's, the County had additional population growth in the 1990's to 286,753 in the 2000 census. Of these 78.4% were white, 12.2% were black, Asians were 6.0%, and Native Americans were approximately .6%. Hispanics made up 10.2% of the population. The number and percent of minorities increased somewhat during the 1990's. A shift in the median age of the population was experienced in the 1990's and continues today with the median age increasing each year in the County.

Both median household income and median family income increased in Rockland County during the 1990's. Asians had the highest median income, whites were second and blacks had the lowest median income among racial groups. Hispanics (all races) had higher median income than blacks and less than whites.

Several low-income concentrations exist in Rockland County. The Village of Haverstraw has approximately 59.3% Hispanic, the Village of Spring Valley has 48.3% blacks and the Monsey area of the Town of Ramapo has a large amount of Hasidic Jews.

1998 saw the first major change for Rockland County as the county was established as a Metropolitan Statistical Area (MSA) and had a change in median family income from \$49,600 to \$77,700. The change from the New York City MSA has had a major impact on the county since the change.

## **Housing and Community Development Needs**

### **Conditions**

The economy of Rockland County is on a down swing as in many of the suburban areas. Unemployment has shown a slight increase, but is considerably less than the statewide average. Many Rockland residents work outside the County and commute to their employment to Westchester County, New Jersey or New York City. Rockland County has developed almost all of the developable land. There are currently some undeveloped areas that exist in the northern and western portion of the County.

### **Housing Needs**

As indicated in Rockland County's Comprehensive Plan several housing needs were identified by our consultations. The needs are:

1. Increased need for rental supplements for very low-income residents of all age groups and family sizes, but particularly single parent homes.
2. Increasing the opportunities of low-income families for home ownership.
3. Rehabilitation of existing single family housing particularly for senior citizens and in the older neighborhoods.

Our short term and long term plans will attempt to address these needs. Prospects for greater assistance for need one above are not great, however, needs two and three have a better chance of being addressed. The first need relates directly to the Section 8 Housing Choice Housing Program.

The homeless of Rockland County are increasing in numbers and are generally well served in their housing and other needs. Improvement is needed for the single homeless that currently do not have substantial housing resources available to them. Rockland County offers few "drop-in" shelters. Assistance in the form of several small shelters in three or four areas of the County may solve this problem.

### **Housing Market Conditions**

The County of Rockland has 99,344 housing units. Of these, 67,675 are owner occupied and 27,012 are rental units. Vacancy rates in the county are 4.7%.

During the 1990's Rockland County experienced a drop in rental units mostly due to a number of conversions of rental housing to condominiums or co-ops. No substantial increase in rental housing is expected in the foreseeable future. The single-family home market continues to grow but most housing currently being built is being sold above the median value of houses currently in Rockland County.

### **Affordable Housing Needs**

Most of the single-family housing built in the last few years is beyond the price range of lower- income households despite the drop in housing prices the last three years. Very low rates of multifamily housing construction have resulted in decreased vacancy rates. Little multifamily construction is planned for the near future and rents are likely to continue to rise faster than incomes.

Households with incomes at or below 50 percent of median family income (MFI) have the greatest housing cost burden. They need rental assistance and affordable housing options, and owners need rehabilitation assistance. Low-income first time homebuyers need down payment assistance, credit counseling, and home maintenance training.

### **Homeless Needs**

The number of homeless, as defined by HUD, is not great in Rockland. Those homeless families or victims of domestic violence are assisted with housing and other needs. However there is a need to establish more housing opportunities.

Homeless teens/youth have social programs to assist them but most are forced to stay in the homes of friends. Single homeless have a formal "shelter" program in the County, with support from the Supportive Housing Program. Three shelters had been established in the mid to late 1990's, however two of these shelters closed. The creation of more shelters will be the biggest challenge in the foreseeable future as the "not in my back yard syndrome" is more prevalent than in developing affordable housing units.

### **Public and Assisted Housing Needs**

Rockland County has 3,462 units of housing assisted by Federal funding through the Section 8 Housing Choice Voucher program. An additional 482 units of public housing are operated with federal or state assistance.

These units are generally well maintained and operated but rehabilitation of some units is always needed.

All of the County's six Section 8 programs currently have a closed wait list and are not accepting applications.

### **Barriers to Affordable Housing**

The question of housing affordability is a separate although related component of Fair Housing. The data reported in this report documents the severe shortage of affordable housing in Rockland County and the considerable housing cost burden taken on by many County households.

Based on information from respondents interviewed for this report, it is possible to identify four primary barriers to the delivery of affordable housing in Rockland County. They are:

- Situational factor /market conditions
- Fear and uncertainty
- Inadequate delivery system
- Local Municipalities

To summarize the barriers to Fair Housing in Rockland County are, despite the efforts of Rockland County government, still considerable. These barriers include impediments to housing access, impediments to housing affordability, and problems of the local municipality's willingness to recognize impediments and seek solutions.

### **Fair Housing**

The County is preparing an Analysis to Impediments to Fair Housing and will be submitting the final report in June 2010. The preliminary report showed several areas of particular need, including more "affordable housing", greater rental assistance, and more leadership in the political arena.

No court orders, consent decrees or HUD imposed sanctions exist in the County.

### **Lead-Based Paint**

The reported incidents of lead paint poisoning have decreased slightly since the 2005-2009 Consolidated Plan. Better detection and testing of pre-school children in the County required by State Law has assisted with the decrease in lead paint cases.

A disproportionate number of those diagnosed are from low-income households, and the problem is not pandemic.

### **Community Development Needs**

The County is blessed with a wide variety of social programs provided by either government or local not-for-profits. Requests for funding continue to flow in for both funds to support existing services and places to house these services. Other infrastructure needs (roads, sewers, community centers) are also high on the list for requests for

funding.

### **Housing and Community Development Objectives and Priorities**

The Housing and Community Development objectives and priorities have not changed much over the past several years nor are expected to change in the future. They are:

1. Expand the supply of affordable housing using first time homebuyer programs, rehab of existing housing, creation of additional units of rental housing for the elderly and other special needs groups.
2. To continue public facilities and improvements to foster better living conditions.
3. Continue to offer a wide variety of services and programs to those in need.
4. To seek to increase economic development to provide jobs for the unemployed or underemployed.

### **Housing Priorities**

Priorities for affordable housing include increasing the supply of affordable housing and reducing housing cost burdens for low-income households, improving the living environments of lower income residents, assisting public housing residents to become more self-sufficient, increasing housing choice for low-income and minority residents, and addressing the unique needs of large families, the elderly, and persons with disabilities.

Priorities for homelessness alleviation include providing adequate emergency shelter, ensuring transitional and permanent housing alternatives for homeless persons, creating supportive services for homeless persons not capable of independent living, and providing support networks and services to persons at risk of homelessness.

The priority for non-homeless persons with special needs is supportive housing or housing linked to supportive services for the frail elderly, persons with HIV/AIDS, and other persons with special needs.

### **Non-Housing Community Development Priorities**

Over the next five years we will attempt to continue to support public facility and improvements particularly those in our older Villages. These will include but not be limited to community centers, roads, sewers and other public works projects, support of youth programs and other worthy causes. Redevelopment of the “downtowns” has become a priority with at least five of our villages. Rockland County will also strongly support public service activities through not-for-profit contract agency funding. These public services are vital to Rockland County.

### **Anti-Poverty Strategy**

Rockland County recognizes the need to prioritize anti-poverty programs over the next few years, and intends to continue supporting existing programs. A number of social service organizations administer programs such as Head Start, assistance for families in

crisis, subsidized child care, Job Training Partnership Act activities, job training and self-sufficiency programs for public housing residents, and housing and mortgage counseling.

### **Housing and Community Development Resources**

The primary Federal resources available to the County are the C.D.B.G., HOME and ESG programs. Some State funding, as well as locally generated monies will be leveraged with these funds. The County has many not-for-profits who provide a large number of services and assistance to those in need. The private sector is also anticipated to continue its efforts in these areas.

### **Coordination of Strategic Plan**

The County government and its many agencies and in particular the Community Development Office will be the main coordination point. Working with our not-for-profit social agencies, we believe that we will be able to reach our goals.

## **Geographical Jurisdiction**

### **Description of Jurisdiction**

Rockland County is located in the Hudson River Valley of the State of New York, approximately 25 miles northwest of the City of New York. Rockland County was transformed from a rural County in the 1940's and 1950's to a suburban County in the 1960's and 1970's with the construction of the New York State Thruway and Tappan Zee Bridge. In the 1980's, 1990's, and 2000's it has matured into a County, which is highly developed.

Rockland County has several levels of government. The county is presided over by a County Executive and a 17 member Legislature. There are five towns and 19 villages within the County, each with it's own elected governments boards.

### **Allocation of Geographic Distribution**

To the extent possible, funds are geographically distributed so that all consortium communities receive assistance. However this is based on a demonstration of need and eligibility and not purely on want.

The priorities listed in this plan are based on the input from citizen's advisory meetings in each community, outreach to not-for-profit agencies, and public hearings. The Office of Community Development compiled the needs assessment from each community, to include not-for-profit agencies, and established the priorities for Rockland County.

### **Obstacles to Meet Underserved Needs**

The major obstacle in meeting underserved needs would be funding. Through the entitlement grants, specifically CDBG, the county receives less than \$2.1 million annually, but typically receives requests in excess of \$7.5 million.

A second obstacle has been the nation's economic downturn. This has caused many not-for-profit agencies to cut services once provided due to a lack of funding and donations, while requests for services has increased considerably based on county residents economic needs.

## **Managing the Process**

### **Lead Agency Designation**

Rockland County has identified the structure through which it will carry out its consolidated strategy and plan. This structure principally revolves around the Office of Community Development, designated as the lead agency, but also includes private and non-profit organizations and public institutions.

### **Significant Aspects of the Process**

The Rockland County Office of Community Development held Consolidated Planning training and consultation for the consortium member towns and villages and for not-for-profits. The not-for-profits that were trained were those that have received funding through the process over the last five years. The Town Supervisors and Village Mayors were trained in a series of sessions that included 1 session with their citizen advisory committees. Surveys of needs/gaps/goals were also sent to more than 125 community-based groups, most of which are contract agencies with the county.

### **Jurisdiction's Consultations**

As previously stated, training and consultation was held for all not-for-profits. The Office of Community Development held sessions with all affordable and special needs housing providers. These groups usually meet several times annually with the Office of Community Development. The Office of Community Development is also designated as the lead agency for the Continuum of Care, therefore focusing on the homeless population and service providers.

The Rockland County Office of Community Development has also utilized the services of the National Development Council (NDC) and Bay Area Economics (BAE) for portions of this plan. BAE is currently conducting and preparing the Analysis of Impediments to Fair Housing Choice and should have it completed by June 30, 2010.

## **Citizen Participation**

### **Summary of the Citizen Participation Process**

The citizen's role in the Consolidated Plan process shall be reflected in the development, implementation, program amendments and submission of progress reports.

1. Representatives of neighborhood associations, not-for-profit organizations, civic and educational organizations, including those of low and moderate income areas, shall be given the opportunity to participate in the development of the County's Consolidated Plan through public hearings and a public information program;

2. A public hearing shall be conducted with interested community associations, not-for-profit organizations, and civic groups to advise them of the program. The purpose of the hearing is to review the County's performance under the program and obtain views on community development and housing needs. A public information program has been developed which includes program information on activities, program status reports, presentations to consortium member communities, and media coverage.
3. Each consortium member community shall be responsible for public hearings and group meetings, a public information program, and responding to citizen proposals for their respective communities.

The Office of Community Development will consult with the consortium member communities regarding consideration of public housing needs and planned comprehensive grant program activities. The Office of Community Development will help ensure that activities with regard to local drug elimination, neighborhood improvement programs, resident programs, and services funded under a program covered by the consolidated strategy plan, are fully coordinated to achieve comprehensive community development goals.

The Citizen Participation Plan has been prepared to explain the Office of Community Development's role with the public in the preparation of the Consolidated Plan. Citizens shall be given a two-week comment period to review the proposed Citizen Participation Plan and on any amendments to the Citizen Participation Plan. The County of Rockland will make the Citizen Participation Plan public and it will be in a format accessible to persons with disabilities.

#### **Summary of Citizen Comments**

In accordance with 24CFR91.300(b) the County will consider all public comments and either use the suggestions or explain why the suggestions are not incorporated in the Consolidated Plan.

Citizen comments were received through the public hearings held in the consortium member's communities and submitted to Rockland County Office of Community Development. Most of the comments received were favorable in response to the communities proposed applications for funding. The remaining comments were general questions on the program. Copies of all minutes from the public hearings are held on file in the Office of Community Development.

#### **Summary of Efforts Made to Broaden Participation**

Every effort is made to expand participation by citizens through outreach to the not-for-profit agencies, villages, towns, local press, and county governmental agencies. Meetings are held on a regular basis with many of the groups and many consortium communities publish newsletters in order to encourage participation in the process.

#### **Comments not Accepted**

All comments received were accepted.

The Rockland County Citizen Participation Plan is attached as Exhibit B to the Consolidated Plan.

## **Monitoring**

### **Section 91.220 Monitoring**

*“The Consolidated Plan must describe the standards and procedures that the Jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long term compliance with requirements of the program involved, including the comprehensive planning requirements.”*

### **Standards and Procedures**

The Rockland County Office of Community Development conducts annual on-sight monitoring of sub-recipients. The monitoring consists of reviewing the applications, bid documents, contracts, requests for payments, program accomplishments, and income verifications. The monitoring also consists of, but is not 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 are conducted annually. A copy of activities will be maintained at the Office of Community Development.

## **Executive Summary**

*Equal and free access to housing is fundamental to meeting essential needs and pursuing personal, educational, employment, and other goals. Because housing choice is so critical, fair housing is a goal that Government, public officials, and private citizens must achieve if equality of opportunity is to become a reality.- HUD Fair Housing Planning Guide*

### ***Purpose of the Analysis of Impediments to Fair Housing***

The Analysis of Impediments to Fair Housing Choice (AI) is an important policy tool utilized by local jurisdictions to promote fair housing. Prepared according to US Housing and Urban Development Department (HUD) guidelines, this AI is for Rockland County, New York. The AI examines policies and practices that may limit an individual's or a household's ability to choose housing in an environment free from discrimination. The AI assembles fair housing information, identifies any existing barriers that limit housing choice, and proposes actions to overcome those barriers.

As part of the Consolidated Plan preparation process, and as a requirement for receiving HUD grant funding, entitlement jurisdictions like Rockland County are required to certify to HUD that they are affirmatively furthering fair housing. Rockland County has undertaken this update of its AI in conjunction with preparation of the County's 2010-2014 Consolidated Plan.

HUD specifically defines impediments to fair housing choice as:

- Any actions, omissions or decisions taken because of race, color, religion, sex, disability, familial status or national origin which restrict housing choices or the availability of housing choices; or
- Any actions, omissions or decisions that have the effect of restricting housing choices on the basis of race, color, religion, sex, disability, familial status or national origin.

In addition, Rockland County and New York State Fair Housing laws include the above criteria as well as discrimination based on the additional criteria of marital status, age, sexual orientation and military status.

### ***Study Approach and Community Outreach***

Rockland County commissioned Bay Area Economics (BAE) to assist with the preparation of this AI. Staff from the County and local jurisdictions worked with BAE to:

- Analyze data, documents, current programs, and practices;
- Identify barriers to fair housing choice; and
- Develop strategies for removing impediments and affirmatively furthering fair housing.

**Measures of Disparate Treatment.** Complaints about fair housing are one indicator of the presence of impediments to fair housing choice. Data on fair housing complaints and cases from 2000 to 2009 from the Rockland County Commission on Human Rights were obtained and analyzed. BAE also spoke to County, Town and Village staff, elected and appointed officials, local fair housing service providers, affordable housing developers and a variety of community stakeholders and key informants about the full range of fair housing issues in Rockland County.

**Measures of Disparate Impact.** In addition to analyzing quantitative data, city planning documents, local housing policies, programs and ordinances were analyzed to determine any direct or indirect impact on fair housing. The Rockland County Consolidated Plan was consulted in depth, as it was being developed at the same time this AI was being completed. Focus groups were also conducted with local affordable housing developers, service providers, advocates, and mortgage lenders to elicit feedback about barriers to fair housing in the County and existing work directed at removing these barriers. To augment these focus groups, two sets of public meetings were held on January 11, 2010 and March 4, 2010 to provide an opportunity for community input and public comment.

### ***Overview of County Jurisdictions***

As depicted on the next page, Rockland County is comprised of five towns and 19 villages, each with varying degrees of policy and planning responsibility, oversight, and regulatory authority beyond that of the County's. It is important to understand which local public entities below the county level are also responsible for enforcing and encouraging fair housing. Along with these 24 defined jurisdictions below the county level, there are also 16 Census Designated Places (CDPs), which do not have municipal authorities but are recognized places.

# Rockland County Map



Source: Rockland County, 2010.

## ***General Demographic and Economic Trends***

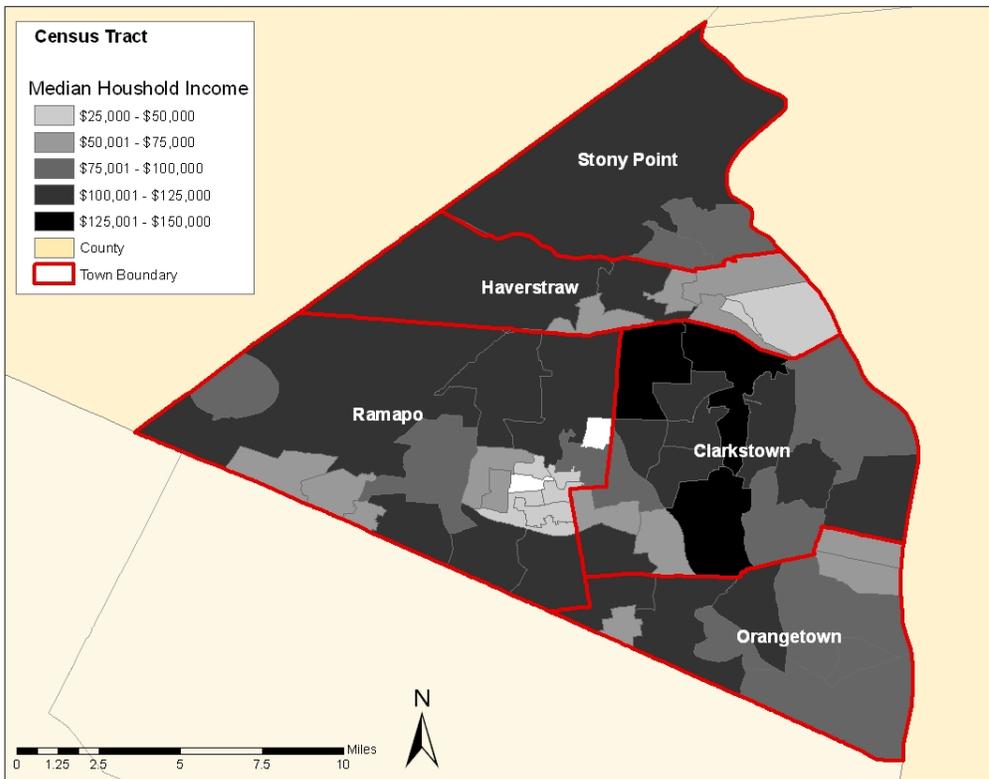
**Population and Household Growth.** As of 2009, Rockland County had a population of 297,500, or 1.6% of the population of the New York Metropolitan Statistical Area (MSA). The County's population is growing at a rate similar to the overall metropolitan region, but with dramatic differences in the rate of increase across the County. The Town of Haverstraw and certain areas in the Town of Ramapo have experienced more rapid rates of household increase and population growth from 2000 to 2009 than the County as a whole.

**Population and Household Characteristics.** A suburban area with a large percentage of family households, Rockland County's average household size of 3.0 is higher than the average of 2.71 for the MSA overall. Consistent with the County's large family population, the average age is lower than in the MSA.

**Household Income.** Rockland County's median household income in 2009 was over \$83,000, which is 32 percent higher than the New York MSA (\$63,000).

**Tenure.** The County has a higher percentage of homeowners relative to the New York MSA; 72 percent of Rockland County households were homeowners, compared to 51 percent in the MSA.

### **Median Household Income by Census Tract, 2009**



**Source:**

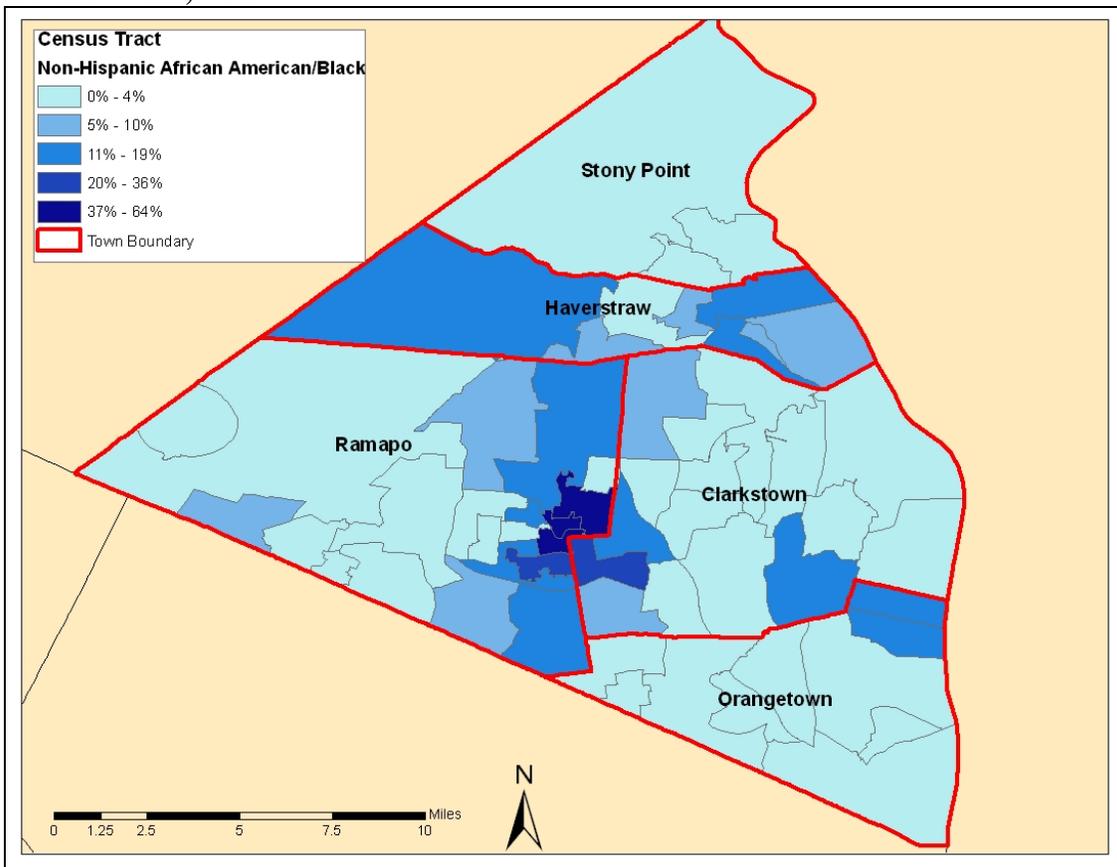
**ESRI; Claritas, Inc., 2009; BAE, 2010.**

**Unemployment and Employment.** Rockland County has a lower rate of unemployment (7%) than the MSA overall. The County’s largest employment sectors are in public administration, education and health care and the two largest concentrations of jobs are in Haverstraw to the north, and in the Spring Valley/Monsey area, centrally located in the County, on the eastern border of the Town of Ramapo. These two areas coincide with the densest areas of population and lowest income concentrations as well.

***Fair Housing Demographics***

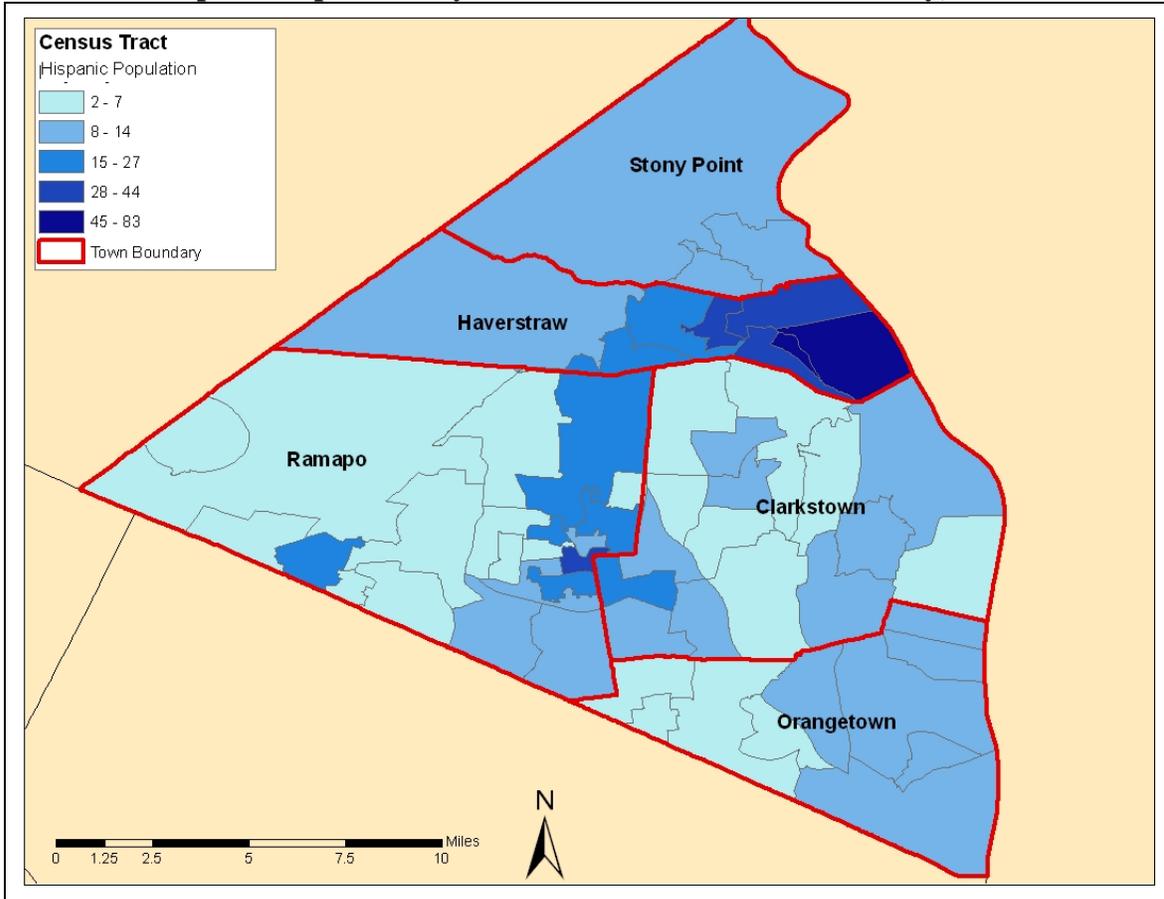
**Race, Ethnicity and National Origin.** In 2009, the County population was 68 percent Non-Hispanic White, compared to 72 percent in 2000, indicating that the county has become slightly more diverse in terms of race and ethnicity. However, using an analysis of race concentrations by Census tract, it appears that the County is more segregated in 2009 than in 2000. The following maps profile first the distribution of the African-American population in Rockland County and then the Hispanic population.

**Percent of Non-Hispanic African American Population in Rockland County by Census Tract, 2009**



Source: United States Census Bureau, 2009; Claritas, Inc., 2009; ESRI; BAE, 2010.

## Percent of Hispanic Population by Census Tract in Rockland County, 2009

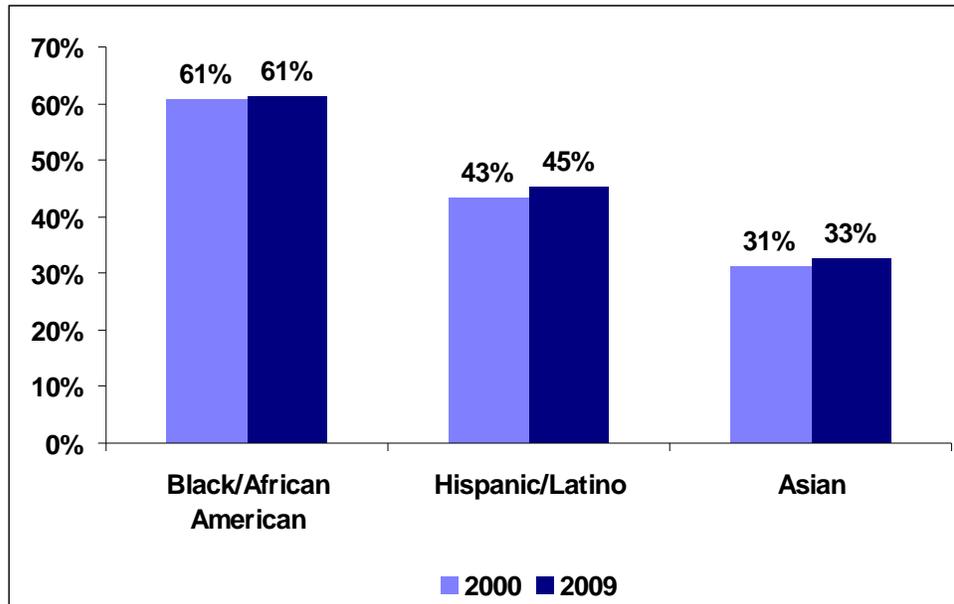


Source: United States Census Bureau, 2009; Claritas, Inc., 2009; ESRI; BAE, 2010.

**Dissimilarity Index Analysis.** A measure commonly employed by demographers and sociologists to analyze patterns of racial/ethnic concentration is the “dissimilarity index.” The index is a measure of the evenness with which two groups (generally a minority group and Whites) are distributed across the geographic areas that make up a larger area, such as Census tracts within a county. The index ranges from 0 to 100, with 0 meaning no segregation or spatial disparity, and 100 being complete segregation between the two groups. The index score can also be interpreted as the percentage of one of the two groups in the calculation that would have to move to a different geographic area in order to produce a completely even distribution.

Analyzing 2000 and 2009 data by Census tract results in the following dissimilarity indices for three minority groups:

### Dissimilarity Index by Minority Population



Source: Claritas, Inc., 2009; BAE, 2010.

This analysis indicates that 61 percent of Non-Hispanic African Americans, 45 percent of Hispanics, and 33 percent of Non-Hispanic Asians would need to move to a different Census tract in order to achieve spatial integration with the Non-Hispanic White population.<sup>1</sup> In general, an index score above 60 is considered high, 30 to 60 is considered moderate, and below 30 is considered low.<sup>2</sup> As such, this analysis indicates that the County's Hispanic and Non-Hispanic Asian populations experience relatively low to moderate segregation relative to Non-Hispanic Whites. Although they are considered moderate to low, they did increase from 2000 levels, indicating higher levels of segregation. The County's Non-Hispanic Black/African American population is considered highly segregated, but remained unchanged from 2000 to 2009.

**Religion.** Due to federal law, the United States Census is unable to collect data on religion. However, linguistic data and a variety of other sources indicate that there are concentrations of population based on various religious communities throughout the County. In particular, certain areas in the Town of Ramapo are home to one of the largest and fastest growing orthodox Jewish communities in the United States.

**Familial Status, Marital Status, and Gender.** Rockland County has a relatively high percentage of married couple families with children compared to the MSA as a whole. One major difference between the County and the MSA in this case is that the majority of County households below the poverty level are married couples with children. In comparison, most households in the MSA below the poverty level are households headed by females with children.

<sup>1</sup> Assuming no movement in the Non-Hispanic White population.

<sup>2</sup> Massey, D.S. and N.A. Denton. *American Apartheid: Segregation and the Making of the Underclass*. Cambridge: Harvard University Press. 1993.

**Disability and Age.** While a smaller percentage of the County’s population is either physically or mentally disabled than the MSA overall, the breakdown by age group differs. In the larger MSA, the age group of 18-64 is the largest portion of the disabled population; in Rockland County, it is the population 65 years and older. Although there is no apparent segregation based on disability, disabled households do tend to have lower incomes than the balance of the non-disabled households in the county.

### ***Housing Needs and Housing Market Conditions***

**Housing Stock Characteristics.** The vast majority of housing units (61 percent) in Rockland County are single-family detached units. This is very different from the MSA overall, where only one-third of housing units are detached. A high number of detached dwellings may present an obstacle for lower-income families who cannot afford to own and maintain a single-family detached home. Most of the towns have housing stocks similar to the County overall, with the exception of Haverstraw. In Haverstraw, 60 percent of the entire housing stock is attached, creating a different dynamic in terms of existing housing needs.

**Building Permit Trends.** Rockland County has not been immune from the recent housing bubble. The number of building permits issued annually varied somewhat from 2001 to 2008. However the most drastic decrease was from 256 single-family building permits issued in 2008 to 79 single-family building permits issued in 2009. Within the towns of Rockland County, a significant amount of single-family development took place in Ramapo from 2000 to 2009, while a significant amount of multifamily development took place in Clarkstown. Relatively little new housing has been developed in the Towns of Stony Point and Orangetown.

**Housing Affordability and Cost Burdens.** According to HUD standards, a household is considered “cost-burdened” (i.e., overpaying for housing) if it spends more than 30 percent of gross income on housing-related costs. Households are “severely cost burdened” if they pay more than 50 percent of their income on housing costs. Thirty-two (32) percent of households in Rockland County were cost-burdened in 2000, spending more than 30 percent of their income on housing. This included 14 percent of households who were severely cost burdened, spending more than half of their gross income on housing costs. The incidence of housing overpayment was more common among renter households than owners. During the current economic downturn, the rate of overpayment may have increased due to rising unemployment as suggested by detailed housing affordability analyses conducted for this AI.

### ***Current Fair Housing Legal Status***

The Rockland County Fair Housing Board (FHB) oversees the County’s Commission on Human Rights and has the authority to investigate, attempt to conciliate, and if necessary, adjudicate housing discrimination complaints. The Commission on Human Rights has also signed a Memorandum of Understanding with HUD, which authorizes it to act as an

agency of HUD in investigating housing discrimination claims. In 2009, the agreement between HUD and the Commission was extended for five years, effective through 2014.<sup>3</sup>

The number of fair housing complaints filed with the Rockland County Fair Housing Board between 2000 and 2009 ranged from six to 30 complaints a year. Disability was the most common basis cited in fair housing complaints, appearing in 51 percent of all complaints filed over this time period. Race appeared in 71 percent of complaints in 2008 and 38 percent of complaints overall between 2000 and 2009.

National origin and sex were each cited in 14 percent of all complaints filed between 2000 and 2009. Age and marital status were not common bases for complaints. These two bases each appeared in less than 10 percent of complaints between 2000 and 2009. Color and sexual orientation were the least cited bases of housing discrimination complaints filed with the FHB. Between 2000 and 2009, there were no complaints filed on the basis of color or sexual orientation.

Creed or religion has typically appeared in a small proportion of fair housing complaints. However, in 2009, creed or religion represented the most common basis of complaint, appearing in 64 percent of complaints filed that year. This represents a substantial increase from previous years. Between 2003 and 2006, there were no complaints filed on the basis of religion. It should be noted that the 14 complaints involving religion or creed were Secretary Initiated Complaints. These complaints were initiated by the Executive Secretary of the FHB rather than a particular individual or organization and involved allegations of discriminatory advertising. All but two of these cases have been conciliated.<sup>4</sup>

### ***Public and Private Sector Impediments to Fair Housing Choice***

**Public Sector.** Given the fragmented nature of Rockland County's regulatory and planning environment, a broad range of jurisdictions maintain policies and ordinances that have the potential to raise fair housing concerns. In particular, local zoning ordinances can impact the production of multifamily housing, second units, emergency shelters, transitional housing, and community care facilities, all of which serve lower-income households and special needs populations. Many jurisdictions in the County do not currently have land use policies and zoning in place which would permit the development of a full range of choices to meet the County's diverse housing needs and facilitate fair housing choice for all segments of the population.

**Private Sector.** In addition to governmental constraints, there may be non-governmental factors which may constrain the production of new housing or impede fair housing. These could include market-related conditions such as the availability of mortgage financing or land and construction costs, or other private sector activities such as application processes for affordable housing developments.

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<sup>3</sup> HUD recognizes state and local agencies that enforce fair housing laws that are substantially equivalent to the federal Fair Housing Act. In the MOU, HUD indicates that the Rockland County Fair Housing Law is substantially equivalent to the Fair Housing Act.

<sup>4</sup> Fair Housing Board, "Fair Housing Board Enforcement of the Fair Housing Law," 2009.

- **Lending Policies and Practices.** Enacted by Congress in 1975, the Home Mortgage Disclosure Act requires lending institutions to publically report home loan data. Lenders must provide information on the disposition of home loan applications and disclose applicant information, including their race or national origin, gender, and annual income. HMDA data indicates which banks are lending in communities and provides insight into lending patterns, including denial rates and the types of loans issued (e.g., home improvement loans, home purchase loans). In 2008, approximately 3,800 home purchase loan applications were submitted in Rockland County. Approximately 56 percent of these loans were approved. Loan approval rates for home purchase loans varied by race. Loan applications submitted by Asian persons had the highest approval rate at 70 percent. White applicants had the second highest approval rate at 63 percent. Black or African American applicants had an approval rate of 47 percent. Many factors can influence loan application approval rates, including household income, income-to-debt ratio, credit rating, and employment history.
- **Foreclosures.** As in much of the MSA, Rockland County has also suffered from higher than normal foreclosure rates due to the recent economic downturn. In addition to disrupting the housing markets in general, foreclosures have also damaged many households' credit ratings, limiting their ability to buy a home in the future. National data shows that subprime mortgages (which have a strong tie to foreclosure) disproportionately occurred in communities of color, raising a fair housing concern.<sup>5</sup>
- **Affordable Housing Finance.** According to local affordable housing developers, the availability of land and financing present the biggest barriers to producing new subsidized housing. Although construction costs have in some cases declined, the tightened credit market and decline in State and local subsidies have made it challenging for affordable housing developers to take advantage of lower costs.

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<sup>5</sup> *Losing Ground: Foreclosures in the Subprime Market and Their Cost to Homeowners.* Center for Responsible Lending. December 2006.

## ***Recommendations to Further Fair Housing***

### **1. Secure Federal Funding for Community Development Activities**

Federal entitlement grants represent a primary source of funding for local affordable and fair housing activities, including contracting with fair housing service providers. These dollars are particularly important today, given the fiscal concerns experienced by many local jurisdictions.

### **2: Expand Fair Housing Activities and Services**

The AI finds that fair housing represents an ongoing concern throughout Rockland County particularly with respect to race, ethnicity, nationality, religion and disability. This assessment is made both on evidence of direct discrimination and disparate treatment across the County, as well as evidence of programs and policies which serve to limit fair housing choice for certain populations. In particular, interviews with local service providers and other key stakeholders indicate that many home seekers and landlords are unaware of federal and state fair housing laws with respect to race, ethnicity, nationality and religion. They also remain unfamiliar with protections offered to individuals and households in all of the protected categories.

### **3: Support Affordable Housing Production in All Areas of the County**

The analysis of rents, home sales prices, and local household incomes indicates that despite the reduction in home sale prices and rent levels in some parts of the County, many low-income households remain priced out of the local market. In particular, areas in Stony Point and Orangetown as well as a variety of other Villages and sub-areas across all five towns do not currently permit the development of affordable housing in any configuration that would be financially feasible for a project sponsor. As a result, a significant share of households are cost-burdened, overcrowding remains a pressing concern in many areas, and local housing authorities and affordable housing property managers report lengthy waiting lists.

### **4: Ensure Consistency Between Local Zoning Ordinances and Fair Housing Choice**

Local jurisdictions' zoning requirements must comply with State law, the Federal Fair Housing Act of 1968, and the Fair Housing Amendments Act of 1988. At present, it appears that some local zoning policies and regulations do conflict with State and Federal requirements, particularly with respect to allowing the development of multi-family housing at a variety of densities and affordability levels.

## **II. Housing and Homeless Needs Assessment**

(A) ***General Section 91.205***

“ The Consolidated Plan must describe the Jurisdiction’s estimated housing needs projected for the ensuing five-year period. Housing date included in this portion of the plan shall be based on U.S. Census data, as provided buy HUD, as updated by any properly conducted local study, or any other reliable source that the Jurisdiction clearly identifies and should reflect the consultation with social service agencies and other entities conducted in accordance with 91.110 and the citizen participation process conducted in accordance with 91.115.

### **Housing Needs**

#### **5 – Year Estimated Need**

Within Rockland County 87% of the land area used residentially is devoted to single-family housing. The remainder is two and multi family housing. More frequently “affordable” and “senior” housing is found in multi-family units as opposed to single-family residences. Most recently single family homes accounted for more than 69% of all housing stock in Rockland. And as is the case throughout the rest of the country, single-family homes in Rockland have decreased in price over the past couple of years. After peaking in 2006, the housing prices have dropped annually. In 2009 the median price of single family homes in Rockland County dropped to \$420,000, the lowest in nearly a decade. The following table shows the most recent trend over the last 5 years.

#### **Rockland single-family houses**

<b>Second Quarter</b>	<b>Median Sales Price (\$)</b>	<b>Change in Median</b>	<b><i>Inventory</i></b>	<b>Change in Inventory</b>	<b><i>Sales</i></b>	<b>Change in Sales</b>	<b>Months of inventory</b>	<b>Days on the market*</b>
2005	489,000	13.7%	1,022	21.5%	423	-8.0%	7.2	75
2006	515,000	5.3%	1,607	57.2%	420	-0.7%	11.5	85
2007	505,000	-1.9%	1,453	-9.6%	393	-6.4%	11.1	98
2008	453,500	-10.2%	1,513	4.1%	280	-28.8%	16.2	103
2009	420,000	-7.4%	1,385	-8.5%	233	-16.8%	17.8	108

#### **Rockland condominiums**

<b>Second Quarter</b>	<b>Median Sales Price (\$)</b>	<b>Change in Median</b>	<b><i>Inventory</i></b>	<b>Change in Inventory</b>	<b><i>Sales</i></b>	<b>Change in Sales</b>	<b>Months of inventory</b>	<b>Days on the market*</b>
2005	282,500	13.7%	259	37.0%	209	12.4%	3.7	54
2006	320,000	13.3%	414	59.8%	194	-7.2%	6.4	74
2007	281,892	-11.9%	436	5.3%	177	-8.8%	7.4	89
2008	276,500	-1.9%	493	13.1%	102	-42.4%	14.5	99
2009	242,000	-12.5%	509	3.2%	85	-16.7%	18.0	105

Despite the drop in home prices, the combination of high housing costs and moderate income generates the greatest problem of housing affordability: families with limited income are forced to spend too great a share of their income on housing. Income-constrained households are defined as households with income below \$35,000 who spends 35% or more of their income on housing. The number and distribution of income-constrained households are

shown in the two tables that follow. The first table is for households in owner-occupied units and the second table is for households in rental units.

### **Elderly Persons.**

It is estimated that there will be almost 48,000 residents 65 and older living in Rockland by 2015. This would be an increase of more than 41% over the 2000 census. The general (total) population of the county is only expected to increase by less than 1.7% through 2015. At this point in time it is estimated that 6% of this population (65 and over) is living below the poverty level. As Senior Citizens are a sub-group of the population that has a high housing cost burden it is only expected that the need for affordable senior housing will be an extreme need for the County.

### **Renters**

According to the New York State DHCR Consolidated Plan 2006 – 2011, 53% of renters in Rockland County cannot afford Fair Market Rents for 2-bedroom apartments.

One of the greatest obstacles to the Housing Choice Voucher Program is the current Fair Market Rent structure. Tied to the Metropolitan Statistical area of New York City, the FMR (Fair Market Rent) for the County is far below the median rents in most communities. Locating affordable units that meet the Section 8 program criteria limits many to reside in less desirable neighborhoods, thus posing a difficult task for those issued vouchers of finding affordable, safe, and sanitary housing or placing them at risk of not leasing within the required time, thus losing their assistance.

In addition to problems of land cost and scarcity, cheaper land in outlying sections of the County is not adequately served with necessary infrastructural requirements. Municipalities may be unwilling to commit the water, sewerage, and related infrastructure investments necessary to make land parcels feasible for development for low-cost housing.

It is unlikely that this amount of housing expenditures is voluntary. The data does not support a conclusion that Rockland County households overwhelmingly choose to devote such a disproportionate share of their income to housing. This is more likely the case in owner-occupied housing; there is an explicit decision process involved in accepting a long-term mortgage debt. In contrast, a household spending a third or more of its income for rent indicates a lack of alternative options rather than a voluntary decision.

Land and housing market conditions in Rockland County constitute significant barriers to the delivery of affordable housing. After decades of extremely rapid growth and development, buildable land is now in scarce supply. Due in part to this scarcity, developable land has become relatively expensive. When land is expensive, builders prefer to build expensive housing that supports a higher level of per unit profit.

### **Characteristics of Housing Market**

According to the Rockland County Consolidated Action Plan, the racial and ethnic population in Rockland County is concentrated in certain areas and is virtually absent from other areas of

the County. The data analyzed indicated that rather than showing signs of diminishing, this concentration has become even more pronounced. Rockland County communities with a concentration of minority residents at the beginning of the period have become more heavily concentrated, while communities which were virtually all white have not become more accessible to minority residents. It is sometimes argued that the residential clustering of racial and ethnic groups reflects the choice or preference of those individuals.

An analysis of 2000 Census data found that those living in poverty rose in nearly all communities in the County and was not concentrated in areas with high percentage of non-white. The levels of non-white, however, grew dramatically in several communities, to those with either an already high percent of non-white or to those communities based on opportunity, not by income considerations.

Housing value surged in Rockland County between 1990 and 2000, far outpacing the increase in incomes. Despite the drop in the housing market over the last three years, the economy has had a similar effect on the household income. More of this information will be available with the new census information for 2010 (due out around 2012). As with data on population characteristics, housing values vary considerably across the County. The median value of owner-occupied housing units in 2000 ranged from a low of \$144,100 in the Village of Haverstraw and \$149,300 in Spring Valley to a high of \$689,200 in Grand View and \$396,900 in Piermont. The county median in 2000 is \$242,500. Similarity, median contract rent exceeds \$1400 a month in Grand View, Pomona, and New Hempstead, but is less than \$735 a month in Kaser, New Square, and Airmont.

Rapidly increasing housing values over the last decade have sharply increased the crisis of housing affordability in Rockland County. Numerous indicators point to the scope of the problem. For instance, using a standard rule-of-thumb (housing value = 3 times income), a family would need an income of \$50,000 to afford a \$150,000 housing unit. Overall in Rockland County, 28.2% of households had incomes of \$50,000 or less in 2000. But only 9.3% of housing units were valued at \$150,000 or less in 2000. In other words, the 20,240 households in the County with incomes below \$50,000 could choose from only about 5,295 housing units valued under \$150,000. And once again, these units were concentrated in a very few communities in the County. Units valued under \$150,000 approach 20% of the owner-occupied stock in only seven communities: Haverstraw, Hillburn, New Square, Spring Valley, West Haverstraw, Sloatsburg, and Kaser. Such units comprise fewer than 5% of the housing stock, or less, in the rest of the County.

As another indicator of housing affordability is the “Affordable Home Price” for the County. This “Affordable Home Price” is the maximum price of a home that a family in the county could afford in 2000, if it earned the median income for Rockland and devoted no more than 30% of income to housing. The housing affordability also included certain assumptions, such as (5% down payment, 30 year fixed rate mortgage, 8% interest rate, etc.) It is important to note that this calculation is a general assumption based on national mortgage indicators.

Table 1 and Table 2 suggest the extent of involuntary expenditure of a large share of income for housing. “Income-Constrained Households” constitute 30.8% of County households in owner units, a dramatic increase from 10% in 1990, but that 57.6 % of County households in rental units are also “Income-Constrained Households”, a major increase from 31.5% from 1990.

### Owner Occupied – Table 1

<u>Community</u>	<u>Median Value</u>	<u>Owner-Occupied Units</u>	<u>% of Units &lt; \$150,000</u>	<u>Income Constraints % &lt; \$50,000</u>
Rockland County	\$242,000	66,424	9.3	33.7
T own of Clarkstown	\$255,700	22,716	5.9	25.4
Town of Haverstraw	\$187,600	7,134	27.3	45.5
Town of Orangetown	\$266,900	12,337	3.1	35.5
Town of Ramapo	\$229,600	20,176	11.7	41.9
Town of Stony Point	\$226,700	4,061	9.0	32.2
Village of Airmont	\$253,500	2,146	5.2	24.2
Village of Chestnut Ridge	\$236,600	2,203	3.4	23.7
Village of Grand View	\$689,200	113	1.7	18.4
Village of Haverstraw	\$144,100	1,255	55.6	56.6
Village of Hillburn	\$155,800	204	42.7	42.8
Village of Kaser	\$205,000	86	19.4	89.4
Village of Montebello	\$355,100	1,113	1.6	9.4
Village of New Hempstead	\$241,700	1,219	4.3	19.6
Village of New Square	\$196,700	140	20.5	87.1
Village of Nyack	\$246,400	1,103	5.7	46.6
Village of Piermont	\$396,900	702	2.2	40.7
Village Pomona	\$311,600	874	2.7	17.3
Village of Sloatsburg	\$181,300	820	22.9	31.4
Village of South Nyack	\$301,300	626	7.8	48.0
Village of Spring Valley	\$149,300	2,373	50.8	59.0
Village of Suffern	\$193,400	3,050	11.5	40.6
Village of Upper Nyack	\$317,700	619	2.8	27.0
Village of Wesley Hills	\$281,100	1,365	2.5	25.9
Village of West Haverstraw	\$159,000	2,086	40.3	51.2

### Rental Units – Table 2

<u>Community</u>	<u>Renter Occupied</u>	<u>Median Rent</u>	<u>% &lt; \$35,000</u>
Rockland County	26,251	\$ 884	57.6%
Town of Clarkstown	4,981	1,034	61.7
Town of Haverstraw	4,121	859	58.2
Town of Orangetown	4,993	915	62.0
Town of Ramapo	11,385	833	53.8
Town of Stony Point	771	885	57.7
Village of Airmont	196	568	69.4
Village of Chestnut Ridge	348	845	73.1
Village of Grand View	19	1,625	42.9
Village of Haverstraw	1,561	831	53.4
Village of Hillburn	69	1,263	55.4
Village of Kaser	561	655	20.9
Village of Montebello	50	767	100.0
Village of New Hempstead	63	1,750	42.7
Village of New Square	680	734	23.6
Village of Nyack	2,085	934	65.2
Village of Piermont	487	977	66.6
Village of Pomona	32	1,400	38.1
Village of Sloatsburg	226	919	70.8
Village of South Nyack	575	957	61.0
Village of Spring Valley	5,193	815	61.4
Village of Suffern	1,584	917	57.1
Village of Upper Nyack	93	1,172	50.6
Village of Wesley Hills	65	1,167	44.2
Village of West Haverstraw	1,456	832	57.9

## **HOUSING STANDARDS and CONDITIONS**

All programs funded through the Office of Community Development must meet, at a minimum, all local and state codes and HUD Housing Quality Standards. All housing that fails to meet the minimum requirements of HQS will be considered sub-standard. The County will also use the HUD HQS standards for defining standard condition and substandard condition suitable for rehabilitation. The HQS standards are as follows:

### Housing Quality Standards, Subsidy Standards, Inspection and Maintenance

Sec. 982.401 Housing quality standards (HQS).

(1) Performance and acceptability requirements. (1) This section states the housing quality standards (HQS) for housing assisted in the programs.

(2)(i) The HQS consist of:

(A) Performance requirements; and

(B) Acceptability criteria or HUD approved variations in the acceptability criteria.

(ii) This section states performance and acceptability criteria for these key aspects of housing quality:

(A) Sanitary facilities;

(B) Food preparation and refuse disposal;

(C) Space and security;

(D) Thermal environment;

(E) Illumination and electricity;

(F) Structure and materials;

(G) Interior air quality;

(H) Water supply;

(I) Lead-based paint;

(J) Access;

(K) Site and neighborhood;

(L) Sanitary condition; and

(M) Smoke detectors.

(3) All program housing must meet the HQS performance requirements both at commencement of assisted occupancy, and throughout the assisted tenancy.

(4)(i) In addition to meeting HQS performance requirements, the housing must meet the acceptability criteria stated in this section, unless HUD approves variations.

(ii) HUD may approve acceptability criteria variations for the following purposes:

(A) Variations which apply standards in local housing codes or other codes adopted by the PHA; or

(B) Variations because of local climatic or geographic conditions.

(iii) Acceptability criteria variations may only be approved by HUD pursuant to paragraph (a)(4)(ii) of this section if such variations either:

(A) Meet or exceed the performance requirements; or

(B) Significantly expand affordable housing opportunities for families assisted under the program.

(iv) HUD will not approve any acceptability criteria variation if HUD believes that such variation is likely to adversely affect the health or safety of participant families, or severely restrict housing choice.

(b) Sanitary facilities--(1) Performance requirements. The dwelling unit must include sanitary facilities located in the unit. The sanitary facilities must be in proper operating condition, and adequate for personal cleanliness and the disposal of human waste. The sanitary facilities must be usable in privacy.

(2) Acceptability criteria. (i) The bathroom must be located in a separate private room and have a flush toilet in proper operating condition.

(ii) The dwelling unit must have a fixed basin in proper operating condition, with a sink trap and hot and cold running water.

(iii) The dwelling unit must have a shower or a tub in proper operating condition with hot and cold running water.

(iv) The facilities must utilize an approvable public or private disposal system (including a locally approvable septic system).

(c) Food preparation and refuse disposal--(1) Performance requirement. (i) The dwelling unit must have suitable space and equipment to store, prepare, and serve foods in a sanitary manner.

(ii) There must be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage where necessary (e.g., garbage cans).

(2) Acceptability criteria. (i) The dwelling unit must have an oven, and a stove or range, and a refrigerator of appropriate size for the family. All of the equipment must be in proper operating condition. Either the owner or the family may supply the equipment. A microwave oven may be substituted for a tenant-supplied oven and stove or range. A microwave oven may be substituted for an owner-supplied oven and stove or range if the tenant agrees and microwave ovens are furnished instead of an oven and stove or range to both subsidized and unsubsidized tenants in the building or premises.

(ii) The dwelling unit must have a kitchen sink in proper operating condition, with a sink trap and hot and cold running water. The sink must drain into an approvable public or private system.

(iii) The dwelling unit must have space for the storage, preparation, and serving of food.

(iv) There must be facilities and services for the sanitary disposal of food waste and refuse, including temporary storage facilities where necessary (e.g., garbage cans).

(d) Space and security--(1) Performance requirement. The dwelling unit must provide adequate space and security for the family.

(2) Acceptability criteria. (i) At a minimum, the dwelling unit must have a living room, a kitchen area, and a bathroom.

(ii) The dwelling unit must have at least one bedroom or living/sleeping room for each two persons. Children of opposite sex, other than very young children, may not be required to occupy the same bedroom or living/sleeping room.

(iii) Dwelling unit windows that are accessible from the outside, such as basement, first floor, and fire escape windows, must be lockable (such as window units with sash pins or sash locks, and combination windows with latches). Windows that are nailed shut are acceptable only if these windows are not needed for ventilation or as an alternate exit in case of fire.

(iv) The exterior doors of the dwelling unit must be lockable. Exterior doors are doors by which someone can enter or exit the dwelling unit.

(e) Thermal environment--(1) Performance requirement. The dwelling unit must have and be capable of maintaining a thermal environment healthy for the human body.

(2) Acceptability criteria. (i) There must be a safe system for heating the dwelling unit (and a safe cooling system, where present). The system must be in proper operating condition. The system must be able to provide adequate heat (and cooling, if applicable), either directly or indirectly, to each room, in order to assure a healthy living environment appropriate to the climate.

(ii) The dwelling unit must not contain unvented room heaters that burn gas, oil, or kerosene. Electric heaters are acceptable.

(f) Illumination and electricity--(1) Performance requirement. Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. The dwelling unit must have sufficient electrical sources so occupants can use essential electrical appliances. The electrical fixtures and wiring must ensure safety from fire.

(2) Acceptability criteria. (i) There must be at least one window in the living room and in each sleeping room.

(ii) The kitchen area and the bathroom must have a permanent ceiling or wall light fixture in proper operating condition. The kitchen area must also have at least one electrical outlet in proper operating condition.

(iii) The living room and each bedroom must have at least two electrical outlets in proper operating condition. Permanent overhead or wall-mounted light fixtures may count as one of the required electrical outlets.

(g) Structure and materials--(1) Performance requirement. The dwelling unit must be structurally sound. The structure must not present any threat to the health and safety of the occupants and must protect the occupants from the environment.

(2) Acceptability criteria. (i) Ceilings, walls, and floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts, or other serious damage.

(ii) The roof must be structurally sound and weather tight.

(iii) The exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infestation.

(iv) The condition and equipment of interior and exterior stairs, halls, porches, walkways, etc., must not present a danger of tripping and falling. For example, broken or missing steps or loose boards are unacceptable.

(v) Elevators must be working and safe.

(h) Interior air quality--(1) Performance requirement. The dwelling unit must be free of pollutants in the air at levels that threaten the health of the occupants.

(2) Acceptability criteria. (i) The dwelling unit must be free from dangerous levels of air pollution from carbon monoxide, sewer gas, fuel gas, dust, and other harmful pollutants.

(ii) There must be adequate air circulation in the dwelling unit.

(iii) Bathroom areas must have one openable window or other adequate exhaust ventilation.

(iv) Any room used for sleeping must have at least one window. If the window is designed to be openable, the window must work.

(i) Water supply - (1) Performance requirement. The water supply must be free from contamination.

(2) Acceptability criteria. The dwelling unit must be served by an approvable public or private water supply that is sanitary and free from contamination.

(j) Lead-based paint performance requirement. The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, M, and R of this title apply to units assisted under this part.

(k) Access performance requirement. The dwelling unit must be able to be used and maintained without unauthorized use of other private properties. The building must provide an alternate means of exit in case of fire (such as fire stairs or egress through windows).

(l) Site and Neighborhood--(1) Performance requirement. The site and neighborhood must be reasonably free from disturbing noises and reverberations and other dangers to the health, safety, and general welfare of the occupants.

(2) Acceptability criteria. The site and neighborhood may not be subject to serious adverse environmental conditions, natural or manmade, such as dangerous walks or steps; instability; flooding, poor drainage, septic tank back-ups or sewage hazards; mudslides; abnormal air pollution, smoke or dust; excessive noise, vibration or vehicular traffic; excessive accumulations of trash; vermin or rodent infestation; or fire hazards.

(m) Sanitary condition - (1) Performance requirement. The dwelling unit and its equipment must be in sanitary condition.

(2) Acceptability criteria. The dwelling unit and its equipment must be free of vermin and rodent infestation.

(n) Smoke detectors performance requirement--(1) Except as provided in paragraph (n)(2) of this section, each dwelling unit must have at least one battery-operated or hard-wired smoke detector, in proper operating condition, on each level of the dwelling unit, including basements but excepting crawl spaces and unfinished attics. Smoke detectors must be installed in accordance with and meet the requirements of the National Fire Protection Association Standard (NFPA) 74 (or its successor standards). If the dwelling unit is occupied by any hearing-impaired person, - smoke detectors must have an alarm system, designed for hearing-impaired persons as specified in NFPA 74 (or successor standards).

(2) For units assisted prior to April 24, 1993, owners who installed battery-operated or hard-wired smoke detectors prior to April 24, 1993 in compliance with HUD's smoke detector requirements, including the regulations published on July 30, 1992, (57 FR 33846), will not be required subsequently to comply with any additional requirements mandated by NFPA 74 (i.e., the owner would not be required to install a smoke detector in a basement not used for living purposes, nor would the owner be required to change the location of the smoke detectors that have already been installed on the other floors of the unit)

## **Categories of Persons Affected**

### ***Section 91.205(b) Categories of persons Affected***

- (1) The Consolidated Plan shall estimate the number and type of families in need of housing assistance for extremely low-income, low-income, moderated-income and middle-income families, for renters and owners, for elderly persons, for single persons, for large families, for persons living with HIV/AIDS and their families, and for persons with disabilities. The description of housing needs shall include a discussion of the cost burden and severe cost burden (especially for large families), and substandard housing conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compared to the Jurisdiction as a whole. (The Jurisdiction must define in its consolidated plan the terms “standard condition” and “substandard condition but suitable for rehabilitation”.)*
- (2) For any of the income categories enumerated in paragraph (b) (1) of the section, to the extent that any racial or ethnic group has disproportionately greater need in comparison to the needs of that category as a whole, assessment of that specific need shall be included. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is a least 10 percentage points higher than the percentage of persons in the category as a whole”.*

## **Overview**

This section presents an analysis of housing needs of households in a range of the HUD adjusted area median income (AMI) categories who live in “Elderly 1 and 2 person”, “Small Related”, “Large Related”, and “other” types of households as required in Section 24CFR91.205(b)(1) of the Consolidated Plan regulations.

## **Housing Needs by Income Category**

HUD calculates the HUD adjusted area medium income for each household and places each household whose income is less than or equal to 95% of the AMI into one of the following categories in the CHAS Data Book.

- <= 30% of AMI
- >30% to <= 50% of AMI
- > 50% to <= 80% of AMI
- > 80% to <= 95% of AMI

Table I displays data from the CHAS Data Book that describes the rate at which households in various income categories experience at least one housing need.

**Table I**

Housing Units by Affordability	Renters	Owned
		(H)
<b>Rent &lt;=30%</b>		
# occupied units	4,380	N/A
% occupants <=30%	64.6	N/A
% built before 1970	36.2	N/A
% some problem	34.2	N/A
# vacant for rent/sale	90	N/A
<b>Rent &gt;30% to &lt;=50%</b>		
# occupied units	7,050	4,705
% occupants <=50%	56.6	28.5
% built before 1970	64.8	55.4
% some problem	55.6	8.7
# vacant for rent/sale	265	89
<b>Rent &gt;50% to &lt;=80%</b>		
# occupied units	7,615	4,345
% occupants <=80%	51.8	29.7
% built before 1970	62.2	59.6
% some problem	55.1	6.7
# vacant for rent/sale	255	29
<b>Rent &gt;80%</b>		
# occupied units	7,175	57,405
# vacant for rent/sale	195	350

**Housing Needs of Elderly, Small-Related, Large-Related, and Other Households - Owners**

The rate of housing needs varies by household type among income categories. Table II indicates that no matter what their household type is, lower income households are more likely to have housing needs than higher income households of the same type.

**Table II**

<b>Any Housing Problems</b>	<b>Owners</b>					
<b>Household by Type, Income, &amp; Housing Problem</b>	<b>Elderly</b>	<b>Small Related</b>	<b>Large Related</b>	<b>All</b>	<b>Total</b>	<b>Total</b>
	<b>(1 &amp; 2 members)</b>	<b>(2 to 4 members)</b>	<b>(5 or more members)</b>	<b>Other</b>	<b>Owners</b>	<b>Households</b>
	<b>(F)</b>	<b>(G)</b>	<b>(H)</b>	<b>(I)</b>	<b>(J)</b>	<b>(K)</b>
<b>Household Income &lt;= 50% MFI</b>	4,448	2,232	1,414	774	8,868	21,532
<b>Household Income &lt;=30% MFI</b>	2,084	899	539	349	3,871	12,007
<b>% with any housing problems</b>	85.8	77.2	84.2	74.2	82.6	77.6
<b>Household Income &gt;30 to &lt;=50% MFI</b>	2,364	1,333	875	425	4,997	9,525
<b>% with any housing problems</b>	59.2	86.1	90.3	83.5	73.9	76.1
<b>Household Income &gt;50 to &lt;=80% MFI</b>	1,478	1,385	765	564	4,192	6,958
<b>% with any housing problems</b>	27.3	71.5	81.7	57.4	55.9	54.9
<b>Household Income &gt;80% MFI</b>	8,928	30,870	9,289	4,295	53,382	64,170
<b>% with any housing problems</b>	12	20.7	27	22.2	20.5	20.7
<b>Total Households</b>	14,854	34,487	11,468	5,633	66,442	92,660
<b>% with any housing problems</b>	31.4	26.8	38.1	33.6	30.3	36.3

### Cost Burden by Income Category, Tenure, and Household Type

Tables III through IX displays CHAS data on the cost burden and severe cost burden cross-tabulated by household income category and household type.

#### Table III indicates that among homeowners:

Table III indicates that families, regardless of size, have highest rates of cost burden in the two lowest income categories.

**Table III**

Cost Burden  Household by Type, Income, & Housing Problem	Owners					Total Households
	Elderly	Small Related	Large Related	All	Total	
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Owners	
	(F)	(G)	(H)	(I)	(J)	
Household Income <= 50% MFI	4,448	2,232	1,414	774	8,868	21,532
Household Income <=30% MFI	2,084	899	539	349	3,871	12,007
% Cost Burden >30%	85.8	77.2	80.5	74.2	82	74.8
Household Income >30 to <=50% MFI	2,364	1,333	875	425	4,997	9,525
% Cost Burden >30%	59.2	83.9	86.9	83.5	72.7	70.8
Household Income >50 to <=80% MFI	1,478	1,385	765	564	4,192	6,958
% Cost Burden >30%	27	69	76.5	56.7	53.9	47
Household Income >80% MFI	8,928	30,870	9,289	4,295	53,382	64,170
% Cost Burden >30%	11.9	19.7	20.1	22.2	18.7	16.9
<b>Total Households</b>	<b>14,854</b>	<b>34,487</b>	<b>11,468</b>	<b>5,633</b>	<b>66,442</b>	<b>92,660</b>
<b>% Cost Burden &gt;30</b>	<b>31.3</b>	<b>25.7</b>	<b>31.8</b>	<b>33.5</b>	<b>28.6</b>	<b>32.2</b>

**Table IV indicates that among homeowners:**

Table IV again shows that families, regardless of size, have highest rates of extreme cost burden in the two lowest income categories.

**Table IV**

Extreme Cost Burden	Owners					Total Households
	Elderly	Small Related	Large Related	All	Total	
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Owners	
	(F)	(G)	(H)	(I)	(J)	
Household Income <= 50% MFI	4,448	2,232	1,414	774	8,868	21,532
Household Income <=30% MFI	2,084	899	539	349	3,871	12,007
% Cost Burden >50%	62.9	71.1	72.4	73.1	67	60.6
Household Income >30 to <=50% MFI	2,364	1,333	875	425	4,997	9,525
% Cost Burden >50%	25.8	66.4	58.3	51.8	44.5	32.2
Household Income >50 to <=80% MFI	1,478	1,385	765	564	4,192	6,958
% Cost Burden >50%	10.4	30.3	32.7	19.5	22.3	14.5
Household Income >80% MFI	8,928	30,870	9,289	4,295	53,382	64,170
% Cost Burden >50%	3.1	3.1	2.8	4	3.1	2.7
<b>Total Households</b>	14,854	34,487	11,468	5,633	66,442	92,660
<b>% Cost Burden &gt;50</b>	15.8	8.4	12.3	13.4	11.2	14.1

### Housing Needs of Elderly, Small-Related, Large-Related, and Other Households - Renters

The rate of housing needs varies by household type among income categories. Table V indicates that no matter what their household type is, lower income households are more likely to have housing needs than higher income households of the same type.

**Table V**

Any Housing Problem	Renters				
	Elderly	Small Related	Large Related	All	Total
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Renters
	(A)	(B)	(C)	(D)	(E)
Household Income <= 50% MFI	3837	4215	2470	2142	12664
Household Income <=30% MFI	2743	2585	1605	1203	8136
% with any housing problems	58.8	83.2	92.8	72.2	75.2
Household Income >30 to <=50% MFI	1094	1630	865	939	4528
% with any housing problems	69.8	75.5	90.2	83.5	78.6
Household Income >50 to <=80% MFI	408	1194	419	745	2766
% with any housing problems	35	53.5	72.6	52.3	53.4
Household Income >80% MFI	868	4930	1155	3835	10788
% with any housing problems	15.3	19.9	58.4	15.1	22
<b>Total Households</b>	5113	10339	4044	6722	26218
% with any housing problems	51.9	48.4	80.3	39	51.6

**Table V indicates that among renters:**

Table VI indicates that families, regardless of size, have highest rates of cost burden in the two lowest income categories.

**Table VI**

Cost Burden	Renters				
	Elderly	Small Related	Large Related	All	Total
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Renters
	(A)	(B)	(C)	(D)	(E)
Household Income <= 50% MFI	3,837	4,215	2,470	2,142	12,664
Household Income <=30% MFI	2,743	2,585	1,605	1,203	8,136
% Cost Burden >30%	58.7	81.4	77.6	70.2	71.3
Household Income >30 to <=50% MFI	1,094	1,630	865	939	4,528
% Cost Burden >30%	68.6	67.2	56.6	82.4	68.7
Household Income >50 to <=80% MFI	408	1,194	419	745	2,766
% Cost Burden >30%	34.1	35.9	21.2	47.7	36.6
Household Income >80% MFI	868	4,930	1,155	3,835	10,788
% Cost Burden >30%	15.3	6	2.2	10.7	8
<b>Total Households</b>	<b>5,113</b>	<b>10,339</b>	<b>4,044</b>	<b>6,722</b>	<b>26,218</b>
<b>% Cost Burden &gt;30</b>	<b>51.5</b>	<b>38</b>	<b>45.7</b>	<b>35.5</b>	<b>41.1</b>

**Table V indicates that among renters:**

Table VII indicates that families, regardless of size, have highest rates of extreme cost burden in the two lowest income categories.

**Table VII**

Extreme Cost Burden	Renters				
	Elderly	Small Related	Large Related	All	Total
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Renters
	(A)	(B)	(C)	(D)	(E)
Household Income <= 50% MFI	3,837	4,215	2,470	2,142	12,664
Household Income <=30% MFI	2,743	2,585	1,605	1,203	8,136
% Cost Burden >50%	43.2	66.7	62.9	63.5	57.6
Household Income >30 to <=50% MFI	1,094	1,630	865	939	4,528
% Cost Burden >50%	27	14.4	8.7	24.9	18.5
Household Income >50 to <=80% MFI	408	1,194	419	745	2,766
% Cost Burden >50%	12.3	0.3	1	2.7	2.8
Household Income >80% MFI	868	4,930	1,155	3,835	10,788
% Cost Burden >50%	0.9	0.4	0	0.5	0.4
<b>Total Households</b>	<b>5,113</b>	<b>10,339</b>	<b>4,044</b>	<b>6,722</b>	<b>26,218</b>
<b>% Cost Burden &gt;50</b>	<b>30.1</b>	<b>19.2</b>	<b>26.9</b>	<b>15.4</b>	<b>21.5</b>

**Summary of Housing Needs**

To summarize the data on housing characteristics, Rockland County, while small, comprises a number of separate and distinct housing markets. Owner-occupied housing constitutes the largest segment of Rockland’s housing stock, yet it is expensive and beyond the reach of the County’s lower-income households. Lower- priced affordable housing is generally unavailable, either in the rental or owner markets. African-Americans and other minority households in general lack access to the owner-occupied housing stock, and are largely concentrated in a few Rockland communities. When households with lower incomes seek to improve their housing and neighborhood quality, they do so only by expanding a higher proportion of their income on housing.

**Housing Needs of Racial and Ethnic Minorities**

24CFR91.205(b)(2) requires an assessment of the housing needs of any racial or ethnic group to the extent that that group has a disproportionately greater need in comparison to the needs of that category as a whole. The HUD regulations define “disproportionately” as when a greater need exists when the percentage of persons in a category of needs who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

The following two tables display the percentage of owner and renter households with one or more housing needs and the race/ethnicity of the head of household.

**Table VIII**

Household by Type, Income, & Housing Problem	Owners					
	White	Black	Hispanic	Asian	Native American	Mobility Restrict.
Household Income <=50% MFI	7,390	620	420	300	24	1,720
Household Income <=30% MFI	3,315	215	150	105	4	745
% with any housing problems	83.6	72.1	80	76.2	100	86.6
Household Income >30 to <=50% MFI	4,075	405	270	195	20	975
% with any housing problems	71.3	84	85.2	94.9	50	72.8
Household Income >50 to <=80% MFI	3,415	390	255	75	0	785
% with any housing problems	52	75.6	70.6	73.3	N/A	26.8
Household Income >80% MFI	44,015	3,405	2,550	2,720	69	5,854
% with any housing problems	18.5	30.1	27.8	32.7	65.2	20.6
Total Households	54,820	4,415	3,225	3,095	93	8,359
% with any housing problems	28.4	41.1	38.4	39.1	63.4	33.1

**Table IX**

Household by Type, Income, & Housing Problem	Renters					
	White	Black	Hispanic	Asian	Native American	Mobility Restrict.
Household Income <=50% MFI	7,590	2,080	1,879	485	73	2,830
Household Income <=30% MFI	5,145	1,205	1,160	280	24	1,960
% with any housing problems	73.8	79.7	81	57.1	83.3	67.9
Household Income >30 to <=50% MFI	2,445	875	719	205	49	870
% with any housing problems	76.5	72.6	86.2	95.1	91.8	77
Household Income >50 to <=80% MFI	1,550	539	425	190	0	335
% with any housing problems	50.6	61.2	49.4	65.8	N/A	61.2
Household Income >80% MFI	7,095	1,445	1,375	590	18	970
% with any housing problems	14	27.7	45.8	38.1	22.2	26.3
Total Households	16,235	4,064	3,679	1,265	91	4,135
% with any housing problems	45.8	57.2	65.2	55.7	75.8	59.5

## **Homeless Needs**

### ***Section 91.205 9 ( c ) Homeless Needs***

*“The plan must describe the nature and extent of homelessness (including rural homelessness) within the Jurisdiction, addressing separately the need for facilities and services for the homeless individuals and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with a table prescribed by HUD. This description must include the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but threaten with homelessness. The plan also must contain a narrative description of the nature and extent of homelessness by racial and ethnic group, to the extent information is available”.*

### **Definition for Homelessness**

The Rockland County Continuum of Care has adopted the federal definition for homelessness as found in The United State Code Title 42, Chapter 119, Subchapter I:

(a) IN GENERAL.

For purposes of this Act, the term “homeless”, “homeless individual”, and “homeless person” means;

- (1) an individual or family who lacks a fixed, regular, and adequate nighttime residence;
- (2) an individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- (3) an individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing);
- (4) an individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided;
- (5) an individual or family who;
  - (A) will imminently lose their housing, including housing they own, rent, or live in without paying rent, are sharing with others, and rooms in hotels or motels not paid for by Federal, State, or local government programs for low-income individuals or by charitable organizations, as evidenced by;
    - (i) a court order resulting from an eviction action that notifies the individual or family that they must leave within 14 days;
    - (ii) the individual or family having a primary nighttime residence that is a room in a hotel or motel and where they lack the resources necessary to reside there for more than 14 days; or
    - (iii) credible evidence indicating that the owner or renter of the housing

will not allow the individual or family to stay for more than 14 days, and any oral statement from an individual or family seeking homeless assistance that is found to be credible shall be considered credible evidence for purposes of this clause;

(B) has no subsequent residence identified; and

(C) lacks the resources or support networks needed to obtain other permanent housing; and

(6) unaccompanied youth and homeless families with children and youth defined as homeless under other Federal statutes who;

(A) have experienced a long term period without living independently in permanent housing,

(B) have experienced persistent instability as measured by frequent moves over such period, and

(C) can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse, the presence of a child or youth with a disability, or multiple barriers to employment.

**(b) DOMESTIC VIOLENCE AND OTHER DANGEROUS OR LIFE-THREATENING CONDITIONS.**

Notwithstanding any other provision of this section, the Secretary shall consider to be homeless any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life threatening conditions in the individual's or family's current housing situation, including where the health and safety of children are jeopardized, and who have no other residence and lack the resources or support networks to obtain other permanent housing.

**(b) Income eligibility**

**1. In general**

A homeless individual shall be eligible for assistance under any program provided by this chapter, only if the individual complies with the income eligibility requirements otherwise applicable to such program.

**2. Exception**

Notwithstanding paragraph (1), a homeless individual shall be eligible for assistance under title I of the Workforce Investment Act of 1998 [29 U.S.C. 2801 et seq.].

**(c) Exclusion**

For purposes of this chapter, the term "homeless" or "homeless individual" does not include any individual imprisoned or otherwise detained pursuant to an Act of the Congress or a State law.

### **Estimate of Need**

In Rockland County, the Rockland County Department of Social Services Housing Unit is a specialized unit that offers comprehensive housing services to those individuals who are homeless or potentially homeless. The main cause of homelessness for families is eviction by primary tenant; for singles, jail release and eviction by primary tenant. Despite many obstacles to meeting the needs of the homeless such as the lack of affordable housing, history of substance abuse, family instability, etc., Rockland's emergency housing costs are low in comparison to other counties. This is due to the successful achievement of program goals and services the Housing Unit offers.

The Housing Unit is comprised of professional and paraprofessional staff who interface with various units of the Department of Social Services and community to address and resolve housing problems. Every effort is made to work collaboratively with internal resources and community organizations to meet the needs of the homeless.

The housing staff attempts to uncover the underlying reasons why an individual has a housing problem. In many cases, although placement is diverted, these cases are retained until issues such as substance abuse, mismanagement of income, domestic violence, underemployment, delinquent behavior with minor children, etc. are addressed. Unit workers provide casework counseling and referral services. Intensive casework and support services may be provided to homeless and formerly homeless families at their new residences as well.

The Housing Unit is notified of all eviction notices, utility disconnects and residential health department violations for the entire county. Staff deals with these situations on a case-by-case basis in an effort to help individuals retain their housing. In many instances home visits are conducted to ensure the frail, elderly and minor children's health and safety needs are met. Emphasis is made on maintaining family stability and priority on protecting the health and safety of all individuals placed at risk.

Housing staff negotiates with attorneys and landlords to prevent impending evictions, negotiates payments of rent arrears, seeks out rent subsidies, explores housing alternatives and options, and secures permanent housing for the homeless.

The organizational chart for this unit clearly defines the coordination of the various staff duties and responsibilities in order to meet the goal of eliminating the need for emergency housing.

Statistics:

	<u>2008</u>	<u>2009</u>
Requests to Resolve Housing Problems	689	655
Emergency Requests (Included in above)	614	598
Placement in Emergency Housing		
<i>Families</i>	78	29
<i>Single Adults</i>	104	77
Remaining in Emergency Housing Year End		
<i>Families</i>	6	1
<i>Single Adults</i>	1	10
Average Length of Stay (Days)		
<i>Families</i>	105	71
<i>Single Adults</i>	18	26

**County Resources**

The Department operates an emergency family shelter to provide temporary housing for families who are homeless due to fire, flood, eviction, and other emergencies that require immediate attention. Shelter staff assist families to find affordable permanent housing. Other services include case management, childcare, and after-school tutorial and recreation programs for the children and educational workshops for the parents.

The Department contracts with Rockland Family Shelter, Inc. to provide shelter and non-residential services to victims of domestic violence. The Rockland Family Shelter is the only domestic violence program in the county, with non-residential services one of the many services offered under the Rockland Family Shelter umbrella. Any person over 16 years of age who is battered or threatened with injury by a family member is legally entitled to and provided with emergency shelter, advocacy, legal services, information and referral, community education, and counseling.

Non-residential domestic violence services are provided regardless of income or immigration status and are available in the main office in New City, the Spring Valley satellite offices (2), and the satellite office in Haverstraw. Twenty-four hour assistance is available. Each office is accessible to the physically challenged, with hearing-impaired consumers accommodated by TTY phones, and, for non-English-speaking persons, access to a 24/7 language telephone line. Staff works with Asian, African-American, Latino, Haitian, Jewish Orthodox, lesbian and bi-sexual women. A special TANF-funded program offers a culturally sensitive outreach program to Rockland's large Latino community.

The Rockland Family Shelter continues to operate a Teen Dating Violence Prevention Program to provide information, assistance, and referral materials to students who are, or may become, victims of sexual, domestic, or dating violence. This program offers training and forums to staff, students, and parents at each of Rockland County's eight school districts.

In accordance with the New York State Welfare Reform Act, the department has a senior caseworker on staff to address the safety needs of domestic violence victims and their children. There are procedures in place for screening TANF applicants for self-reporting of domestic violence victimization, assessment, shelter referral, referrals for non-residential services and determining the need for temporary waivers of Temporary Assistance requirements.

	<u>2008</u>	<u>2009</u>
Families Sheltered at Rockland Family Shelter	32	33
New Cases Opened for Advocacy and Support	338	368
Hotline Service Requests	1,554	1,406
Information and Referral	1,224	1,593
Community Presentations/ Education	580	530
Media Announcements	1,020	1,346

**Estimate of Need**

1. Provide 10 additional transitional housing for domestic violence victims. The high priority is to provide additional housing for battered women and their children. The Rockland Family Shelter serves as a housing provider for the population and has received Continuum of Care funds the past several years to provide 10 transitional housing vouchers. There is a need to expand the program to 20 vouchers. The shelter also provides support services to battered women such as:

- Emergency shelter for battered women and their children
- Crisis counseling
- Individual and group supportive counseling
- Advocacy with numerous agencies and institutions including entitlements and services.
- Clinical and Substance Abuse assessment and referrals
- Development of safety plans
- Crime Victims Compensation Assistance
- Information and referral services
- Specialized services for mothers and their children to cope with the effects of domestic abuse and violence, including educational advocacy
- Court assistance services
- Legal representation in Family Court proceedings
- Recreational activities for adults and children in residence
- Transportation

2. Provide supportive services to transitional housing for chemical/alcohol dependent adults.

A second priority is a proposal to assist and subsidize a community residence licensed by the New York State Office of Alcoholism and Substance Abuse Services (OASAS). This project

will offer persons the ability to live independently through their participation in a licensed treatment program with support services. Persons recommended for housing will have completed a residential treatment program and meet the OASAS LOCATOR for admission in an OASAS supportive living residence. This project was approved by the Rockland County Community Service Board and identified as an unmet community need.

The goal is to offer drug and alcohol free housing that will enhance the effectiveness of treatment and result in employment opportunities. The primary concern is recovery. Without sobriety a person cannot function to their fullest potential nor make the sound decisions necessary to cope with the stress and demands of our society. What has made them unique is their concentration on the addicted homeless population in not just providing a bed (shelters) or treatment (halfway houses) but a long-term commitment to creating taxpaying citizens.

### **Additional Needs Assessed**

The Rockland County Continuum of Care Committee identified several additional needs for the 2010-2014 Consolidated Plan and established goals in an effort to end homelessness in the county in the next five years. The following lists the goals and the action steps needed to accomplish the goals.

#### 1. Provide safe, sanitary permanent housing for disabled veterans

Joseph's Home, Inc. proposes to develop Homes For Heroes, consisting of 26 units of very low-income rental housing for physically and/or emotionally disabled homeless veterans. The proposed Homes For Heroes project will be situated on a 13.8 acre parcel which was formerly an army reserve center located at 335 Western Highway in Tappan, Rockland County. Joseph's Home, Inc. will be responsible to obtain funding and oversee the construction of this project. In addition, Joseph's Home will coordinate all necessary support services for the veterans, including case management, job training, etc. to ensure they obtain the appropriate medical care and life skills needed to live as independently as possible. In addition, veterans will have easy access to the VA hospitals because we are partnering with the Rockland County Veteran's Office, the Veteran's Health Care Administration and the United States Veteran's Administration to ensure transportation will be available. Also, all residents will be encouraged to apply to the Rockland County Department of Social Services to determine if they are eligible for benefits, which could include, Medicaid, temporary assistance and food stamps.

Currently, the site consists of nine one-story masonry buildings, plus a small security booth situated on the left of the driveway after entering the property. The buildings were constructed circa 1957, and were used by the army on weekends for training/drilling purposes. The army staff, referred to as "permanent party," consisted of office and maintenance personnel who worked at the reserve center but did not live at the site. The center closed approximately nine years ago, and was being maintained by the United States Army until RHAC obtained a leasehold interest in the property. Our goal is to renovate 2 existing buildings into 26 units of permanent affordable housing, which are being designed to accommodate disabled individuals. These units will include: 23 one-bedroom apartments, 2 two-bedroom apartments, and 1 three-bedroom apartment.

The purpose of this Project is to incorporate specific design features that will accommodate the lifestyles of disabled homeless veterans. These veterans can't be discharged from various health care facilities, such as the Helen Hayes Hospital, because they have nowhere to go. Many veterans are currently unable to find existing apartments that have been modified to accommodate their physical/medical needs, according to a discharge representative from Montrose Hospital.

The building's design will blend in with the existing residential/commercial buildings in the neighborhood. A community room will be available to the tenants for counseling programs and recreational activities. Laundry facilities, onsite paved parking, walking paths and gardens will be available to Homes for Heroes residents.

In addition, the building will be designed to meet New York State Energy Conservation Construction Code requirements. This includes energy efficient central air conditioning and heating units. High performance windows and doors, along with the appropriate insulation, will be installed to reduce drafts. All cracks, open spaces within walls, roofs, chimney, ducts, floors, etc. will be sealed to ensure energy efficiency. Low flush toilets, low flow shower heads and other water conserving fixtures will be installed in bathrooms and kitchens. All appliances and ventilation systems will be energy star efficient. Cable and internet access will be available in all apartments. By designing an energy efficient building under the green building initiative we will be able to reduce utility costs for the tenants and for Homes For Heroes.

2. Provide safe, sanitary permanent housing for dually-diagnosed single males and females.

The Rockland County SPOA Committee is interested in obtaining twelve HUD Housing vouchers to be used to help people with mental illness find affordable housing.

The SPOA committee includes the four private housing providers licensed by New York State Office of Mental Health to provide supervised as well as supported housing options to individuals living with serious mental illness. Other committee members are Case Management Services, Assertive Community Treatment, Peer Advocate and family representatives, hospital discharge planners, and other important stakeholders. The committee meets weekly to review applications for available housing, as well as case management, peer support and ACT. Individuals must be determined eligible for services by documenting that they have a Serious and Persistent Mental Illness, a category designated as "SPMI" by NYS OMH.

OMH licensed housing at the level of "Supported Housing" is permanent, provides ongoing though not intensive supportive counseling, and allows individuals to take responsibility for their own lease, with a subsidy through the housing agency for the portion of rent remaining after the renter pays a third of their income toward the rent.

There are only 114 Supported Housing beds in Rockland County for individuals with mental illness. The beds are split up between the four agencies: Mental Health Association of Rockland County, Rockland Hospital Guild, St. Dominic's, and Loeb.

Some community support services (residence counselors) are provided to individuals in Supported Housing, and additional supports such as Intensive and Supportive Case Management, and Peer Advocacy, are available on a limited basis to those who need them.

Each of the four agencies would like to be able to use 2 HUD Vouchers to help clients who are eligible but waiting for Supported Housing. The waiting list for Supported Housing is approximately 30, which includes those in supervised Treatment Apartments who we anticipate will be ready for Supported Housing within a year, as well as individuals who apply for Supported Housing directly to SPOA. In addition, The Assertive Community Treatment Team, under the supervision of MHA, would use 4 additional vouchers to help clients who are homeless or in inadequate housing while they help stabilize and treat them clinically.

Stable, affordable and appropriate housing is considered the cornerstone of recovery from mental illness. The Department of Mental Health has submitted a yearly and updated Local Plan to NYS Office of Mental Health, which always features housing as our number one priority for people with mental health needs.

### 3. Expand/improve referral network, client services - Homeless Management Information System (HMIS)

The Rockland County wide HMIS will help streamline client intake and services. The system will also provide standardized intake processes for all agencies, allow sharing of information and assist in client referrals. This process will shorten the assistance time to the client and will allow for greater documentation and reporting.

### **Chronic Homeless Strategy**

Rockland's single individuals are typically challenged by the multiplicity of issues that require immediate, transitional, and aftercare services to strengthen and support efforts to successfully move each of them from emergency to transitional to permanent housing. Our priority population is predominantly male, with an average age of 25 to 35, is stressed and vulnerable, and, beyond homelessness, is often required to comply with out-patient drug and alcohol services, mental health counseling, probation requirements, employment plans, and a myriad of other obligations. This is a high-risk, visible but diverse group whose needs are often underserved. To achieve our outcomes, it is critical that we understand the complexity of this group.

Referrals for many of the singles are generated from jails, psychiatric and rehabilitation facilities. When the county receives early discharge notification, they can more efficiently increase the number of individuals for whom homelessness is averted at initial assessment and, for others, collapse the time between emergency, transitional, and permanent housing. Rockland County works with self-referral walk-ins, referrals from community-based organizations, caseworkers, law-enforcement agencies, and all other entities that interface with this population.

The County's target group confronts significant obstacles in securing and retaining permanent housing. This is often a disconnected, isolated, and high-risk population with a reputation for violence, jail time, unemployment and other indicators that intimidate landlords and make accessing permanent housing unusually difficult. These barriers to positive outcomes will be redressed by developing a rapport with consumers that will allow for the design of a mutually agreed plan that will serve as a pathway to permanency. Best practices suggest that when the homeless give voice to where to live, what activities to engage in, and what services will be accepted, the probability of securing and retaining permanent housing increases. This, together with the demonstrated credibility of the county's housing staff to provide scattered site housing, direct client services and monitoring, make us confident that landlords will be more amenable to renting to our consumers.

## **SPECIAL NEEDS HOMELESS**

### **LOEB HOUSE/JOSEPH'S HOME:**

Identifying unmet housing needs: The main need continues to be the lack of financial resources to adequately pay for Direct Care Workers who are employed by Not For Profit Licensed Housing Providers. These are the ones who directly provide supervision, treatment and supportive services to the residents residing at our present out dated treatment housing models under the auspices of the NYS Office of Mental Health.

It is difficult to retain and recruit qualified staff due to low paying positions. It is very frustrating that the present transitional treatment housing programs available are operated and funded under the 24 year old models that were not originally developed for the homeless mentally ill and those with Co-Occurring Disorders. We presently serve clients who commonly have dual, or a multitude of disabilities such as, the Mentally Ill/Chemically Addicted (MICA); the mentally ill who are HIV and/or living with AIDS; those with co-morbidities including diabetes, hypertension and COPD; mentally ill with learning disabilities; mentally ill with criminal justice involvement due to DWI/DUI's, misdemeanors, felonies and/or a combination of the above.

Adult homes and rooming houses are the most common permanent housing models available for the homeless mentally ill adult. The adult home allows Level III reimbursement, which is a monthly rate set by NY State for housing of qualified persons in this level of care. Family type care is a level I funded rate that is very limited in Rockland County and provides minimal supervision. The rooming house reimbursement is a living alone rate that is the minimal amount, and only pays for rooming without the services that are available at the adult home.

This is why Joseph's Home, Inc. closed their 87-bed Adult Home and the 24-bed Residence for Adults Missing In America Home for Veterans due to our inability to make financial ends meet. Over the course of the 10 years, they experienced large financial losses in their attempt to meet the residents' needs and meet the requirements of the New York State Department Of Health (NYSDOH). The rate for reimbursement has not kept up with inflation, the Cost Of Living Adjustment (COLA), and the cost of meeting the

increasing needs of the populations they serve.

Adult Homes are being closed at an alarming rate across the State of NY due to financial reasons. Recently advocates, people with Mental Illness and their families won a class action lawsuit against the NY State Office of Mental Health for discharging people with Mental Illness into the NY State Department of Health's licensed Adult Homes. The charge is based upon the inappropriate placements of mentally ill adults from State Operated In-patient units into adult homes without the proper funding to provide adequate services, treatments and supports for the care of the mentally ill adult.

Joseph's Home, Inc. was approved as a Community Housing Development Organization (CHDO) in 1998.

Loeb House, Inc. is dedicated to the mission of providing decent, affordable and safe housing. Loeb House/Joseph's Home, Inc. believes that a safe, clean, affordable sober living environment is a great addition to Rockland County's Community Housing Development Organizations mission.

Current involvement: The contributions of CHDO funding and private funding sources continue to enable Rockland County to utilize strong partnerships with not-for-profit community housing providers, establishing links to a workforce offering affordable housing along with compassion, and the enhancement of quality of life to people who would otherwise be homeless or living in an substandard living environments.

In the past, Rockland County has identified permanent housing for the homeless mentally ill, those with Co-Occurring Disorders, the poor and disadvantage as a major gap in our county's housing needs. The future of housing the homeless populations in Rockland County is much brighter because of the CHDO funds. This housing initiative has proved to be a valuable housing opportunity for individuals in need of affordable housing and supportive services.

The cost effectiveness of these funding sources will be demonstrated by the money saved by people living in the private sector, in their immediate communities where they can receive the appropriate services and supports required for recovery, preventing costly utilization's of crisis services, jail or hospitalization.

Plan for the next several years: Loeb House/Joseph's Home, Inc. would be interested in duplicating this model for future housing needs for this special needs population, especially for those seeking affordable, sober supportive housing. It is their opinion that small housing plans such as this one, offers a more therapeutic living environment and enables like-minded individuals to live together for support. This housing model is presently financially sound and affordable, and does not require enhanced funding for services. This affordable Sober Supported housing model is consumer-managed, and does not require much supervision.

## 2. Maggie Conway House

Program description: This housing program serves and provides a home for twenty (20) formerly homeless mentally ill adults. This population is subjected to a multitude of illnesses and/or other disabilities. The Agency has designated six (6) beds for people who are living with AIDS through HOPWA funding. Agencies such as the Rockland County Health Department's Infectious Disease Office, TOUCH, ARCS and all Mental Health Departments have been notified of these available beds.

The Conway House is adjacent to RPC campus. Public transportation is within walking distance. Shopping, medical services, recreation and social services are within a quarter of mile of the site. It is a two-story building with an attic and basement. Loeb House has configured the first and second floor to allow the facility, approximately 6,250 square feet, to operate. The facility was renovated to meet the standards of the Rockland County Health Department's certified rooming house status. Joseph's Home offers these tenants 3 meals a day, supportive services, medication management, house keeping, laundry service, and various case management type of assistance. These added services are much more than what is required under the regulations and standards for a certified rooming house program. This is considered permanent housing. Residents may remain at the residence as long as it is considered appropriate housing, or move into a more or less restrictive setting.

Identify housing need and sources used: The County's Office of Community Development and their Continuum of Care team considered the Conway House to be the most feasible and appropriate site for providing housing and support services for homeless mentally ill people with or without other disabilities. They agreed that there are few, if any, alternative settings. The Conway House is well established, and it is the belief of all who were involved in the planning for the homeless housing program, that the County of Rockland gained an additional 20 housing units for this special population. If this facility was not purchased and renovated by Loeb House/Joseph's Home, Inc., these valuable units of homeless housing for the mentally ill, and/or living with AIDS/HIV would have been lost. The twenty homeless housing units are needed to meet the existing and projected future needs of this population.

Financial involvement: Funding was received from the Federal Home Loan Bank (FHLB) for the acquisition of the home. HOPWA and CDBG money from the County of Rockland and HUD Continuum of Care funds made this homeless housing program a reality.

Plan for development over the next several years: Housing for the homeless mentally ill and those living with AIDS will be a vital service to the community. They anticipate a need for a less restrictive setting for those who are not physically ailing and for those who are successful with their recovery. The need for affordable housing such as apartments, single and two family residences will be required for the future housing needs of this population. This agency and other housing providers will need to look for financial assistance with the needed capital to create such housing. Funding sources such as FHLB,

HUD, NYS OMH, Section 8 Housing, CHDO and HOPWA to name a few, may be the key for the success of future housing.

The other consideration will be for those individuals who are going to require more medical care in the future, especially for people living with AIDS and those who are in need of increased medical care due to the aging process. Under DSS and the Health Department, a program is available to create the required medical or home health care services that will assist people with physical and other medical needs.

4. Loeb House/Joseph's Home for Individual and Families Living with HIV/AIDS  
Program description: This housing program is located in a community of Rockland County that was designated as an area with a high number of individuals and their families in need of affordable supported housing. This housing formally consisted of four two-family units. They hired a contractor to renovate the units. It was built in a two-phase renovation plan so existing tenants would not have to be relocated. One of the four facilities consists of two three-bedroom family units. The other 3 facilities consist of two single wheelchair accessible units and two two-bedroom units.

Office space for a Housing Coordinator was created in one of the basement areas and utilized for Community meetings of those living at the site.

This housing program complies with the regulation of the Rockland County Department of Community Development, County Health Department and the Department of Social Services.

Identify housing needs and sources used: Each of the above mentioned housing programs meets the needs of the target population in that it provides permanent affordable housing. The Rockland County Office of Community Development and the New York State Homeless Housing Assistant Program (HHAP) provided the acquisition and renovation funds for this housing program. Social Services and the Department of Health have identified supported housing and supportive services, linkages and follow-up services as key to preventing homelessness, providing stability and security to individuals and their families living with HIV/AIDS in the community.

Joseph's Home - Home for Individual and Families Living with HIV/AIDS

The following is a brief explanation of gaps analysis of housing and service needs of individuals:

There has been an estimate of approximately 20 individuals with alcohol/substance problems requiring permanent, affordable sober housing. Those requiring transitional housing beds are provided through a 20-bed facility (half-way house) called Open Arms.

It is estimated from discussions with transitional housing providers that approximately 23% of the existing population in transitional housing is ready for permanent supportive housing, but there are few available placements. The estimated need for transitional

housing for the MICA (Mentally Ill, Chemically Addicted), dually diagnosed individuals includes those individuals currently occupying those specialized beds at one of Loeb House's transitional facilities as well as individuals currently on the waiting list.

Mental health professionals estimate that approximately 50% of the mentally ill individuals residing in all community residences (transitional housing programs) are dually diagnosed. Beds specifically set aside for MICA's allow an individual with an active drug and alcohol problem to reside at the transitional facility while receiving special services for MICA's service needs. To obtain access to one of the 246 transitional supervised beds, an individual needs three months sobriety from alcohol and/or drugs. Many of these individuals, who become stabilized and demonstrate success with the MICA program, transfer from the MICA Residence to other Congregate Treatment Programs, and/or Treatment Apartment Programs.

Over the years many of the serious and persistent mentally ill adults who have participated in many of the Office of Mental Health Community Residence Treatment Programs, usually find themselves looking for permanent housing such as the Supported Housing, and/or the Maggie Conway House or Adult Home setting.

In the future the Maggie Conway Home may need enhanced funding to maintain financial stability. At the present time, the Maggie Conway House is breaking even, but has experienced deficit months. It should be noted that Joseph's Home, Inc. was successful in its request for the Office of Mental Health to consider converting the Maggie Conway rooming house into a treatment community residence. They had hired an architectural firm to assess the costs of renovations to convert both housing facilities into Community Residences Treatment Programs. The OMH would have paid for the complete renovation of the homes to bring them up to code. The only request was for Rockland County to pay the matching Medicaid dollars of the State of New York, which would be 25% of the total Medicaid reimbursement for Restorative Services. 50% from the Federal Government, 25% State and 25% from the County. This would have solved our financial difficulties and provided housing for many of the people who require this supervised level of housing.

Plan for development over the next several years. Plans to improve the present living conditions of the Maggie Conway House with the enhanced funding dollars from the Rockland County Office of Community Development, and to add additional services and support to the ever-growing needs of this very vulnerable population. They have submitted for New York State

Legislative Member Items in the past, and are in the process of submitting additional one-time funding request to improve the quality of care to the homeless mentally ill adult. They will continue to seek private funds and work with local banks within their community funding programs which have become recently more popular.

Joseph's Home, Inc. may also seek funding from the Rockland County Office of

Community Development to assist with the partial cost of purchasing small apartment complexes to provide Supported Housing Opportunities for individuals and their families living with a mental illness that presently utilize Transitional New York State Office of Mental Health's Contract license Treatment Program. These people are need of permanent affordable Supported Housing which is rent subsidized by the Rockland County Department of Mental Health.

The key to successfully receiving funding from outside sources is the on-going financial support they receive from the Rockland County Office of Community Development. The outside funding sources have recognized the commitment and the close working partnership of the county and the private sector. The coordination of their efforts and the continued needs assessment process strengthens other funding source's commitment of making all their housing initiatives complete.

This unique partnership of government and the private sector has identified, met and has continually reassessed the present housing and service component that are specifically developed and maintained for our most challenged and stigmatized citizens of the communities.

### **Homeless and Special Needs Populations**

Table 1A was compiled using data collected during the January 26, 2010 Point-in-Time. The Point-in-Time is a data collection method used to take a snapshot of the homeless population at a given time. The method used by Rockland County Continuum of Care is with the contacts that each provider has on a given date in the last week of January each year. Providers enter the information into the Homeless Management Information System that ensures an unduplicated count. Several not-for-profit agencies, the Office of Community Development, the Department of Social Services, and other entities, where volunteers and employees go to known encampments and conduct interviews, also perform a “sweep”.

**Table 1A  
Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

Point in Time – January 26, 2010		<b>Current Inventory</b>	<b>Under Development</b>	<b>Unmet Need/ Gap</b>
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**Individuals**

<b>Beds</b>	Emergency Shelter	0	0	5
	Transitional Housing	25	0	7
	Permanent Supportive Housing	486	12	0
	<b>Total</b>	512	12	12

**Persons in Families With Children**

<b>Beds</b>	Emergency Shelter	55	0	0
	Transitional Housing	29	0	0
	Permanent Supportive Housing	128	14	42
	<b>Total</b>	212	14	42

**Continuum of Care: Homeless Population and Subpopulations Chart**

<b>Part 1: Homeless Population</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
	<b>Emergency</b>	<b>Transitional</b>		
Number of Families with Children (Family Households):	8	9	0	17
1. Number of Persons in Families with Children	23	25	0	48
2. Number of Single Individuals and Persons in Households without children	15	26	52	93
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	38	51	52	141
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered</b>	<b>Total</b>
a. Chronically Homeless	3		52	55
b. Seriously Mentally Ill	66			
c. Chronic Substance Abuse	53			
d. Veterans	2			
e. Persons with HIV/AIDS	0			
f. Victims of Domestic Violence	37			
g. Unaccompanied Youth (Under 18)	1			

**Non-Homeless Special Needs Analysis**

***Section 91.205 (d) Other special Needs***

- (1) *The Jurisdiction shall estimated to the extent practicable, the number of persons who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and any other categories the jurisdiction may specify, and describe their supportive housing needs.*

- (2) *With respect to a jurisdiction seeking assistance under the HOPWA program, the plan must identify the size and characteristics of the population with HIV/AIDS and their families within the area it will serve.”*

**Estimate Persons in Sub-Populations**

Rockland County’s housing stock continues to be predominantly detached single-family despite recent increases in other housing types. Single-family homes accounted for 60.5 percent of all housing types according to the 2008 American Community Survey.

Senior housing in all its modern forms, including services and assistance, is a growth industry that helps to capture a segment of the population that either maintains a single-family home beyond its space needs and/or income capabilities, or relocates outside the County. In recent years, the trend is for senior citizens to stay here in the County. Indications are that more former residents are returning to Rockland. Others, who spent the prime of their lives elsewhere, are moving to the County to be with their families. These trends, as well as the loss of the primary caregiver, decrease older households’ abilities to maintain the home’s upkeep, make repairs, pay housing costs such as insurance, taxes and heat, and pay for in-home assistance and health costs.

According to the New York State Office of Alcoholism and Substance Abuse Services, which generated statistics for Rockland County, two percent of the total population of alcohol/drug-addicted persons live in a shelter.

**Rockland County Housing Statistics \***

<b>Population</b>	<b>Number</b>	<b>Percent</b>
Total Male	2,170	75%
Total Female	738	25%
Average Age	35.1 years	-
Hispanic	538	19%
Black	827	28%
Hispanic	538	19%
Veteran	131	5%
Homeless (No Shelter)	449	15%
Homeless (Shelter)	71	2%

\* Source: New York State Office of Alcoholism and Substance Abuse Services

The Rockland Family Shelter enables maximum housing of 15 people (women and children). The average length of stay for the residents is 3 months, but it is possible for the resident to extend their stay for an additional 45 days (based on need). The ratio of adults to children varies.

The Veteran’s Service Agency indicates that there are between 24,000 and 26,000 veterans in the County. While there is no formal waiting list for housing, the inhabitants of the local shelter are transferred into and referred by local hospitals.

A total of 26 cases with the head of household diagnosed with HIV/AIDS are utilizing HOPWA funds. Although most of these units are in low socio-economic areas, with rental subsidies, most of these families would be homeless or living in substandard conditions, i.e.. Overcrowded/ doubled up, etc.

**Table I**

**Breakdown of number of persons who receive subsidies**

<b>Program</b>	<b>Rent</b>	<b>Utilities</b>	<b>Total</b>
Ryan White	46	27	73
HOPWA	26	--	5 *

\* There are 5 persons who receive both Ryan White and HOPWA funding. Data compiled via URS

**Priority Housing and Supportive Services**

Senior citizens are a sub-group of the population that has a high housing cost burden. The table below indicates the number of beds countywide available for frail-elderly, elderly, and severely disabled persons. This inventory falls far short of meeting the range of specialized senior housing needs. The total number represents not only senior housing, but all of the below-mentioned facilities also take in severely disabled people who cannot be transitioned into an independent living facility.

**TABLE II**

<b>Facility</b>	<b>Number of Beds</b>
Friedwald Center for Rehabilitation and Nursing	180
Nyack Manor	160
Ramapo Manor Center for Rehabilitation and Nursing	203
Tolstoy Foundation Center	96
Hillcrest Nursing and Rehabilitation Center	200
Northern Manor Multicare Center	231
Northern Metropolitan Adult Day Health Care Center	120
Northern Riverview Healthcare Center	182
Rockland County Infirmary	341
Summit Park	57
<b>TOTAL</b>	<b>1,770</b>

The Rockland County Infirmary, for example, is dedicated to individuals requiring around the clock medical care. The infirmary also has a 41-bed unit that is dedicated to Alzheimer's and dementia residents. It is self-contained and restraint free and specifically designed for Alzheimer's or Dementia residents who are still able to walk on their own. Additionally, the Rockland County Department of Hospitals provides services to the

physically disabled adults residing in Rockland County that will stave off premature institutionalization regardless of financial status.

The Rockland County Office for the Aging projects there will be about 48,000 residents 65 and older living in Rockland by 2015. That would be 14,000 more senior citizens than were counted in the 2000 Census, a 41% increase. At the same time, the total number of people in the County is expected to increase by only 1.7%, or 5,000 people. There would be 12,000 fewer people between the ages of 25 to 44 in Rockland in 2015 than there are now.

### **HIV/AIDS Housing**

A housing site was part of a Homeless Housing Assistance Grant from New York State in recent years. At the present time the housing site has been completely renovated; 2- three bedroom, 6- two bedroom & 6-one bedroom units are now available, with three 2-bedroom units unoccupied. This project will utilizes HOPWA Tenant Based Rental Assistance funds that meet the fair market value of rents.

Persons utilizing Ryan White housing assistance funds to assist in meeting their rent and utility expenses are approximately 70 cases, representing over 100 persons. The need to meet the fair market rents in this jurisdiction is evident, particularly those with a medical need. These units are subject to Housing Quality Standards.

### **Persons with Alcohol or Other Drug Addiction**

The New York State Office of Alcoholism and Substance Abuse Services has generated a breakdown of admissions and homeless percentage reported for the period July 2003 through June 2004 for Rockland County. The breakdown is as follows:

**Table III<sup>6</sup>**

Treatment	Number Admitted	Percent Homeless
Methadone	69	3%
Crisis	550	12%
Outpatient	1,328	2%
Inpatient Rehab	565	21%
Residential	148	10%

<sup>6</sup> Source: The New York State Office of Alcoholism and Substance Abuse Services – Management Information and Analysis. Client Characteristics on Admission from 07/01/2003 to 06/30/2004

## **Veterans**

The Veteran's Services Agency runs a veteran's program in Rockland County that refers clients to the Veterans Affairs Supportive Housing program. Through the 2008 Consolidated Appropriations Act (the Act) (Public Law 110-161) enacted December 26, 2007, provided \$75 million dollars of funding for the HUD-Veterans Affairs Supportive Housing (HUD-VASH) voucher program as authorized under section 8(o)(19) of the United States Housing Act of 1937. The HUD-VASH program combines HUD HCV rental assistance for homeless veterans with case management and clinical services provided by the Veterans Affairs at its medical centers and in the community.

## **Section 8 Housing Programs**

### **Rockland County Office of Community Development**

The office of Community Development serves as the Local Administrator for the New York State Division of Housing and Community Renewal (DHCR) of the Section 8 vouchers in Rockland County. After more than four years of being closed, the Rockland County waiting list for Section 8 was re-opened from May 1, 2007 through July 31, 2007. During this period, the Office of Community Development received approximately 1350 applications, and all applicants were added to the waiting list. There remains 712 families currently on the wait list. It is expected that it may be five years before the waiting list reopens. In certain communities, such as Haverstraw, significant unmet rental assistance needs to be identified.

### **Spring Valley and Kaser**

The Village of Spring Valley administers the section 8 programs for the village's of Spring Valley and Kaser. Our staffing is as follows, Director: M.Anderson, Deputy: B.Logan, Assistants: N.Booth & M.Jones, Bookkeeper: C.Jacobs, Secretary: A.Klein. We also receive assistance from Allie Pinkasovits their liaison to Kaser. We work under the Municipality of the village of Spring Valley and with HUD guidelines to meet the vision statement, to support community development and increase access to affordable housing. Currently they are working from a waiting list of 1528 applicants to reach the goal of 95% lease up

### **Ramapo**

Section 8 waiting list is closed at this time. No applicants have been called in off of the wait list since June of 2009. The housing authority is not absorbing vouchers at this time.

### **New Square**

The Village of New Square Housing Authority (VNSPHA) manages the administration of 670 section 8 housing voucher slots (of which 663 are currently in use). It manages the waiting list for future slots, which list currently has close to 300 families.

In addition, VNSPHA manages a 45 unit, family housing, section 8 project based development, which is fully occupied and is managed consistent with HUD requirements.

VNSPHA has an active section 8 home ownership program, with 30 families currently participating, and others in the pipeline.

VNSPHA also operates a Family Self Sufficiency (FSS) program, with a goal of enrolling up to thirty participants.

It is constantly searching for new funding opportunities for additional resources for affordable housing and HUD programs that may be applicable.

**Nyack**

The majority of their Section 8 participants and NYS housing tenants fall in the very low-income category. Their contract with HUD to act as Contract Administrator for Rockland Gardens, a substantial rehab program, will expire in 2011.

Their Section 8 Housing program currently consists of 236 vouchers and 203 participants. All of the units meet HUD housing quality standards, and if they don't they make sure the units are brought to standards or payments will be stopped and the contract terminated if the landlord fails to bring the unit into compliance.

One of the largest problems in their area is the shortage of affordable housing and the resistance of landlords to rent to Section 8 tenants, which makes it very hard for tenants to find housing even when they have a voucher.

**Table IV**

Section 8 HCVP Auth.	Vouchers	Leased	Wait List	Home Ownership	Homeowner Closings
Village Of Spring Valley	815	554 (67.9%)	1528	N	
RC Office Of Community Development	1007	1003 (99.6%)	712	Y	6
Town Of Ramapo	642	575 (89.5%)	700	Y	0
Village Of New Square	670	663 (98.9%)	300	Y	31
Village Of Nyack	236	203 (86%)	269	N	
Village Of Kaser	92	89 (96.7%)	200	N	
<b>TOTAL</b> Sect. 8 Units	<b>3462</b>	<b>3087</b> <b>(89.1%)</b>	<b>3709</b>		<b>37</b>

## **People with Disabilities**

According to the Office of People with Disabilities, there are several obstacles in finding available housing from the existing housing stock for handicapped/disabled persons:

- Municipal zoning
- Building moratoriums
- Creative concepts
- Reluctance by municipalities to allow pocket communities
- Municipal “not-in-my-backyard” attitudes
- Housing options are limited, and a home being handicapped-accessible can be cost-prohibitive. Stair guides and/or separate access for the disabled person is also a necessity for handicapped housing

### **a. Description of Facilities and Services**

There are several different housing types available to senior citizens:

- Active-Adult Community
- Senior Housing (with no services)
- Supportive Senior Housing
- New York State Licensed Adult Home
- New York State Licensed Enriched Housing
- Enriched Housing or Adult home with Limited Licensed Home Care Agency
- New York State Licensed Assisted Living Program
- New York State Approved Continuing Care Retirement Community (CCRC)
- Dementia Care Facility
- Shared Living Residence
- Naturally Occurring Retirement Community (NORC)
- Intergenerational Housing
- Senior SRO (Single Room Occupancy)
- Subsidized Housing or Private Pay (Market Rate) Housing

### **b. Justification for Use of HOME for Assistance**

The Office of Community Development will utilize HOME Vouchers for a program through the Rockland County Family Court’s Family Treatment Program. A single parent must undergo a year of extensive case management in order to clean themselves of their dependencies and be reunified with their families. The program gives these individuals the opportunity of assistance for a maximum of two years. A parent must graduate from the program and live independently in a transitional house for 6 months before the court issues a voucher through the Office of Community Development. Ten housing vouchers have been designated for use by the Rockland Family Court.

- Through the Office of Community Development, continue to utilize Federal funds to provide rental assistance to alleviate rental cost burden, including excessive cost burdens experienced by very low and low-income families and households

- Develop model zoning to promote affordable housing using Federal Community Development Block Grant funds
- Utilize the County's Capital Projects Program to promote areas where centers of higher density and affordable housing can be developed, particularly in locations with adequate existing infrastructure or planned infrastructure improvements
- Promote innovative housing techniques (PUD, clustering, accessory apartments) with adequate controls to safeguard existing communities
- Create new affordable housing financing mechanisms such as a revolving loan fund, a public/private development corporation or tax abatements
- Promote a balance of affordable housing opportunities in all parts of the County including rental units
- Provide assistance to affordable housing and senior housing developments that adaptively reuse existing non-residential buildings by utilizing small scale or infill sites in order to minimize environmental impacts
- Encourage, through its General Municipal Law Reviews, the inclusion of low- or moderate-income housing units in large-scale recreational areas. On-site pedestrian connections should be provided to these nearby destinations
- Foster the increased involvement of the private and not-for-profit sectors in producing affordable housing through new construction and rehabilitation
- Link existing and future low- and moderate-income communities with existing and emerging employment centers through improved transit connections, improved bicycle facilities and the creation of safe pedestrian corridors
- Form an Affordable Housing Commission or advisory panel to work with Rockland municipalities in achieving short and long-term goals related to the creation of affordable housing.
- Encourage new and rehabilitated housing, including higher density and affordable housing, particularly in downtown centers
- Provide housing resources for all segments of the County's population within an adequate regulatory environment and with respect for surrounding adjacent land uses
- Foster a well-maintained and revitalized housing stock with housing standards and housing programs that ensure a minimum housing quality for all the County's residents

- Link affordable and senior citizen housing to job markets, recreational areas and local shopping
- Provide funds to upgrade existing owner-occupied housing, particularly for the elderly. This should include the development of accessory apartments in houses occupied by senior citizen empty-nesters who have reduced space needs
- Encourage municipalities to provide density bonuses or other incentives including the reductions in land cost, grant assistance, favorable financing or fast-track approvals to developers of market-rate senior housing who provide some affordable units.
- Develop model zoning regulations to address the broad spectrum of senior housing types that can be utilized by individual municipalities in instituting senior housing zoning, thereby expanding housing options for Rockland's seniors through private initiatives
- Enlarge the affordable housing stock with increased affordable units by the New York State Department of Housing and Community Renewal
- Not-for-Profit groups and public/private partnerships can be seen as a significant avenue for implementing recommended actions such as the creation of affordable housing
- Local zoning regulations need to accommodate alternative types of housing and rental housing development to expand living opportunities
- Clustered residential development should be permitted as an alternative to the continued spread of one-acre-minimum lot subdivisions that consume open space. Permitting flexibility in the adaptive reuse of structures in established downtown areas is another example of an action that will require updating zoning ordinances
- Promote mixed-use development on the waterfront, where appropriate, that minimizes social dislocation of long-term residents caused by escalation of rents and include affordable rental units as part of waterfront housing development

## **Non-Housing Community Development Needs**

### ***Section 91.215 (e) Non Housing Community Development Needs***

*(e)If the Jurisdiction seeks assistance under the Community Development Block Grant Program, the consolidated plan must describe the Jurisdiction priority non-housing community development needs that affect more than one unit of general local government and involve activities typically funded by the jurisdiction under the CDBG program.”*

## **PUBLIC FACILITIES AND IMPROVEMENTS**

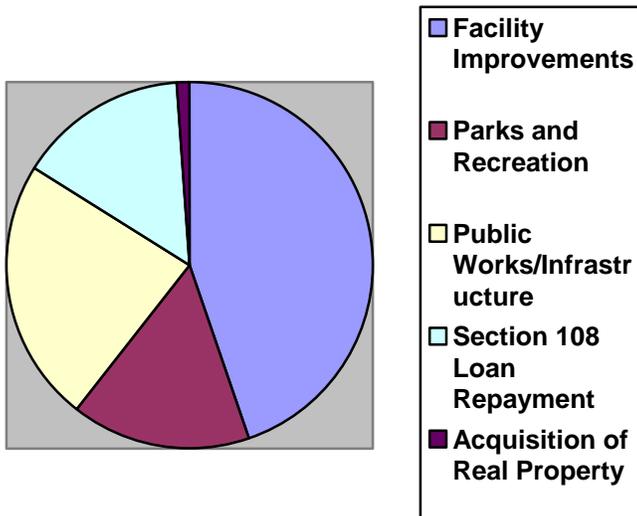
The CDBG program (24CFR570) regulations define public facilities and improvements as projects that include acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements carried out by the recipient or other public or private nonprofit entities. CDBG funds may be directed to the removal of architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements, for facilities designed for use in providing shelter for persons having special needs, and improvements which promote energy efficiency.

The county's objective is to continue to assist the communities in their economic rebirth through public facilities and improvements and downtown revitalization work. Improvements to lighting, streetscapes, facade, and other related programs have assisted in this objective. The county recognized the need for these facilities and improvements and has increased efforts to assist towns, villages and not-for-profits in achieving their goals.

The public facilities and improvements category is by far the most utilized area of service for Rockland County. In fact, 14 of the 22 consortium members have only utilized public facilities and improvements as an eligible activity over the last 10 years. An aging infrastructure throughout many of the county's towns and villages has established this as a high priority category.

Over the last 5 years, the County of Rockland has obligated \$8,656,151.25 on Public Facilities and Improvements activities. During this time frame the county has funded:

- |                               |                                 |
|-------------------------------|---------------------------------|
| ▪ Facility Improvements       | 148 activities - \$3,657,531.00 |
| ▪ Parks and Recreation        | 50 activities - \$1,295,699.00  |
| ▪ Public Works/Infrastructure | 46 activities - \$1,891,944.00  |
| ▪ Section 108 Loan Repayment  | 1 activity - \$1,237,977.25     |
| ▪ Acquisition of Property     | 3 activities - \$ 573,000.00    |



## PUBLIC SERVICES

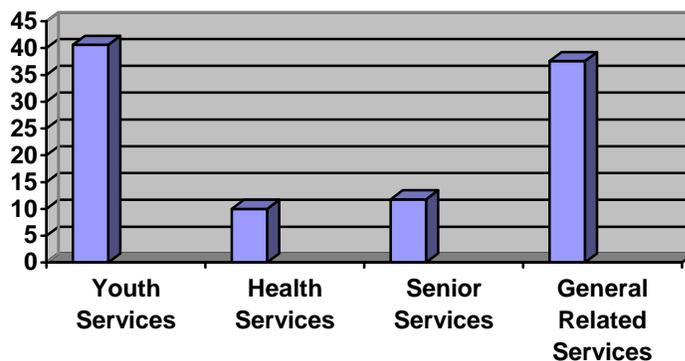
Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, homebuyer downpayment assistance, or recreational needs. To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the level of an existing service above that which has been provided by or on behalf of the unit of general local government in the 12 calendar months before the submission of the action plan.

The objective of the county is to assist with vital services to the consortium communities through programs that assist many Low/Moderate Income residents. The past five years the county has stepped up assistance to public service projects. Many outstanding programs have been developed over this time period and services to county have greatly improved. The need to assist not-for-profits develop and maintain public service projects grows annually.

The CDBG program cap of 15% on these services is detrimental to essential services in Rockland County. Many of the agencies funded over the last 3-5 years have assisted very- low/low-income persons and helped re-establish stronger communities. As the needs of the communities expand, limited funding opportunities also have existed. The county's objective is to assist as many of the Not-for-Profit contract agencies as possible, either through the HUD Entitlement programs or through the Rockland County budget.

Over the last 5 years, the County of Rockland has obligated \$1,495,951.54 on Public Service activities. A breakdown of the activities are as follows:

▪ General Related Services	66 activities -	\$ 562,068.33
▪ Youth Related Services	116 activities -	\$ 607,420.90
▪ Health Related Services	28 activities -	\$ 149,819.55
▪ Senior/Adult Related Services	23 activities -	\$ 176,642.76



## ECONOMIC DEVELOPMENT ACTIVITIES

As part of its overall community and economic development strategy, Rockland County works with the municipalities which it serves to identify the needs of those distressed communities and their residents. To the greatest and most practical extent possible, each

year the County then tailors its Community Development Block Grant (CDBG) program in accordance with US Department of Housing and Urban Development (HUD) guidelines to address those identified needs.

That strategy development process revealed that one of the most pressing needs in rural communities throughout the County was retaining and creating jobs that would be available to the County's low- and moderate-income residents. It is widely recognized that throughout the country, small businesses are the largest creators of new jobs. Yet, Rockland County, as elsewhere, it is those same small businesses that are likely to create jobs, that suffer the most severe lack of access to capital and technical assistance necessary for success. Rockland County has heard those same needs and concerns expressed by the municipalities which it serves.

The county announced the creation of the Grow Rockland Fund in 2004, an economic development tool for small businesses. The program offers long term financing, low equity requirements, flexible underwriting criteria, no pre-payment penalties, and the loans are tailored to the individual borrowers. The loans can be used for real estate acquisitions, debt refinancing, leasehold improvements, machinery and equipment purchases, and working capital. The loans can range from \$50,000 to \$1,000,000 and are guaranteed by the U.S. Small Business Administration for a percent of the loan. The requirements for the GRF are that they must meet SBA size and eligibility, they must demonstrate the ability to repay the loan through cash flow, they must be collateralized, and the business principals must provide a personal guarantee. The county sees this as an excellent source of attracting new businesses and business expansions over the next five years.

Over the last 5 years, the County of Rockland has obligated \$123,749.00 on Economic Development activities. All of the funds were obligated to the Grow Rockland Fund.

#### **PLANNING AND ADMINISTRATION**

The county expends funds for administration from each of the three entitlement grants (CDBG, HOME, and ESG) to operate all programs. It is our intention to continue to receive less than the federal limit on CDBG of 20% usually expending no more than 15% and 10% from the HOME Investment Partnership Program and 5% from the Emergency Shelter Grant program. The County requests that consortium communities seek funding for planning from other sources, preferring to fund final projects and not planning studies that may have no action taken.

Over the last 5 years, the County of Rockland has obligated \$ 2,362,035.55 to Administrative activities. These funds were used by the Office of Community Development for CDBG program administration.

## Lead – Based Paint Hazard

### Section 91.205 (e) Lead Based Paint Hazards

“ The plan must estimate the number of housing units within the jurisdiction that are occupied by low-income or moderate income families that contain lead-based paint hazard, as defined by this part.

#### Number of incident children identified during the selected time frames

4/01/2005-3/31/2006

Age (months)	10-14	15-19	20-44	45-69	70+
Newly Confirmed Children	16	7	4	1	0

Age (months) as Blood Lead Draw Screening Tests

< 9 (before age one)	222
9 - < 18 (at or around age one)	2907
18 - < 36 (at or around age two)	2455
36 - < 48	807
48 - < 60	629
60 - < 72	331
72 +	543
Total	7894

4/01/2006-3/31/2007

Age (months)	10-14	15-19	20-44	45-69	70+
Newly Confirmed Children	25	5	2	1	0

Age (months) as Blood Lead Draw Screening Tests

< 9 (before age one)	193
9 - < 18 (at or around age one)	2878
18 - < 36 (at or around age two)	2843
36 - < 48	800
48 - < 60	615
60 - < 72	324
72 +	498
Total	8151

4/01/2007-3/31/2008

Age (months)	10-14	15-19	20-44	45-69	70+
Newly Confirmed Children	24	9	8	0	0

Age (months) as Blood Lead Draw Screening Tests

< 9 (before age one)	225
9 - < 18 (at or around age one)	2980
18 - < 36 (at or around age two)	2892
36 - < 48	866
48 - < 60	674

60 - < 72	308
72 +	877
Total	8822

4/01/2008-3/31/09

Age (months)	10-14	15-19	20-44	45-69	70+
Newly Confirmed Children	17	2	4	1	0

Age (months) as Blood Lead Draw Screening Tests

< 9 (before age one)	174
9 - < 18 (at or around age one)	3325
18 - < 36 (at or around age two)	3296
36 - < 48	934
48 - < 60	766
60 - < 72	319
72 +	1034
Total	9848

4/01/2009-12/31/2009

Age (months)	10-14	15-19	20-44	45-69	70+
Newly Confirmed Children	17	11	4	0	0

Age (months) as Blood Lead Draw Screening Tests

< 9 (before age one)	137
9 - < 18 (at or around age one)	2553
18 - < 36 (at or around age two)	2394
36 - < 48	562
48 - < 60	488
60 - < 72	237
72 +	702
Total	7073

### Proposed Action

The Department of Health responds to all cases of lead poisoning that are 10 µg/dL and higher in children under the age of 6. If a child's level is between 10 and 14 µg/dL, the Childhood Lead Poisoning Prevention Program (CLPPP) Coordinator will send a notification letter to the family and will follow the case to ensure that re-tests are performed at the appropriate times. If a child's lead level has been confirmed as 15 µg/dL or higher, a Lead Risk Assessor from the Department of Health conducts an environmental lead investigation. . The Lead Risk Assessor inspects current and past dwelling areas and areas of regular occupancy for lead hazards. An XRF analyzer is used to determine if painted surfaces contain lead; soil and water samples may also be taken. If lead hazards are found, the Lead Risk Assessor requires the landlord/owner to remediate the lead hazard using interim controls or abatement methods. Alternatively, under Health Department supervision, landlords/owners can take basic steps to minimize or eliminate exposure to lead source(s). The CLPPP coordinator also works closely with the physician

to discuss management. Children are also referred to the Early Intervention program if appropriate.

In addition to working with children with elevated lead levels, the CLPPP coordinator also reviews data on all children screened in Rockland County to identify regions of the county that need targeted education. Education programs address lack of screening at age 1 and 2, the importance of being aware of lead-based paint, and how to deal with a child with lead poisoning. Finally, educational materials are regularly distributed to pediatricians' offices, Head Start sites, health fairs, daycare providers, and many other agencies that work with high-risk families.

Although lead-based paint **is** investigated, there is no set program available in Rockland County that can be proposed and/or evaluated to reduce lead-based paint hazards.

### **III. Housing Market Analysis**

#### ***Section 91.210 (a) General Characteristic***

*“ Based on data available to the jurisdiction, the plan must describe the significant characteristics of the jurisdiction’s housing markets (including such aspects as the supply, demand and condition and cost of housing)”.*

#### **Rockland County Overview**

Rockland County, New York is at the north end of the New York – New Jersey metropolitan area. It is the smallest county in New York State. Rockland County is roughly triangular in shape, bounded on the east by the Hudson River, on the southwest by the state of New Jersey and northwest by Orange County, New York. Approximately 20% of the county is contiguous undeveloped state parklands along the northwest boundary with Orange County. Rockland includes a number of densely populated older villages, but the bulk of the county’s population lives in sprawling suburban developments, most of which have been built up since the end of World War II. The New York MSA encompasses an eight county area. Rockland County has a very high percentage of educated residents in comparison to the surrounding region. Approximately 89.6% are high school graduates and 43.3% have college degrees. 71.5% of all residents are homeowners and 68% of all housing is single-family units. To a large extent, Rockland County’s employment growth is directly related to the New York PMSA and the continued migration of corporations from New York City to the county.

Rockland County is most closely identified with its villages and unincorporated hamlets from a marketing and economic viewpoint. The average prices in housing have been increasing significantly in the southern section of the county.

The Town of Clarkstown is the commercial hub of the county containing as it does a myriad of shopping centers, and the county’s only two regional shopping malls. The appreciation of real estate in Rockland County has been significant and has resulted in crisis for affordable housing programs.

#### **Significant Characteristics of the Housing Market**

Rockland County has the highest average median household income and highest allowable rental rates in the State of New York.

The household income required in Rockland County to own the median price home (all types) ranges from a low of \$90,000 in the Town of Haverstraw to a high of \$114,000 in the Town of Clarkstown. To purchase a new moderate income single family home in Rockland County the required household income would range from \$127,000 - \$168,000.

An average two-bedroom unit now requires household income of over \$60,000 per year and the average household income required to own and maintain a moderate quality three-bedroom mobile home is approximately \$60,000.

The long-term affordability problems will increase over time in the County because of the following factors:

1. Over all decrease in affordable market rate rental apartments and housing
2. The over development of affordable housing in 60% AMI income cohorts
3. Preservation of existing low income units to higher income units over time via Federal Tax Credit Program
4. Lack of development of frail and elderly senior and lower income apartments.

Based on an initial analysis of economic factors, the amount of tenants in distress (paying more than 30% of their household income for rent) is increasing in the county. In Rockland County, according to the American Community Survey of 2008, there are over 13,361 rental households paying more than 30% of their household income for rent. Based on our initial survey data, the total estimated households paying more than 30% of their income for rent are increasing.

The majority of affordable and low-income housing programs are based on certain levels of the average median household income of a family of four individuals, as determined by HUD on an annual basis. For this analysis, the maximum affordable income is determined by HUD standards assuming that a two-family households for seniors and three-family households for families. The minimum household income is based on 45% of senior household income and 35% of family household income.

The majority of the four stand alone tax credit senior developments are directed at the 60% AMI household income level, which represents about 7% to 8% of the senior rental population. Future senior developments should be directed at 30% to 50% AMI level and to a lesser extent at 61% to 90% AMI income bands for the frail elderly.

42.1% of all housing within the county was developed between 1960 and 1980 and this has direct impact upon demographic trends within the county. As result, Rockland County's population continues to increase based on the all-available population projection models. While the surrounding Counties of Bergen and Westchester reflect a slight downward trend in senior population after 1995, Rockland County continues to generate increased demand for senior housing and services passed year 2030.

As population grows old, the mobility issues associated with a senior population dramatically increase. Mobility issues increase by over 50+% after 75 years of age. This eventually will force many senior homeowners to seek affordable senior housing. In addition, household income significantly decreases after age 75 and is another driving force for senior housing demand.

Senior renters tend to move into senior rental housing 10 – 15 years earlier than senior homeowners, which is what the market is currently experiencing. Our senior renter population is significantly less than our senior home owner population. As a result, a large demand segment for senior households 75+ years or more, after 2015, will be generated by low-income senior homeowners – 3,000+ units.

It is estimated that the county has four to seven years period before there is a significant increase demand trend for senior housing within the county. At this time, the majority of available resources (capital, land and political support) will be required by the senior community and only limited resources, if any, will be available for affordable family housing. It is also important to note that the majority of senior units built before 2005 were directed at young senior households at the 60% AMI income level. Many of these units may need to be adapted for frail elderly in the future. CPC Resources senior development in Spring Valley is directed at frail elderly between the 30% to 50% AMI income levels.

Increased interest in Rockland houses suggest market stability; but some are wary as prices still fall. Sales of Rockland County houses in the second quarter fell 16.8 percent year over year, but an increase in houses under contract indicates that the market may have stabilized, according to the Greater Hudson Valley Multiple Listing Service.

The median price of a house in Rockland reached \$420,000 last quarter, down 7.39 percent from a year earlier. It was the lowest second-quarter level in six years. The median price is the point at which half of all sales are higher and half of all sales are lower.

The total number of houses under contract in June, however, was up 21 percent, to 323 from 267 a year earlier. Multiple Listing Services said most of the contracts were signed in the previous month or two. Those deals won't be reflected in the MLS quarterly data unless they actually close in the months to come. Real estate agents in the region said most of the buying activity was in the entry-level market. It was a bright spot in a largely dismal report. Sales in Rockland's condo/co-op apartment market fell 16.7 percent. The median price for the segment was \$242,000, down 12.5 percent. The amount of time that both houses and condos were on the market in the county rose significantly.

In neighboring Orange County, sales of houses fell 19.2 percent last quarter, and the median price was \$275,000, off 8.33 percent.

According to the 2008 American Community Survey, Rockland County had a total of 99344 housing units, 1.6% of homeowner units and 2.3% of rental units vacant. Of the total housing units, 60.5% were in single-unit structures and 38.6% were in multi-unit structures. Owner-occupied units account for 71.5% of total occupancy, and 28.5% were renter-occupied. 15.2% of the housing units were built since 1990. A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and that have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

The largest category of housing units constructed between 1996 and 2003 were single-family homes, followed by multi-family dwellings with up to 9 units. Rockland County's housing stock continues to be predominantly detached single-family homes despite recent increases in other housing types. Single-family homes accounted for 60.5% of all housing types in 2008, followed by multi-family developments of two to four units.

In 2008, the vacancy rate showed an increase, at 4.7%. This vacancy rate is significant because in spite of an increase in the housing stock, vacancy rates have increased slightly as well. Female head-of-household families account for the greatest percentage of families who live below poverty level, at 11.2%.

Ramapo, the town with the largest housing stock and population, continues to have the most absolute population and housing growth. Places that are most affected by population increase include Spring Valley, Wesley Hills, New Hempstead, New Square, Hillcrest, and Monsey. Population growth in these areas is dominated by the growth in ethnic and immigrant populations, including Hispanic, Orthodox, and Hasidic residents.

Demographic trends point to the increasing variety and diversity of the County's population. Compared to the decades since 1970, the County's population since 2000 has become 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 populations of the County have increased steadily, to 32.1% in some communities.

Households with incomes at or below 50% of median family income have the greatest housing cost burden. They need rental assistance and affordable housing options. In Rockland County, Fair Market Rent for a two-bedroom unit is \$1,359 (including utilities). According to the New York State DHCR Consolidated Plan 2006 – 2005, 47% of renters in Rockland County cannot afford Fair Market Rents for 2-bedroom apartments.

A household receiving SSI can afford monthly rent of no more than \$171. Fair Market Rent for a one-bedroom unit is \$1,222 (including utilities). A unit is considered affordable if it costs no more than 30% of the renters' income. According to the 2008 American Community Survey, 6.8% of people were in poverty. 18.1% of related children 18 and under were below the poverty level compared with 7.3% of people 65 and over. 6.8% of all families and 11.2% of families with a female householder (no husband present) had incomes below the poverty level. In Rockland County, 8% of the people reported a disability.

The HUD adjusted median income of households in Rockland for 2009 is \$102,000. The Median Household Income according to the American Community Survey of 2008 is \$85,363. 84.9% of the households received earnings, and 16.5% received retirement income other than Social Security. The average income from Social Security was \$17,876

The median monthly housing costs for (specified) mortgaged owners was \$2,704, (specified) non-mortgaged owners \$1000, and (specified) renters \$1,206. 34.7% of owners with mortgages, 6.3% of owners without mortgages, and 51.8% of renters in Rockland County spent 30% or more of household income on housing.

### **Senior Citizens**

Senior citizens are a sub-group of the population that has a high housing cost burden. While the County's housing stock includes ±350 independent senior apartment units, ±300 beds in adult homes, 1,631 nursing beds and approximately 2,200 units of subsidized senior housing, this inventory falls far short of meeting the range of specialized senior housing needs. According to the 2008 American Community Survey, residents age 65 years and older accounted for 13.4% of the population. Data shows longevity continues to increase and that there is a direct correlation between advancing age and living alone. In general, seniors have lived in their neighborhood for a long while. After retirement and living on fixed incomes, they are forced to sell their homes and leave their long-time neighborhoods in search of more affordable housing. However, in more recent years, the trend is for senior citizens to stay put. Indications are that more former residents are returning to Rockland. Others, who spent the prime of their lives elsewhere, are moving to the County to be with their families. These trends, as well as the loss of the primary caregiver, decrease older households' abilities to maintain the home's upkeep, make repairs, pay housing costs such as insurance, taxes and heat, and pay for in-home assistance and health costs.

The Rockland County Office for the Aging projects there will be about 48,000 residents 65 and older living in Rockland by 2015. That would be 14,000 more senior citizens than were counted in the 2000 Census, a 41% increase. At the same time, the total number of people in the County is expected to increase by only 1.7%, or 5,000 people. There would be 12,000 fewer people between the ages of 25 to 44 in Rockland in 2015 than there are now. According to the 2008 ACS Narrative Profile for Rockland County, there are currently 7.3% of people age 65 and over living below poverty level. Additionally, the Office for the Aging will be introducing the concept of Project 2015 to alert the communities in Rockland County to plan now for the large increase in the senior population due to the aging of the baby boomer population.

The Rockland County Office of Community Development has indicated that only one affordable senior housing project is scheduled to begin construction countywide – a third building will be added to the Esther Gitlow Towers complex in Suffern. It is estimated that it will take approximately 18 months to complete the project, which will ultimately add 79 senior and handicapped 1-bedroom units to the affordable senior housing stock. There are currently 35 people on the waiting list, with an approximate wait time of 6 – 8 months, for the existing housing space at Gitlow.

Several senior affordable housing projects have been built over the last six years; however, the rents established as part of the Low-income Housing Tax Credits are too high for local seniors to afford. The most recent development, Seton Village, a 106-unit project opened in April 2003 and currently has no vacancies. Unit rentals start at \$630,

with a maximum of \$956 excluding electric, which far exceeds the amount a senior on a fixed income can afford. At Airmont Gardens, for example, units range between \$780 to \$1097 for a 1-bedroom unit per month, to \$935 to \$1,130 per month for a 2-bedroom unit. Seniors are required to have an annual income of not less than \$20,000 per year and not more than \$35,000 per year to qualify for these units. Senior citizens living on fixed annual incomes face a barrier which would preclude their ability to qualify for senior housing complexes in that their lifetime assets are included as criteria for qualification.

The County's top priority of senior affordable housing in the 1995 – 1999 Consolidated Plan was greatly assisted with the completion of a 100-unit development in March 2003, and a 155-unit complex completed in July 2003. With the completion of these developments and in addition to a 96-unit senior project which was completed in 2000, the County placed less of a priority on senior housing and began to focus on family housing. It is anticipated that there will be opposition to family housing within local communities which may make this a difficult task.

### **HIV/AIDS Housing**

A housing site was part of a Homeless Housing Assistance Grant for New York State in 2001. At the present time the housing site has been completely renovated; 2- three bedroom, 6- two bedroom & 6-one bedroom units are now available. This project is project-based and will utilize HOPWA funds that meet the fair market value of rents.

Persons utilizing Ryan White housing assistance funds to assist in meeting their rent and utility expenses are approximately 70 cases, representing over 100 persons. The need to meet the fair market rents in this jurisdiction is evident, particularly those with a medical need.

A total of 11 cases with the head of household diagnosed with HIV/AIDS are utilizing HOPWA funds. These cases represent over 25 individuals. These units are subject to Housing Quality Standards. Although most of these units are in low-socio-economic areas, with rental subsidies, most of these families would be homeless or living in substandard conditions; i.e. overcrowded "doubled up", etc.

### **Handicapped Housing**

According to the Office of People with Disabilities, there are several obstacles in finding available housing from the existing housing stock for handicapped/disabled persons:

- A. Municipal zoning
- B. Building moratoriums
- C. Reluctance by municipalities to allow pocket communities
- D. Municipal 'not-in-my-backyard' attitudes
- E. Housing options are limited, and a home being handicapped-accessible can be cost-prohibitive. Stair guides and/or separate access to the disabled person are also a necessity for handicapped housing.

According to the 2008, there are 23,087 people living in Rockland County with a non-institutionalized disability. In the 2000 Census there were 7,649 people who live in

group quarters — 3,382 living in institutionalized group quarters and 4,267 living in non-institutionalized group quarters. The group quarters population consists of people who do not live in housing units and are categorized by two general types: institutionalized population and non-institutionalized population. The institutionalized population includes people under formally authorized, supervised care or custody. The non-institutionalized population includes living in group quarters other than institutions, such as college dormitories or group homes.

In Rockland County, among people under 18 years old in 2008, 1.7% reported a disability. The likelihood of having a disability varied by age – from 1.7% of under 18 years old, to 5.8% of people 18 to 64 years old, and to 29.5% of those 65 and older.

### **Public and Assisted Housing Targeting Description**

The Rockland County Office of Community Development provides State and Federal funds to support affordable housing efforts in the County. Through the Home Investment Partnership Program (HOME), the Office of Community Development provides grants and loans to low-income families as defined by HUD in the First Time Homebuyer Down Payment Assistance Program, and the Tenant Based Assistance Program.

In addition to Rockland's support of homeowners, the County allocates a large portion of its HOME funds to Tenant Based Assistance, a rent-support program that is modeled after the Section 8 Voucher Program. The program targets very low-income residents and allows them to switch to the Section 8 Voucher Program if they are approved for Section 8 funds during the time of their HOME support.

Rockland receives Section 8 vouchers through the New York State Division of Housing and Community Renewal (DHCR). Certain communities in the County (e.g. Nyack, Ramapo and Spring Valley) receive Section 8 vouchers directly from HUD. After more than four years of being closed, the Rockland County waiting list for Section 8 was re-opened from May 1, 2008 through July 31, 2008. During this period, the Office of Community Development received approximately 1350 applications, and all applicants were added to the waiting list. It is expected that it may be five years before the waiting list reopens. In certain communities, such as Haverstraw, significant unmet rental assistance needs to be identified.

### **Influence of Use of Funding for the Housing Market**

Aside from publicly-assisted housing, affordable housing includes private development housing and existing housing which is in reach of households with moderate incomes, including younger families, those on fixed incomes, and civil servants. Available statistics from the County Planning Department indicate a gap between the portion of the median household income in Rockland available for housing and the costs of the County's homes, suggesting a need for additional affordable housing options. Data analyzed via the 2008 American Community Survey suggests that approximately 34.8% of renters spend between \$1,000 and \$1,499 on their monthly rent, and 34.9% pay more than \$1500, while 56.9% of the people pay 30% or more of their gross household income on rent.

Much of the single-family housing built in the last few years is beyond the price-range of lower-income households. Little multi-family construction is planned for the near future, and rents are projected to continue to rise faster than incomes.

The table below illustrates the potential population growth for the five towns and County by year 2010:

**Projected Population for Five Townships and County  
1995 – 2010**

<b>Year</b>	<b>Orangetown</b>	<b>Clarkstown</b>	<b>Haverstraw</b>	<b>Ramapo</b>	<b>Stony Point</b>	<b>County</b>
1990*	46,652	79,093	32,691	94,127	12,912	265,475
1995	47,601	83,842	33,303	97,929	13,727	276,402
2000	48,490	87,321	34,197	102,357	14,452	286,606
2005	48,490	90,761	33,972	105,203	15,096	293,522
2010	49,052	95,154	33,979	110,064	15,759	304,008
Annual Growth Rate: 1990-2010	0.25%	0.92%	0.19%	0.78%	1.00%	3.14%

\* Source: U. S. Census

**Conclusions and Recommendations**

The county needs to develop a policy of using available resources to address housing areas that will have the most over all benefit to the county – a priority based policy. While the county has addressed affordable problems with programs and planning, the lack of affordable sites, high operating costs, and indirect and direct opposition in many communities for affordable housing development provides very limited potential to address the affordable housing in any meaningful way.

The household income required in Rockland County to own the median price home (all types) ranges from a low of \$90,000 in the Town of Haverstraw to a high of \$114,000 in the Town of Clarkstown. To purchase a new moderate income single family home in Rockland County the required household income would range from \$127,000 - \$168,000.

An average two-bedroom unit now requires household income of over \$60,000 per year and the average household income required to own and maintain a moderate quality three-bedroom mobile home is approximately \$60,000.

Rockland County Senior Population continues to increase based on the all-available population projection models. While the surrounding Counties of Bergen and Westchester reflect a slight downward trend in senior population after 1995, Rockland County continues to generate increased demand for senior housing and services passed year 2030 for all senior age cohorts. As result, there is going to be a very high demand for healthcare workers in the county and this is one segment of the workforce that should be addressed in any affordable housing plan.

Recent sales in apartment development clearly underlines the situation for the apartment market with high apartment prices and resulting conversion to cooperative or condominium ownership. Generally, the sale activity in the region is usually followed by increased investment in the properties and significant increase of rents during a one to two year period. This has occurred throughout the region, especially in Rockland County.

The county should research the potential of the development of urban sites for affordable housing with a more vertical construction of buildings in the three to four story structures. Additional funding from the county will be required in order to meet a very modest level of affordable housing in the county, especially for 30% to 50% AMI income segment of the market.

It is estimated that the county has four to seven years period before there is a significant increase demand trend for senior housing within the county. At this time, the majority of available resources (capital, land and political support) will be required by the senior community and only limited resources, if any, will be available for affordable family housing.

Majority of lower income development will require a PILOT program, given the need to use available New York State Housing Trust Funds. Affordable senior housing should be directed at only the frail elderly, with senior stall showers or handicapped showers instead of traditional tubs. This will have the largest overall benefit for the county.

Preservation of existing low income units over time via Federal Tax Credits Program should be reviewed in order to preserve low income units for the longest term.

## **Specific Housing Objectives**

### **Priorities and Goals**

The priorities and specific objectives for Rockland County are:

- Provide funds to upgrade existing owner-occupied housing, particularly for the elderly. This should include the development of accessory apartments in houses occupied by senior citizen empty-nesters who have reduced space needs.

- Encourage municipalities to provide density bonuses or other incentives including reductions in land costs, grant assistance, favorable financing or fast-track approvals to developers of market-rate senior housing who provide some affordable units.
- Develop model regulations to address the broad spectrum of senior housing types that can be utilized by individual municipalities in instituting senior housing zoning, thereby expanding housing options for Rockland’s seniors through private industries.
- Encourage municipalities to create senior-citizen housing zoning districts as are being created in Orangetown and Ramapo, which generally will permit specific types of higher density dwellings geared to people 50 and older. Clarkstown and Stony Point already have a special zone.
- Make County land available using tax delinquent properties if properly located, for senior housing options, thereby removing the land barrier to the provision of affordable senior housing.

**Federal, State, Local Public, and Private Sector Resources**

Particularly in the area of housing, localities hold the zoning and local approval tools to improve the provision of housing opportunities. The following are local actions that could aid in meeting housing needs:

- Provide density bonuses to foster affordable housing
- Permit rental units above stores to promote mixed-use development in downtown settings
- Enact zoning regulations that are receptive to development of a broad range of senior housing options

**Needs of Public Housing**

**Needs of Public Housing**

Nyack Housing Authority

1) Please note that we do not operate federal public housing developments.

However, we do operate two state public housing developments with a total of 136 units. Waldron Terrace is our family site consisting of 32 three bedrooms, 31 two bedroom, 11 one-bedroom and six one bedroom handicapped-accessible apartments. Depew Manor is our senior site consisting of 24 studio and 24 one bedroom apartments. Neither of these complexes receive an operating subsidy from any source.

We currently have 66 applicants on our waiting list for NYS Public Housing.

2) The majority of our Section 8 participants and NYS housing tenants are fall in the very very low income category. Our contract with HUD to act as Contract Administrator for Rockland Gardens, a substantial rehab program, will expire in 2011.

3) Our Section 8 Housing program currently consists of 236 vouchers and 203 participants. All of our units meet HUD housing quality standards, and if they don’t we

make sure the units are brought to standards or payments will be stopped and the contract terminated if the landlord fails to bring the unit into compliance.

We currently have 269 applicants on our waiting list for section 8 housing assistance. Our strategy for improving the management and operation of our sites and the living environment of low-and moderate-income families is to continue working with the community including our tenants to better understand and meet their needs. In addition, we will also continue to build relationships with other community agencies to meet all of the needs of our participants and tenants.

One of the largest problems in our area is the shortage of affordable housing and the resistance of landlords to rent to Section 8 tenants, which makes it very hard for tenants to find housing even when they have a voucher.

#### Spring Valley Housing Authority

The following are factors that indicate the current assessment of the needs for the Village of Spring Valley Housing Authority for the next 5 years.

Physical work items (currently listed in priority from 1 – 26)

1. HUD- FH&EO (Fair Housing and Equal Opportunity) corrections to building and apartments/Voluntary Compliance Agreement (VCA);(PHA wide)
2. Repair heating water distribution system (Gesner)
3. Repair Apartments that are off line needed substantial/major rehabilitation (PHA wide)
4. Re-pointing exterior walls and associated roof work (Gesner and Franklin)
5. Complete repair of facade of Harvest House
6. Bathrooms repairs general (Gesner and Franklin)
7. Replace and repair all toilets/commodes with associated plumbing (Harvest House)
8. Elevator systems (3-PHA wide)
9. Plumbing improvements (PHA wide)
10. Guttering & roof work (Gesner and Franklin)
11. Kitchens (PHA wide)
12. Wood trim & soffits (Gesner and Franklin)
13. Asphalt, parking lot repaving and sidewalks (PHA wide)
14. Maintenance building improvements
15. Retaining wall
16. Office building improvement
17. Dumpster issues (PHA wide)
18. Apartment floor repairs (Gesner and Franklin)
19. Apartment stoop repair (Gesner and Franklin)
20. Community room rehabilitation (All sites)
21. Site lighting and upgrade (PHA wide)
22. Security cameras and systems (PHA wide)
23. Site Signage (PHA wide)
24. Fencing (PHA wide)
25. Lawn and landscaping (PHA wide)

26. Removal of graffiti (PHA wide)

(Note: in some cases the PHA will address work items out of risk order based upon funding source requirements or other overriding factors)

Other needs

1. Greater economic resources and independences
2. Additional staff
3. A greater security presents
4. A greater need of County services for the resident population (such as health, economic educations employment social such as housekeeping training)
5. Parental training and assistance; Family Stabilization Program
6. Child and young adult mentoring and or intervention counseling; Family Stabilization Program
7. Youth programs; Family Stabilization Program

Ramapo Housing Authority

Assessed Needs -Estimated Cost

1.	Hot water heater replacements	\$240,000.00
2.	Boiler replacements	\$350,000.00
3.	1 <sup>st</sup> Floor structural repairs/humidity problem	110,000.00
4.	Window replacement	\$529,000.00
5.	Fair Housing 504 VCA Compliance measures	\$15,000.00
6.	Computer Upgrading	\$8,000.00
7.	Stoves & Refrigerators	\$25,851.00
8.	Apartment Painting	\$61,851.00
9.	Roof replacement (Bldg. A Pondview)	\$91,100.00
10.	Roof replacement – all other buildings needed but not as urgently needed as Bldg. A above.	est.\$80,000.00 per bldg.
11.	Brick Re-pointing exterior walls and associated roof work (bldg. at Catamount, 2 bldgs. at Pondview)	
12.	Vinyl siding repairs	
13.	Kitchens & bathrooms (Bldg. A Catamount)	
14.	Asphalt, parking lot repaving and sidewalks	
15.	Concrete porch repairs	
16.	Security cameras and systems	
17.	Landscaping and tree removal	

Note: Unless specified, need is PHA wide. Needs that have not been priced at this time are blank in the cost column.

**PHA’s Strategy to Serve Needs of L/M Income Families**

- I. Continue existing strategy to provide low income rental housing (public housing) for individual who fall below the federal income limits that are classified a Low Income, Very Low Income or those that are below 30% of the Rockland County median income which is \$89,200 for a family of four 4.

II. Develop programs to create affordable housing opportunities for low income families, through both public and private partners. For some families this should represent first time home ownership. Additionally the Authority would like to reach out beyond public housing residents to the larger low income community to assisting towards providing home ownership opportunities.

III. The Authority would like to develop counseling programs and or partnerships that will assist individuals in developing better credit worthiness, with the purpose to moving toward home ownership.

IV. The authority would like to develop other sources of income so that it can operate in a more efficient manner and independently. Present financial circumstances tie the authority to only federal financial schemes. This limits the Authority's goals to provide more housing opportunities for the future housing needs in the Rockland Spring Valley Community.

The Town of Ramapo Housing Authority consists of two sites.

Pondview Drive in Suffern is within the limits of the Village of Airmont and consists of 121 units; 90 senior citizen and 31 family units.

Catamount Drive in Spring Valley is within with limits of the Town of Ramapo and consists of 79 units; 60 senior citizen and 19 family units.

The Town of Ramapo Housing Authority strives to continue the existing strategy of providing low income rental housing (public housing) for individuals who fall below the federal income limits that are classified Low Income, Very Low Income or those that are below 30% of the Rockland County median income which is \$102,000 for a family of four. The RHA participates with other agencies in Rockland County to assist low-income families to move toward home ownership opportunities.

The above information should provide some understanding of the needs of the Town of Ramapo Housing Authority and the communities that are served by our agency.

**Number of Units and Condition of Units**

The Village of Nyack Housing Authority administers four housing programs under four sets of rules and regulations. They directly manage a New York State program of two sites; Depew Manor and Waldron Terrace. Depew Manor has 24 studio and 24 one bedroom apartments for low-income seniors. Waldron Terrace has 17 one bedroom, 31 two bedroom, 32 three bedroom and 8 four bedroom low-income family apartments. This is program 115A&B under New York State, and has operated without an operating subsidy since 1997.

Nyack Housing, through its corporation, Nyack Housing Assistance Corp., serves as Contract Administrator for two site-based HUD Section 8 programs. The first of these,

Nyack Plaza, has 30 studio apartments and 66 one bedroom apartments for seniors, and also 43 two bedroom and 34 three bedroom apartments for families. This program has recently been stabilized by a 20-year contract renewal. The second of the HUD site-based Section 8 programs is Rockland Gardens, which has 35 one bedroom and 33 two bedroom family apartments. Nyack Plaza is a Section 8 New program, while Rockland Gardens is a Section 8 Substantial Rehabilitation program.

Nyack Housing also administers a total of 181 Section 8 Housing Choice Vouchers, 28 of which are in reserve for handicapped-accessible housing. These carry no bedroom size, but a total program dollar limitation.

The three site-based programs are in excellent condition, in spite of their ages. Over 2.5 million in modernization work was completed recently on Waldron Terrace, over \$100,000 in site utility replacements and improvements at Depew Manor, and both Nyack Plaza and Rockland Gardens have passed all village, housing authority and REAC inspections and records reviews this year.

The Housing Choice Voucher program allows tenants to select the home of their choice. While many of these may not be in superior or even excellent shape, every single one has passed the Housing Quality Standards inspection within the previous 12 months.

**Spring Valley Housing Authority**

By site:	Bedroom size	Conditions
1.Gesner;	39 (2 bdrms.), 28 (3 bdrms.), 8 (4 bdrms.)	Fair to poor
2.Harvest House;	44 (1bdrm), 7 (0 bdrm. / studio apts.)	Fair
3.Franklin Court;	14 (2bdrms), 6 (3 bdrms)	Very poor

Total number of unites:

Gesner	-	75
Harvest House	-	51
Franklin Court	-	<u>20</u>
Authority wide =		146 units

**Number of Families Waiting for Assistance**

**Nyack Housing Authority**

Nyack does not maintain the waiting lists for Rockland Gardens and for Nyack Plaza and therefore cannot report on the length of those lists. The waiting list for Depew Manor is short, containing only 4 applicants for studios and 3 for one-bedrooms. Two, however cannot be accommodated because they are couples who need handicapped-accessible apartments. At Waldron Terrace, the lists include 2 for HA, 17 for one bedroom, 22 for two bedroom, 9 for three bedroom and 2 for four bedroom. Having just put twelve apartments on line, the Nyack Housing Authority anticipates no movement on those lists for the next year.

On the Nyack Section 8 Voucher waiting lists, they have 75 applications, 74 of which are from Nyack where residency is a preference. Of those, 27 are applications from people who are waiting for handicapped-accessible apartments.

Spring Valley Housing Authority

The waiting list is closed for family and elderly units until we have a HUD-FH&EO approval. SVHA retains no vacancy except for 2 units taken off line for major repairs. The Authority will house emergency cases or someone from existing preliminary files should a vacancy occur.

### **Section 504 Needs Assessment**

Nyack Housing Authority

There is no Section 504 needs assessment.

Spring Valley Housing Authority

Presently the Authority has a 5% set-aside for 504 requirements. Additional, units are adjusted based upon waiting list or new existing occupant's requirements to meet 504 needs. All sites and administration and community rooms / buildings were originally handicapped accessible; however a recent FH&EO audit has determined that the PHA does not meet all USFA requirements. We have been directed to sign a voluntary compliance agreement with HUD. This includes such items as ramps, handrails, bathroom, and elevators. We expect that this cost will be more than \$500,000.00.

## **Public Housing Strategy**

### **PHA's Strategy to Serve Needs of L/M Income Families**

Nyack Housing Authority

The Housing Authority's strategy to survive the changing housing environment has been to appraise and reassess assets with a view toward incorporating those assets into a new business plan which maximizes our abilities and physical assets to produce non-rent income, and reduce dependency upon rental income and operating subsidies. Through their corporation, administrative fees are earned for contract administration. That corporation may also develop property, lease it, and manage or contract its management.

Spring Valley Housing Authority

Continue existing strategy to provide low-income rental housing (public housing) for individuals who fall below the federal income limits that are classified a Low-income, Very Low-income or those that are below 30% of the Rockland County HUD adjusted median income which is \$91,750 for a family of four.

Develop programs to create affordable housing opportunities for low-income families, through both public and private partners. For some families this should represent first time home ownership. Additionally the Authority would like to reach out beyond public housing residents to the larger low-income community to assisting towards providing home ownership opportunities.

The Authority would like to develop counseling programs and or partnerships that will assist individuals in developing better credit worthiness, with the purpose of moving toward home ownership.

The authority would like to develop other sources of income so that it can operate in a more efficient manner and independently. Present financial circumstances tie the authority to only federal financial schemes. This limits the Authority's goals to provide more housing opportunities for the future housing needs in the Spring Valley Community.

### **Jurisdictional Assistance in Public Housing and Activities**

#### **Nyack Housing Authority**

Nyack Housing has been fortunate to enjoy incredible cooperation from both the Village and the County. The Village assists by performing frequent services without fees. The County has welcomed CDBG grant applications when the authority needed help.

#### **Spring Valley Housing Authority**

The Department of Housing and Urban Development, The County of Rockland Office of Community Development and the Village of Spring Valley are currently providing funding. There are a number of local and county agencies that provide services to residents of the Authority.

### **Troubled Public Housing Agencies**

There are no troubled housing agencies in Rockland County. The Ramapo Housing Authority and the New Square Housing Authority also participated in the Consolidated Plan process but did not submit responses to this section.

## **Barriers to Affordable Housing**

### ***Section 91.210 (d) Barriers to Affordable Housing***

*“The plan must explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing in the County are affected by its policies, including tax policies affecting land or other property, land use controls, zoning ordinances, building codes, fee and charges, growth limits, and policies that affect the return on residential investment”.*

### **Overview**

According to HUD's regulations, barriers to affordable housing may take many forms including, but not limited to, tax policies, local land use policies and federal policies. While the cost, supply and availability of housing are principally market driven, government policies and laws may affect this market by impacting employment, interest rates, and income taxes. Noting that County tax policies of the past proved to be barriers to the development of affordable housing, Rockland County has taken actions to address the situation. Although further discussion about policies that influence the overall housing market would be lengthy, barriers to affordable housing can be narrowed to a

few major impediments. Growth limits and policies that affect the return on investment are mentioned as examples in **24 CFR 91.310 (d)**. However, they are not considered to exist as barriers in Rockland County and are not discussed specifically below.

### **Lack of Federal Resources**

One of the greatest barriers to affordable housing is a lack of federal resources. Rockland County maximizes these limited resources by:

- Working with lenders, landlords and real estate officials;
- Requiring beneficiaries to help themselves to the extent possible; and
- Lending, not granting, HOME funds, when feasible.

### **Zoning and Land Use Regulations**

New York State's Constitution grants localities the right to determine the manner in which their communities are developed. Many localities recognize the importance of having land use laws to facilitate the development of housing for persons of different economic means. Rockland County encourages the development of affordable housing in accordance with local zoning laws. Local housing providers need to discuss zoning approvals with their municipalities early in the development process to limit delays later in the process.

### **Government Approvals**

County agencies are working toward better coordination of federal, state and local resources, improved communication and working relationships among all levels of government improve coordination among programs. Through discussions held by advisory boards such as the Workforce Housing Advisory Committee, coordination of beneficial grant programs are being improved, this bringing together grant programs that are closely related, to help develop more efficient and effective projects.

### **Fees and Charges**

Most fees and charges are a matter of local control to meet municipalities' needs.

### **Rapidly Rising Residential Energy Costs**

While most of the analysis of affordability and housing cost burden emphasizes the direct housing cost of rent or mortgage payments, energy is also an essential part of overall housing related expenses. The overall layout of households for energy can cause many extremely low-income households to spend more than half their income for housing plus heat and utilities. With cold winters and high-energy prices in the County, heating costs are the primary concern.

### **Tax Policies**

The Rockland County Charter provides the power to tax rests exclusively with the Legislature. It also permits the County to enact laws delegating to local government the

power to impose specific taxes. Under Rockland County 's Charter, exemptions from taxation may only be given pursuant to general laws approved by the County's Town and Villages. Using this procedure, Rockland County Towns and Villages have enacted many laws creating mandatory and permissive exemptions from taxes on real property. Many of these exemptions are specifically directed toward enhancing the affordability of housing for the County's less affluent residents

### **Public Policy Affects Based on Cost/Incentives**

As maintained throughout the Analysis to Impediments to Fair Housing report, the question of housing affordability is a separate although related component of Fair Housing. The data reported in Section II of the Rockland County Analysis of Impediments of Fair Housing, documents the severe shortage of affordable housing in the County and the considerable housing cost burden taken on by many County households.

Based on information from respondents interviewed for this report, it is possible to identify four primary barriers to the delivery of affordable housing in Rockland County.

### **Situational factor /market conditions.**

Land and housing market conditions in Rockland County constitute significant barriers to the delivery of affordable housing. After decades of extremely rapid growth and development, buildable land is now in relatively scarce supply. Due in part to this scarcity, developable land has become relatively expensive. When land is expensive, builders prefer to build expensive housing that supports a higher level of per unit profit.

In addition to problems of land cost and scarcity, cheaper land in outlying sections of the County is not adequately served with necessary infrastructural requirements. Municipalities may be unwilling to commit the water, sewerage, and related infrastructure investments necessary to make land parcels feasible for development for low-cost housing.

### **Fear and uncertainty.**

A second and equally important barrier to delivery of affordable housing is the fear and uncertainty surrounding what many perceive as the unknown. There is a widespread fear that building affordable housing in a community will bring "others" into the community: people with a different skin color, a different life style, and different values.

Another factor is the fear and uncertainty of the effects on the local school districts. Rockland County schools have long established reputations in excellence, marked with low class sizes, often a major concern of parents seeking housing. While all districts reduced class sizes, space became the new issue. With average elementary aged classes of 20 or less in all school districts, most of the aging schools have used every available space. Reconstruction or new construction of schools places a large tax burden on local residents. Affordable housing, many believe, will attract large households, pay fewer taxes, and therefore place a larger burden on the local schools that are already bursting at the seams.

### **Inadequate delivery system.**

One of the most significant barriers to the delivery of affordable housing in Rockland County is the absence of any mechanism or institution with the ability and resources necessary to play that role. Numerous persons are involved in some way, but none has the capacity, acting individually, to see that affordable housing is built in the County in numbers that can even begin to approach the need.

Among the various actors with a role to play, the County government has access to financial resources (from state and federal sources), but is subject to statutory prohibitions and limitations on direct involvement in housing provision. Villages and incorporated municipalities have statutory authority but lack financial resources and expertise. Private builders have the technical ability but lack the motivation and incentives to build low-cost housing with limited profitability. Non-profit groups have the motivation, and may have access to financial resources from foundations and other sources, but lack the personnel and operating capacity necessary to undertake large-scale projects. An effective delivery system able to provide affordable housing for Rockland County will require extensive cooperation among all of these actors.

### **Local Municipalities**

At the local municipal level, public elected officials must also be willing to acknowledge the reality of local conditions. Municipal officials have too often been reluctant to acknowledge the existence of these problems, fearing a political backlash from wary constituents. But the data reported above, and elsewhere, verify that barriers to Fair Housing are widespread throughout the County, and are not just concentrated in a few communities. The data on housing affordability, reported for instance, reveals the need for more affordable housing in virtually every community in the County. This problem is not restricted to Spring Valley, Haverstraw, and Nyack, three communities that have “stepped to the plate” and in their words have “their share, it’s time for other communities to follow their lead”. The lack of fair and affordable housing affects every community in the County, but few are willing to acknowledge it.

To summarize this section, the barriers to Fair Housing in Rockland County discussed in this report are, despite the efforts of Rockland County government, still considerable. These barriers include impediments to housing access, impediments to housing affordability, and problems of the local municipality’s willingness to recognize impediments and seek solutions.

### **Strategy for Removal of Negative Effects**

The county must communicate the fact that a mix of housing opportunities creates communities that are sustainable and economically viable. Establish a Political Action Group that will build a public-private partnership to facilitate and coordinate grassroots efforts to expand the supply of affordable housing in the County. Effective delivery of affordable housing will require an integrated approach drawing on the unique contributions of all of the relevant actors. Coordinating the efforts of county, village, non-profit, and private actors would be facilitated through a public-private partnership for affordable housing.

## **IV. Strategic Plan**

### ***(a) General***

#### **Section 91.215(a) General**

*“For the categories described in paragraphs (b), (c), (d) and (e) of this section, the consolidated plan must do the following:*

- (1) Indicate the general priorities for allocating investment geographically within the jurisdiction and among priority needs;*
- (2) Describe the basis for assigning the priority (including the relative priority where required) given to each category of priority needs;*
- (3) Identify any obstacles to meeting underserved needs;*
- (4) Summarize the priorities and specific objectives, describing how the proposed distribution of funds will address identified needs;*
- (5) For each specific objectives, identify the proposed accomplishments the jurisdiction hopes to achieve in quantitative terms over a specific time period (i.e., one, two three or more years) or in other measurable terms as identified and defined by the jurisdiction.*

## **Priority Needs Analysis and Strategies**

### **Description for Assigning Priorities**

The Rockland County Office of Community Development, in developing the Consolidated Plan for Rockland County collected and analyzed data from a host of sources. Training was provided for all 22 consortium communities as well as for over 50 not-for-profit agencies. Over 125 surveys on Continuum of Care, Gap Analysis, Special Needs/Non-Homeless, Housing Needs, and Community Development Needs were also sent out to other community based organizations that did not participate in the training exercises.

The Office of Community Development meetings with the community based not-for-profit organizations that have applied for or received CDBG, HOME, ESG, or HOPWA funds over the past five years proved very beneficial in examining the needs of low-income residents they provide services to. Finally, the meetings held in all 22 consortium member communities, with the village/town board members and members of the citizen advisory groups in attendance also provided much need input in the development of the priorities and strategies.

The Community Development objectives and priorities have not changed much over the past several years nor are expected to change in the future. Through this process, priorities were established based on needs of the communities. They are:

1. Expand the supply of affordable housing using first time homebuyer programs and rehab of existing housing.

2. The creation of additional units of rental and for-sale work force housing, rental and for-sale housing for the elderly, and rental and for-sale housing for other special needs groups.
3. To continue infrastructure improvements to foster better living conditions.
4. Continue to offer a wide variety of services and programs to those in need.
5. Seek to increase economic development to provide jobs for the unemployed or underemployed.

The Office of Community Development also meets with many agencies throughout the year as "community builders". This also assists in the development of the five-year Consolidated Plan, the Annual Plan, and setting community and countywide priorities.

## **Priority Housing Needs**

### **Assigning Priority Description**

In order to establish priorities between the various groups identified as having housing needs the following procedure was invoked.

- A. All municipal governments within the Rockland County consortium were identified and contacted. They were asked to attend a meeting at which the process to create this plan was explained. Each municipality was issued directions in identifying their own housing needs and also identifying their own prioritization within the categories of needs.
- B. "Not for Profit" organizations which deal with housing within Rockland County were similarly contacted, trained and asked for response on their priority housing needs.
- C. The results of the responses from the agencies and the municipalities were analyzed and collated giving a summary list of the prioritization of housing needs for Rockland County

#### ***(a) Affordable Housing***

#### **Section 91.215(b) Affordable Housing**

*"With respect to affordable housing, the consolidated plan must do the following;*

- (1 The description of the basis for assigning relative priority to each category of priority need shall state how the analysis of the housing market and the severity of housing needs of extremely low-income, low-income, and moderate-income renters and owners identified in accordance with Section 91.205 provided the basis for assigning the relative priority given to each priority need category in the priority needs table prescribed by HUD. Family and income types may be grouped together for discussion where the analysis would apply to more than one of them;*

- (2) *The statement of specific objectives must include how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units; and,*
- (3) *The description of proposed accomplishments shall specify the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined in Section 92.252 of this subtitle for rental housing and Section 92.254 of this subtitle for homeownership over a specific time period.”*

**HOUSING PRIORITIES**

***Objective 1 – High Priority***

**Homeownership** - To provide 150 individuals and families with the opportunity for homeownership by June 30, 2014. This would improve the quality of life and supply of safe, decent, housing. This will be accomplished through financial assistance to potential homebuyers. The financial assistance includes, but is not limited to, downpayment, closing costs, and purchase price reduction.

**Past Accomplishments**

Since 1994 the county has produced 476 new construction affordable housing units and first time homebuyer opportunities to low/moderate income families.

***Objective 2 – High Priority***

**Family Rental Housing** – To provide financial assistance in the construction/reconstruction of 250 units of affordable 2+ bedrooms for families by June 30, 2014. The housing units will provide families with decent, safe, sanitary units at incomes under 50% of the county median.

**Past Accomplishments**

90 units of family rental housing has been constructed or reconstructed over the last 5 years.

***Objective 3 – High Priority***

**Senior Rental Housing** - To provide financial assistance in the construction of 250 affordable 1-bedroom units for senior citizens by June 30, 2014. The housing units will provide seniors with decent, safe, sanitary units at incomes under 50% of the county median

**Past Accomplishments**

135 senior affordable housing units were constructed since 2005. An additional 140 affordable senior units were reconstructed since 2005.

***Objective 4 – High Priority***

**Tenant Based Rental Assistance-** To provide tenant-based rental assistance to 125 extremely low-income/low-income families for the purpose of supplying decent, safe, sanitary housing and assisting with self-sufficiency by June 30, 2014.

**Past Accomplishments**

The county annually assists 25 families with tenant based rental payments. The program has a maximum assistance of 24 months.

***Objective 5 – Medium Priority***

**Owner Occupied Housing Rehabilitation** – To provide financial assistance to aid in the rehabilitation of 25 low/moderate single family housing units for senior citizens and disabled families by June 30, 2014. The assistance would be for the alleviation of local code violations and Housing Quality Standard issues.

**Past Accomplishments**

Assisted 589 housing units with rehabilitation in the previous 5-year plan but has only assisted 40 homes since.

**Priority Homelessness and Other Special Needs**

© *Homelessness and (d) other special needs*

**Section 91.215 ( c ) Homelessness**

*“With respect to homelessness, the consolidated plan must include the priority homeless needs table prescribed by HUD and must describe the Jurisdiction strategy for the following:*

- (1) Helping low-income families avoid becoming homeless;*
- (2) Reaching out to homeless person and assessing their individual needs*
- (3) Addressing the emergency shelter and transitional housing needs of homeless persons; and*
- (4) Helping homeless persons make the transition to permanent housing and Independent living.”*

**Homeless and Homeless Prevention Priorities**

The projects are ranked in priority order in accordance to the Continuum of Care. All projects demonstrate a need to receive support from the Continuum of Care committee as they all meet different needs of Rockland County. Project solicitations are performed by members of the CofC Committee to not-for-profits agencies. The solicitation process starts following the annual award announcements by HUD at a steering committee meeting of the CofC.

At the meeting, all agencies that deal with the homeless population, government and non government, are invited to attend. The Office of Community Development presents the CofC program and encouraged all interested applicants to work with the Rockland

County CofC Committee in developing a potential project. All potential project sponsors submit a proposal for consideration. Any participant that was either a project sponsor or tied to a project was asked to not participate in the evaluation committee but encouraged to participate in the writing committee or the resource committee. These three committees also made up the members of the final CofC Committee with each agency having only one vote per agency. This was decided so that no one agency could “stack” the vote for a project that would serve their needs.

Rockland County’s future-oriented goals and action steps to be taken over the next five years in carrying out a strategy to end chronic homelessness is the following:

The Rockland County Office of Community Development has taken the lead in overseeing the implementation of housing for the chronically homeless population in the County. They have worked closely with all agencies involved with providing housing, services and support to this population.

The Continuum of Care committee seeks several housing providers to provide the potential new housing, if necessary. Over the last two years several new potential providers emerged and are all will be seeking Supportive Housing Grants in the future to assist in the purchase, renovation, and operation of facilities identified.

Project priorities are determined through meetings of the Continuum of Care steering committee which represents many of the subgroups which serve subpopulations of the homeless. Equal consideration is given to all proposed projects and a final consensus determines the priority rankings. Projects that are proposed were discussed in great detail, examining the county’s needs, priorities, and gap in services.

## **HOMELESSNESS PRIORITIES**

### ***Objective 1– Low Priority***

**Chronic Homeless Shelter-** To provide housing and supportive services to a population of 14 that is stressed and vulnerable, and, beyond homelessness, is often required to comply with out-patient drug and alcohol services, mental health counseling, probation requirements, employment plans, and a myriad of other obligations by June 30, 2014.

### **Past Accomplishments**

The county has had a difficult time securing a sight and funding for this population, however the Office of Community Development has made 10 HOME vouchers available. \$ of the vouchers have been utilized.

### ***Objective 2– Low Priority***

**Emergency and Transitional Shelters –** To develop, rehabilitate, and expand structures to provide shelter for 35 homeless persons within new and existing emergency and transitional shelters. The purpose is to provide decent, safe, sanitary housing for the homeless population by June 30, 2014.

### **Past Accomplishments**

Several facilities have been purchased and renovated creating 53 beds since 1998 utilizing Supportive Housing Funds.

***Objective 3– Low Priority***

**Homeless Prevention** – To provide outreach and homeless prevention to 150 persons and families annually at risk of homelessness by June 30, 2014. Homeless prevention services include, but are not limited to, emergency housing and utility assistance, security deposits, and mediation and legal assistance.

**Past Accomplishments**

The county has funded 2 not-for-profit agencies since 1998 for prevention services, annually service 50 persons and families facing eviction. The current Homeless Prevention and Rapid Re-housing program through the American Recovery and Reinvestment Act served 38 individuals and families from July 1, 2009 – December 31, 2009.

**Obstacles to Meeting Underserved Needs**

A major barrier to the production of affordable and homeless housing is local zoning restrictions, which often preclude higher densities of any multifamily housing types. Two additional barriers include the negative perception of affordable housing that has led to “not in my backyard” opposition from local residents in some communities, and high property taxes.

The taxes have made it difficult for many households to afford a home, and which have forced many seniors to leave the County after retirement. Although some State and Federal assistance programs are available to support affordable housing initiatives, competition for funds is great and needs are often unmet.

One of the most significant barriers to the delivery of affordable in Rockland County is the absence of any one mechanism or institution with the ability and resources necessary to play that role. Many are involved in some way, but none has the capacity, acting individually, to see that affordable housing is built in the County in numbers that can even begin to approach the need. The County government has access to financial resources (from State and Federal sources), but is subject to statutory prohibitions and limitations on direct involvement in housing provision. Villages and incorporated municipalities have statutory authority but lack financial resources and expertise. Private builders have the technical ability but lack the motivation and financial incentives to build low-cost housing with limited profitability. Non-profit groups have the motivation and may have access to financial resources from foundations and other sources, but lack personnel and operating capacity necessary to undertake large-scale projects. An effective delivery system able to provide affordable housing for Rockland County will require extensive cooperation among all these players.

Besides limited funding, the biggest obstacle we face is dealing with the local elected officials who feel that their communities are entitled to the funds even if the population

has very little low/moderate income persons residing there. This makes it difficult to assist those that are in the greatest need as opposed to the more "popular" projects.

These same officials have also been opposed to affordable housing based on the "label". Most see affordable housing as "low-income" or "Section 8" housing, and the reality is that this is extremely unpopular with the voting public, despite that almost 54% of Rockland County residents earned less than 80% of the HUD adjusted median income according to the 2000 census.

Most residents see affordable housing as bringing outsiders into their community and feel the cost to serve these families places a large burden on local taxes. They also feel that affordable housing brings large families, placing an extreme burden on the already crowded schools.

## **Homeless Inventory**

### ***(b) Homeless Facilities***

#### ***Section 91.210 (b) Homeless Facilities***

*"The plan must include a brief inventory of facilities and services that meet the needs for emergency shelter and transitional housing needs of homeless persons within the Jurisdiction."*

### **Fundamental Components of Rockland County CofC System (Service Activity)**

#### **Component: Prevention**

Services in place: Homeless Prevention Program, Rockland County Department of Social Services Intervention, Emergency Funds. Homeless Prevention and Rapid-Rehousing Program (ARRA).

How homeless persons access/receive assistance: A homeless person at risk for being evicted can contact Legal Aid for services. DSS contracts with the Legal Aid Society of Rockland County to provide legal services to those at risk of homelessness. The Legal Aid Society also offers workshops on homelessness prevention to residents of the County's emergency shelter. The DSS Housing Unit received 250 referrals to this program (90% families) during the past year.

The Housing Unit of DSS receives all eviction notices from the Sheriff's Office, including utility shut-off notices and all housing related Health Department violations and intervenes on behalf of public assistance clients to help them retain their housing. Staff of the Housing Unit will also negotiate with attorneys and landlords to prevent impending evictions.

All families must meet with a housing-related case management person at the Department of Social Service. The DSS case management will be provided to each family that receives Homeless Prevention and Rapid Re-Housing 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 The American Recovery and Reinvestment Act of 2009. 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 programs of the Homeless Prevention and Rapid re-housing Program (ARRA) are: 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.

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 of two months of the rent.

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.

A homeless person in need of money to pay rent or unpaid utility bills in arrears can contact the Department of Social Services.

#### Component: Outreach/Assessment

Outreach in place: A referral network with the Rockland County Department of Social Services as lead agency.

How homeless persons access/receive assistance: When a family or individual becomes homeless in Rockland County, they must first contact the Rockland County Department of Social Services (DSS). Referrals to DSS are also made by mental health providers, police departments, homeless service providers, families/friends, etc. The homeless individual or family are screened by the Department's Temporary Assistance Unit, available 24 hours a day. If emergency housing placement is identified as a need, the household is then referred to the Housing Unit of DSS. If the household is an active public assistance client, they are referred to their income maintenance worker who then determines whether emergency housing is needed. If a determination is made that emergency housing is warranted, the income maintenance worker refers the household to the Housing Unit. The Housing Unit must have a referral from either of these two sources before it can begin working with a homeless household.

Once the household has been referred to the Housing Unit, a DSS case worker is assigned. The case worker is responsible for performing a homeless/housing assessment called the Emergency Housing Assessment and for preparing an Independent Living Plan. An Independent Living Plan is a plan developed or revised by the case worker in cooperation with the individual which sets forth the strategy for meeting the individual's or family's housing related public assistance and care needs as identified in an assessment and for obtaining permanent housing. It will also specify the temporary housing facility, if any, to which the individual has been referred, the requirements of the facility, and the expected duration of the individual's receipt of temporary housing assistance.

If emergency housing is identified for a homeless individual, arrangements are made for placement in a local hotel or motel. Although a case manager is assigned to the individual, it is difficult for the individual to obtain services since there are no on-site services at the motels and the individual may not have a car. A majority of the homeless individuals experience some level of mental illness with many also having alcohol and substance abuse problems. Although permanent housing placements are made, DSS finds many of these same individuals back in the system within a couple of months. There is a need for transitional housing which provides a supportive living environment and the time to learn skills and to become employed. This is especially important for individuals experiencing mental illness or suffering from chronic alcohol and substance abuse.

Once a homeless family has been referred to the Pomona Shelter, the DSS Housing Unit assessments are forwarded to the emergency shelter case worker. The Emergency Shelter case worker also performs an assessment, develops a service plan with the family which is updated every two weeks. The assessment and service plan will determine the types and frequency of services needed by the family members. These services can include mental health services, alcohol/substance abuse services, education, employment training, job placement, etc. Families staying at the Pomona Shelter receive all supportive services through the Department of Social Services (DSS) and its sister agency i.e., Department of Mental Health. Homeless cases are managed through a DSS assigned case manager.

Individuals and families experiencing domestic violence are referred to the Rockland Family Shelter, a not-for-profit housing and service provider. An individual or family experiencing domestic violence can call Rockland Family Shelter directly and be placed there, but are then required to make an immediate appointment with DSS to be assessed and to arrange payment.

#### Component: Supportive Services

Services in place: Numerous Programs in Place (listed and described below)

Services planned: Several new services are defined in the project applications.

How homeless persons access/receive assistance: There are a number of services available for homeless individuals and families, especially those with mental illness.

These range from the Department of Health, Social Services, and Mental Health to not-for-profit service providers and private charitable organizations. In order to ensure continuity of care and provide for a uniform system of referral, acceptance and follow-up for mentally ill individuals, including homeless individuals discharged from inpatient psychiatric care, Rockland County formed the Rockland County Unified Services Program described under "Rockland County's Process for Developing a Continuum of Care Strategy". There are 10 agencies which are party to an Inter Agency Agreement which details procedures for continuity of care for the mentally ill population. Below is a summary of agencies which provide services to homeless and low-income individuals and families.

Good Samaritan Hospital, Nyack Recovery Center and Rockland County Mental Health Center (Pomona Inpatient) provide crisis intervention and inpatient detoxification services.

The Rockland County Health Department, TOUCH, Inc., ARC, Inc., and HACSO, Inc. provide services to persons that are HIV+ and receive housing funds through the Ryan White and Housing Opportunities for Persons with Aids programs. Inpatient and outpatient psychiatric services are provided by Rockland Psychiatric Center, Rockland County Mental Health Center and Good Samaritan Hospital. Rockland County Mental Health Center and the Young Adult Institute (YAI) provide case management services. Job training, vocational workshop and job placement services are available through Rockland Psychiatric Center, Jawanio and YAI. Rockland County Mental Health Center offers an adult day program for individuals with mental illness.

Substance abuse counseling and services are provided by the Rockland County Department of Mental Health through its Spring Valley Clinic and the North Rockland Clinic in Haverstraw, Rockland Psychiatric Center and Good Samaritan Hospital. A variety of agencies provides recreational and social activities to this population and includes YAI, Mental Health Association, Federation of Organizations for NYS Mentally Disabled, and Rockland Psychiatric Center.

Meals on Wheels of Rockland provide homebound meals to those in need. Various food programs are provided by People to People, which distributes surplus food to agencies servicing homeless/low-income households; the Rockland Interfaith Breakfast Program and Salvation Army Food Pantry. These services are available to both individuals and families. The Salvation Army, Martin Luther King Multi-Purpose Center and the American Red Cross provide a variety of social services to homeless and low-income individuals and families.

The Rockland County Department of Mental Health, which also administers extensive alcohol and substance abuse services throughout the County, is keenly aware as are other alcohol/substance abuse service providers, of the escalating numbers of single men and women suffering from alcohol and substance abuse, many of whom also suffer from some form of mental illness. The Department's Alcohol and Substance Abuse Services Division operates a program at the Rockland County Correctional Facility (the County

jail). Individuals incarcerated at the Rockland County jail are sentenced to no more than one year. Individuals who are awaiting sentences or trials may also be placed in the County Jail. The Alcohol and Substance Abuse Services staff estimate that at any point in time 10% of the inmates were or will be homeless upon release from prison.

## **Homeless Strategic Plan**

### **Jurisdiction Strategy for Addressing Homelessness and Homeless Priority Needs**

Rockland County identifies the following categories of homelessness and the system to address the needs of those homeless or at risk of becoming homeless:

#### **Emergency Shelter**

Emergency shelter is the initial housing component in the Continuum of Care. Emergency shelters sponsored by governmental and not-for-profit agencies offer immediate housing and supportive services to those without another place to live. They provide stabilization and support until movement along the Continuum to more permanent housing.

When a family or individual becomes homeless in Rockland County, they contact the County Department of Social Services (DSS). Referrals to DSS are also made by mental health providers, police departments, homeless service providers, families/friends, etc. They are then screened by the Department's Temporary Assistance Unit which is available 24 hours a day. If emergency housing placement is identified as a need, the household is then referred to the Housing Unit of DSS. If the household is an active public assistance client, they are referred to their income maintenance worker who then determines whether emergency housing is needed. If a determination is made that emergency housing is warranted, the income maintenance worker refers the household to the Housing Unit. The Housing Unit must have a referral from either of these two sources before it can begin working with a homeless household.

If emergency housing is identified for homeless individuals, arrangements are made for placement in a local hotel or motel; families are placed in the Pomona Shelter. The Pomona Shelter can serve up to 16 families with a total capacity of 40 beds. Capacity for the past several years has been less than 100%. If the individual or family is homeless due to domestic violence, they are referred to Rockland Family Shelter. Rockland Family Shelter provides 15 emergency shelter beds as well as services to victims of domestic violence. This facility is at capacity and Rockland Family Shelter has been looking to expand the emergency shelter for several years.

#### **Transitional Housing**

The next phase of the Continuum of Care is transitional housing, which provides housing from 6 months to 24 months accompanied by supportive services necessary to prepare homeless individuals and families for permanent housing or permanent housing with supportive services.

Transitional housing with intensive supportive services would prepare these individuals for permanent housing, and break the vicious cycle many find themselves in of

homelessness and permanent housing without support, which eventually leads to homelessness again. A number of transitional housing programs exist for homeless families or adults who have a diagnosis of mental illness, an alcohol or substance abuse disability or for individuals who are veterans. These are listed below:

Supervised community residences, intensive supportive apartments, and supportive apartments provide transitional housing and provide mechanisms to coordinate a broad spectrum of physical, mental, social and rehabilitative services with various levels of supervision. These residences, by law, serve those individuals with a primary diagnosis of mental illness. For those individuals with a primary diagnosis of alcohol/substance abuse, community residences are not an option. Additionally, those individuals with a primary diagnosis of mental illness and a secondary diagnosis of alcohol/substance abuse must be sober for a three month period prior to residency. This eliminates many alcohol/substance abusers from accessing these facilities.

### **Permanent Housing**

The Department of Social Service's Housing Unit has a full-time Housing Locator who is responsible for finding appropriate permanent housing for homeless individuals and families. Many of these units are scattered sites. He/she negotiates with landlords, arranges for security deposits, etc. Upon finding permanent housing, the individual or family is assigned a case worker to oversee the smooth transition from homelessness to permanent housing. The case worker ensures that the individual or family continues to receive appropriate support services. Community Service Workers in the DSS Housing Unit follow-up to guarantee furniture deliveries, check on the livability of the apartment, etc. Once the individual or family is stabilized for one year, the case is eventually closed.

The Rockland County Department of Social Services (DSS) operates a Rental Supplemental Program (RSP) with funds from New York State Department of Social Services' Income Support Unit. The RSP provides enhanced rents (above the shelter allowance rent of \$302 per month) for a period of eight (8) months to landlords to encourage them to rent to public assistance clients for a period of at least 32 months. DSS then arranges for additional rental subsidies through the County's Office of Community Development for all or part of the remaining from 24 months, if a rental subsidy is still needed. The Office of Community Development provides rent subsidies, for up to two years, through its HOME Program and through HOPWA funds. Legal Aid Society of Rockland provides funds for security deposits for homeless families. Additional rental subsidies are needed.

The Housing Choice Voucher Program and public housing projects are rarely a resource for the homeless. Housing Choice Voucher Programs administered both by Rockland County and the Villages of Spring Valley, Nyack, Kaser, New Square and the Town of Ramapo have long waiting lists. Unfortunately those lists have been closed to new applicants. The County of Rockland is also served by three public housing authorities in the Villages of Nyack, Spring Valley and Town of Ramapo, all of which have long waiting lists and experience little turnover.

Additionally, Rockland's housing stock is aging and monies are needed for rehabilitation to maintain the existing low cost housing stock or this source of private, permanent housing will be lost to deterioration and abandonment. SRO and rooming houses are no longer permitted due to local zoning laws in most of Rockland County's towns and villages.

The New York State Division of Housing and Community Renewal funded the development of a 80 unit low cost rental apartment complex for seniors in the Town of Clarkstown in 2009

### **Permanent Supportive Housing**

Rockland County is experiencing increasingly significant problems with regard to providing safe, adequate and affordable housing for adults with serious and persistent mental illness. There currently exists a critical shortage of housing, a situation that has been exacerbated by the loss of a significant number of beds in recent years. In 2002, OMH decertified 44 Community Residential beds because the owners were non-compliant with state regulations. Since 2003, the County experienced the closure of three (3) Adult Homes for a total loss of 162 beds.

The majority of housing for individuals with serious mental illness in Rockland County is comprised of OMH Certified Residences, OMH Supported Housing and Adult Homes. There are a disproportionately high number of individuals with serious mental illness residing in Adult Homes, homes that are not adequately funded to provide the staffing and services necessary to support the needs of individuals with serious mental illness, particularly the "difficult to place" individual with more challenging behaviors.

OMH certified residences are based on an outdated housing model developed many years ago, a model that has not consistently received appropriate funding increases throughout the years. The low funding base has created and maintained a high turnover rate among staff. The situation has paralyzed agencies and their ability to recruit and retain qualified staff. The problem is especially acute in Rockland County due to the high cost of living and lack of affordable housing for direct care workers. This past year, housing providers received a three-year COLA trend, the largest increase ever, in an effort to bring funding to a more reasonable level. Rockland County recommends an ongoing COLA trend.

Providers operating OMH certified residences report that as a result of insufficient funding and staffing patterns it has become increasingly difficult to provide service to existing populations, particularly those who are "difficult to place" and exhibiting increasingly challenging behaviors. These include individuals with involvement in the criminal justice system, a history of non-compliance with treatment, self-mutilating behaviors, eating disorders, AOT status and more difficult to treat diagnoses such as borderline, anti-social and narcissistic personality disorders. In these residences most individuals must share a room with another resident. Those individuals with difficult behaviors, however, are unable to do so.

Additional funding from OMH (including continuation of the COLA implemented in the 2007-2008 Budget) and an increase in FTE staffing would be utilized in several ways that would enable the existing OMH certified residences to accommodate the specialized needs of increasingly challenging consumers. These include increasing the ratio of direct care workers to residents in order to provide adequate support and supervision, offering higher wages in order to recruit and retain more highly qualified staff that are properly trained and have the credentials and expertise that is needed to serve specialized populations, providing specialized training for existing staff, and offering enhanced clinical supports and services.

Providers continue to report that Supported Housing is under-funded due to the ever-decreasing availability of affordable, safe and adequate apartments in the County. Providers and consumers continue to report Fair Housing violations committed by existing landlords. Rockland County was allocated 24 Supported Housing beds in January 2008. Only nine (9) of the 24 beds have been developed and filled by provider agencies. The main obstacle is the shortage of available and affordable rental units and difficulty finding landlords willing to work with this program. Secondary obstacles cited by providers include the ability to prepare consumers to transition to independence with fewer supports and the ability to find part time employment for consumers. Providers have also expressed that an increasing number of consumers have medical issues that prohibit them from maintaining employment. Those with employment struggle to pay an adequate share of living expenses. These issues have had a major impact on the affordability of supported housing model in Rockland County.

Additionally, there is very little movement of individuals from Supported Housing to totally independent housing. This is due to the fact that rental costs in Rockland County are extremely high, especially relative to an individual's ability to afford independent housing. Those who live on entitlements, are newly entering the job market, are unable to work full time, or are unable to maintain housing with a roommate and share the rent, cannot afford the high rental costs. Other forms of permanent housing, such as OMH licensed CR-Single Room Occupancy (SRO) residences, do not exist in the County. This situation restricts our ability to move individuals from OMH Housing to independent housing and create more opportunities for those in need of a more restrictive level of care.

It is recommended that OMH support not-for-profit housing providers in purchasing and/or developing affordable multi-housing units to rent/lease to Supported Housing providers in order to offer affordable, safe housing that is adequately maintained and promotes a therapeutic living environment. The ability to provide additional Supported Housing opportunities in this way would help to expand the residential continuum of care in Rockland County, enhance our ability to move consumers from a more restrictive level of care to a less restrictive level of care, and therefore provide more opportunities for those in need of a more restrictive level of care.

Housing Providers have identified increased medical needs among consumers in Congregate Treatment, Treatment Apartment and Supported Housing Programs. Due to

limited resources, many consumers who graduate from Congregate Treatment Programs no longer have the support of Case Management Services. Providers have documented that many middle age and older consumers require a Medical Case Manager and Nursing Assistance due to multiple medical conditions. It is recommended that funding be provided for part-time nursing services in all levels of housing.

Other populations that present particular challenges and have been identified through the local planning process include young adults in transition (ages 18-25), persons with co-occurring disorders and parents with mental illness living with children. Underserved populations that have been identified include persons with unique cultural and linguistic needs such as those who are Deaf and/or blind and the Orthodox Jewish Community.

Funding for the development of a OMH Licensed CR-Single Room Occupancy residence would serve the needs of individuals with serious and persistent mental illness who have been unable to maintain their housing in either OMH Housing or Adult Homes and have been referred to the Department of Social Services for emergency shelter care or its equivalent. These individuals have become chronically homeless as a result of their difficult behavior and inability to maintain their housing successfully and are at risk of becoming homeless once again.

The need for Crisis/Respite beds for adults with serious mental illness has also been identified through the local planning process. Beds would be utilized to provide temporary respite, to prevent hospitalization, to provide a step-down level of care following hospitalization and offer temporary shelter for homeless individuals with serious mental illness.

In order for adults with serious mental illness to experience progress in the treatment of their illness, the need for a safe, adequate and affordable place to live is basic and critical. Proper housing provides the foundation to enable these individuals to actively participate in their treatment and to gain and maintain a healthy and stable lifestyle, and to support them in their efforts towards recovery. The Unified Services Workgroup/Subcommittee for Mental Health Services, comprised of DMH staff, advocacy groups and service providers, will continue to work on plans to address the critical shortage of housing for individuals with serious mental illness.

### **Strategy for Eliminating Chronic Homelessness**

<b>Goal: End Homelessness</b>	<b>Action Steps</b>
<b>Goal 1:</b> Provide safe, sanitary permanent housing for disabled veterans.	Construct 26 units at the former Tappan military base
<b>Goal 2:</b> Provide additional housing for domestic violence victims	Expand existing transitional housing program to include additional services.
<b>Goal 3:</b> Provide safe, sanitary permanent housing for dually-diagnosed single males and females	Create a subsidized housing voucher program through Section 8 or similar program to assist with rent and services.
<b>Goal 4:</b> Provide supportive services to transitional housing for chemical/alcohol dependent adults	Expand supportive services to include housing subsidy, food, clothing, and counseling.
<b>Goal 5:</b> Expand/improve referral network, client services	Expand HMIS to all homeless providers

### **Strategy to Help Prevent Homelessness**

Through the institutional structure developed in Rockland County and the small geographical size of the county, most persons that are either homeless or facing homelessness are met with through referrals. The Rockland County Department of Social Services is the point of access for most.

### **Institutional Structure**

The county of Rockland utilizes three committees, the Continuum of Care committee, Unified Services committee, and Single Point of Access (SPOA) for delivery to the homeless. All are coordinated by the Continuum of Care process.

As part of the development and ongoing refinement of a Continuum of Care strategy begun for the 1996 HUD Continuum of Care programs, The Rockland County Office of Community Development coordinates the Continuum of Care committee. Several sub-committees have been meeting and conducting planning sessions on a regular basis. The three most active sub-committees are the HMIS Committee, the Evaluation Committee, and the Writing Committee. Although not a sub-committee of the Continuum of Care Committee, the Unified Services of Rockland County plays an extremely important role in services to the county's homeless and assists the Continuum of Care process with their input.

Unified Services is a system of organizing community behavioral health services under the County Department of Mental Health as its lead agency. The goal of this program is to develop locally sponsored and operated services and to mold these services into a comprehensive, coordinated and integrated system in which the County, State and voluntary not-for-profit agencies deliver mental health, chemical dependency and mental retardation/developmental disabilities services. The mandate calls for joint and continuous planning, mutual agreement on needs assessment and optimal utilization of limited resources. Several members of the Continuum of Care Committee serve on Unified Services.

The Rockland County Department of Mental Health, in conjunction with the Mental Health Association of Rockland, Inc., has established a Single Point of Access (SPOA) Committee, developed to identify and address the individual service needs and manage service access and utilization of adults with serious mental illness who are in need of housing and/or case management services.

### **Discharge Coordination Policy**

When an individual is homeless or facing a housing problem, the Rockland County Department of Social Services Housing Unit is informed by community agencies or the Emergency Unit of the Rockland County Department of Social Services. Every effort is made to retain permanent housing and divert emergency housing placement. The process of determining homelessness is as follows:

An individual stating that he or she is homeless must present himself or herself at the Department of Social Services, Temporary Assistance Unit. After completing an application at the emergency unit, an eligibility worker conducts a screening interview. A referral to the Housing Unit is written and then walked over within the Department of Social Services, by the Emergency Unit Temporary Assistance worker.

A caseworker in the Housing Unit conducts an Emergency Housing Assessment. This assessment is a thorough evaluation of an individual's housing and housing related public assistance needs including, but not limited to, the availability of housing, the need for temporary housing assistance, legal, employment and educational needs, the need for protective services, the ability to live independently, and the need for treatment of physical and mental health problems, including substance abuse.

An Independent Living Plan is a plan developed and/or reviewed by a social services district and/or its designee with the cooperation of the individual, which sets forth the strategy for meeting such individual's housing related public assistance and care needs as identified in an assessment and for attaining housing other than temporary housing. The plan also establishes the individual's responsibilities during their receipt of temporary housing assistance. An independent Living Plan must also specify the temporary housing facility, if any, to which the individual or family has been or will be referred. It will also include any requirements of such facility, and the expected duration of the individual's receipt of temporary housing assistance.

The Housing Locator in the Housing Unit ensures that referrals are made in a timely manner in order to divert placements in hotels and motels. The Senior Caseworker is the liaison to housing providers and works closely with the Housing Locators. This has been a very successful formula because it fast tracks assistance to the clients.

The Senior Caseworker monitors each placement by ensuring individuals cooperate with the social services district in carrying out the Independent Living Plan. All individuals must comply with all applicable public assistance and care requirements including but not limited to; seeking and securing employment rehabilitative programs, applying for supplemental social security income, requirements for location of resources, and acceptance of the offer of a home.

The Housing Unit staff is advised of vacancies throughout the county, in an effort to decrease the vacancy rate and eliminate placement in hotels and motels. The Senior Caseworker advises the Housing Locator if an individual that benefited from transitional housing has become self-sufficient and can maintain permanent housing. Two to three months of lead-time is necessary for the placement due to the low availability of rental housing units in Rockland County.

## **Non-Housing Community Development Needs**

### ***Section 91.215 (e) Non-Housing Community Development***

*“(1) If the jurisdiction seeks assistance under the Community Development Block Grant program, the consolidated plan must describe the Jurisdiction priority non housing community development needs that affect more that one unit of general local government*

*and involve activities typically funded by the Jurisdiction under the CDBG program. These priority needs must be described by CDBG eligibility category, reflecting the needs of persons or families for each type of activity. This community development component of the plan must state the Jurisdiction's specific long-term and short-term community development objective (including economic development activities that create jobs), which must be developed in accordance with the statutory goals described in Sec. 91.1 and the primary objective of the CDBG program to develop viable urban communities by providing decent housing and suitable living environment and expanding*

*Economic opportunities, principally for low-income and moderate-income persons.*

(1) *A Jurisdiction may elect to allow units of general local government to carry out a community revitalization strategy that includes the economic empowerment of low-income residents, in order to obtain the additional flexibility available as provided in 24 CFR part 570, subpart 1. A Jurisdiction must approved local government's revitalizations strategy before it may be implemented. If a Jurisdiction elects to allow revitalization strategies in its program, the method of distribution contained in a jurisdiction action plan pursuant to Sect 91.220(g) (1), revitalization strategies. The State's process and criteria are subject to HUD*

**FUNDING**

The county's non-housing community development needs are basically broken down into four categories, Public Facilities and Improvements, Public Services, Economic Development, and Administration. Most if not all of our efforts over the last 10 years have been in one of these categories and the trend seems to indicate that will not change.

Based on the community surveys of all Towns, Villages, and Not-for-Profit agencies that participated in the preparation of the 2010-2014 Consolidated Plan, the Community Development priorities were established and set for the CD Scoring Criteria, to be used in ranking entitlement applications for the next five years, as follows:

<b>Pts -</b>	<b>HUD ELIGIBLE ACTIVITY</b>
200	AFFORDABLE HOUSING - DEVELOPMENT
190	AFFORDABLE HOUSING - ACQUISITION OF REAL PROPERTY
180	AFFORDABLE HOUSING SERVICES RELATED
170	PUBLIC FACILITIES - DOWNTOWN REVITALIZATION
160	PUBLIC FACILITIES - PUBLIC WORKS/INFRASTRUCTURE
150	PUBLIC FACILITIES - FACILITIES
140	ECONOMIC DEVELOPMENT
130	PUBLIC SERVICE - YOUTH RELATED CARE
120	PUBLIC SERVICE - ANTI-CRIME RELATED
110	PUBLIC SERVICE - SENIOR/ADULT RELATED
100	PUBLIC SERVICE - OTHER
90	PUBLIC SERVICE - CHILD CARE RELATED CARE
80	PUBLIC FACILITIES - ACQUISITION OF REAL PROPERTY
70	REMOVAL of ARCHITECTURAL BARRIERS
60	PUBLIC SERVICES - HEALTH RELATED CARE

- 50 PLANNING /OTHER
- 40 PUBLIC SERVICES HOMELESS PROGRAMS
- 30 PUBLIC FACILITIES – HOMELESS FACILITIES
- 20 OTHER

Priority Needs	Priority	Year	Year	Year	Year	Year	Estimated Funds
Non-Housing Community Development	H,M,L	2010	2011	2012	2013	2014	(to meet need)
		Proj.	Proj.	Proj.	Proj.	Proj.	
<b>Public Facility (projects)</b>							
Acquisition	M	0	3	1	1	1	\$1,000,000
Youth Centers	M	0	0	1	1	0	\$2,000,000
Child Care Centers	M	1	1	1	1	1	\$5,000,000
Parks and/or Recreation Facilities	H	2	2	4	4	4	\$14,775,000
Parking Facilities	M	1	2	1	1	1	\$1,000,000
Water/Sewer Improvements	L	1	1	1	0	0	\$2,300,000
Street Improvements	H	3	4	2	2	2	\$2,610,000
Sidewalks	H	3	2	1	2	1	\$2,070,000
Flood Drain Improvements	H	1	2	2	2	1	\$400,000
Other Public Facility Needs	H	3	4	5	4	4	\$6,585,000
<b>TOTALS</b>		<b>15</b>	<b>21</b>	<b>19</b>	<b>18</b>	<b>15</b>	<b>\$37,740,000</b>
<b>Public Service Needs</b>							
Senior Services	H	3	3	3	3	3	\$215,000
Youth Services	H	6	7	7	7	7	\$2,459,081
Child Care Services	M	1	1	1	1	1	\$104,700
Transportation Services	L	0	1	1	1	0	\$90,000
Employment Training	M	2	1	1	1	1	\$140,000
Health Services	M	1	1	1	1	1	\$8,500
Crime Awareness	H	4	4	4	4	4	\$610,000
Other Public Service Needs	H	2	2	2	2	2	\$145,000
<b>TOTAL</b>		<b>19</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>19</b>	<b>\$3,772,281</b>
<b>Economic Development</b>							
ED Assistance to Businesses	L	1	3	3	1	1	\$240,000
<b>TOTAL</b>		<b>1</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>\$240,000</b>
<b>Public Facility (projects)</b>	H	15	21	19	18	15	<b>\$37,740,000</b>
<b>Public Service</b>	M	19	20	20	20	19	<b>\$3,772,281</b>
<b>Economic Development</b>	L	1	3	3	1	1	<b>\$240,000</b>
<b>TOTAL ESTIMATED DOLLARS NEEDED</b>		<b>35</b>	<b>44</b>	<b>42</b>	<b>39</b>	<b>35</b>	<b>\$41,752,281</b>

## **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.

### **Downtown Revitalization - High Priority**

**Proposed Accomplishments** - to continue to assist four communities in their economic rebirth through downtown revitalization work. Improvements may include but are not limited to lighting, streetscapes, façade improvements and utility lines.

### **Public Facility Improvements –High Priority**

**Proposed Accomplishments** - To provide improvements and/or construction to 29 neighborhood facilities benefiting low/moderate income areas by June 30, 2014 for the purpose of improving the quality of life and serving an unmet need. The neighborhood facilities include but are not limited to community centers, parks, childcare centers, recreational and facilities.

### **Sidewalk Improvements – High Priority**

**Proposed Accomplishments** - Provide assistance to 4 communities to construct or reconstruct 9 sidewalks by June 30, 2014 for the purpose of improving the living environment of the lives of 20,000 low/moderate persons. Improvements may include but are not limited to construction, reconstruction, and ADA curb cuts.

### **Street Improvements – High Priority**

**Proposed Accomplishments** - Provide assistance to 6 communities to construct or reconstruct 13 streets by June 30, 2014 for the purpose of improving the living environment of the lives of 20,000 low/moderate persons. Improvements may include but are not limited to construction and reconstruction.

### **Water/Sewer Improvements – Low Priority**

**Proposed Accomplishments** - Provide assistance to 3 communities to construct or reconstruct 9 water/sewer lines by June 30, 2014 for the purpose of improving the living environment of the lives of 5,000 low/moderate persons. Improvements may include but are limited to sewer connections and water main replacements.

### **Removal of Architectural Barriers – Low Priority**

**Proposed Accomplishments** - Provide improvements to 20 facilities and structures to remove barriers for handicapped accessibility by June 30, 2014 for the purposes of improving the quality of life for 68,000 disabled persons.

## **ACQUISITION OF REAL PROPERTY/CLEARANCE/DEMOLITION**

### **Acquisition of Real Property/Clearance/Demolition – Medium Priority**

**Proposed Accomplishments** - To provide assistance to acquire 6 properties and eliminate 6 dilapidated and/or unsafe structures located in low and moderate income areas of Rockland County by June 30, 2014

## **ECONOMIC DEVELOPMENT**

### **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.

### **Direct Financial Assistance to For-Profits – Low Priority**

**Proposed Accomplishments** - Provide direct financial assistance to 20 for-profit businesses by June 30, 2014 for the purposes of creating/retaining 90 low/moderate income jobs and expanding economic opportunities and improving the quality of life for unemployed and underemployed individuals.

## **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 three 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 around the 15% program cap, but due to recent CDBG program cuts, the consortium has requested funding at lower levels to public service projects.

### **Youth Services – High Priority**

**Proposed Accomplishments** - To provide youth services to 34 programs that serve low and moderate income persons for the purposes of enriching, protecting, and improving the quality of life by June 30, 2014. Youth Services include but are not limited to counseling, after-school programs, recreational programs, educational programs, and life skills programs.

### **Senior Services – High Priority**

**Proposed Accomplishments** - To provide services to 15 senior services programs by June 30, 2014. Senior services include but are not limited to food distribution, housing counseling, transportation services, recreational programs, healthcare, medication assistance, and social programs.

### **General Services – High Priority**

**Proposed Accomplishments** - To provide general public services to 19 programs that serve low and moderate persons to increase the quality of life and general well-being for individuals and families throughout Rockland County. Services include but are not limited to housing counseling, food bank distribution, and legal counseling for consumers.

### **Crime Awareness – High Priority**

**Proposed Accomplishments** - To provide and assist 20 crime awareness programs to low/moderate income families by June 30, 2014. The activities include but are not limited to juvenile delinquency, gang prevention services, and safety awareness in an effort to improve the quality of life.

### **Child Care – Medium Priority**

**Proposed Accomplishments** - To provide child care services to 5 programs that serve low and moderate income persons to enable families to find safe, secure, and enriching environments for children, while creating economic opportunities for their parents. Childcare services include but are not limited to childcare referral and information, provisions of childcare, and childcare provider training.

### **Health Services – Medium Priority**

**Proposed Accomplishments** - To provide health prevention, services, and outreach to 5 programs that serve low and moderate income persons by June 30, 2014. Health prevention, services, and outreach include but are not limited to immunizations, health clinic services, dental care, vision care, nutrition counseling, health education and awareness.

## **Non-Homeless Special Needs**

### **Priorities and Objectives**

The highest priority among those with special needs is for HIV+ housing. Although not large in numbers, many face financial difficulties. The current number shows that there are approximately 46 persons assisted with Ryan White Title I housing assistance funds each month, while 26 receive HOPWA funding. This is an increase in the HOPWA program of 15 families since the 2005-2009 Consolidated Plan.

### **Assistance of Federal, State, Local Public, and Private Sector Resources**

Rockland County receives \$103,500.00 from Westchester County in Ryan White Title I housing assistance funds and \$311,792.00 in HOPWA funds from the City of New York.

### **Basis for Assigning Priorities**

Through community meetings, priorities were set based on greatest need.

### **Obstacles to Meeting Underserved Needs**

#### **Senior Citizens**

The Rockland County Office for the Aging has indicated that only one affordable senior housing project is scheduled to begin construction countywide. An addition to the Esther Gitlow Towers located in Suffern will ultimately add 79 senior and handicapped 1-bedroom units to the affordable senior housing stock. It is estimated that the project will take approximately 18 months to complete. There is already a 6 – 8 month waiting list for the existing building at Gitlow. Municipalities have begun to identify and meet the need for specialized zoning for senior housing, as it is clear that this sub-group of the

population has a very high housing cost burden. Several senior affordable housing projects have been built over the last several years; however, the rents established as part of the Low-income Housing Tax Credits are too high for local seniors to afford.

### **Affordable Housing**

A major barrier to the production of affordable housing is local zoning restrictions, which often preclude higher densities or any multi-family housing types. Two additional barriers include the negative perception of affordable housing that has led to “not in my backyard” opposition from local residents in some communities, and high property taxes. The taxes have made it difficult for many households to afford a home, and which have forced many seniors to leave the County after retirement. Although some State and Federal assistance programs are available to support affordable housing initiatives, competition for funds is great and needs are often unmet.

Affordable housing in the County continues at levels that border on crisis. Fewer funding opportunities exist. Many low/moderate income residents, volunteers and senior citizens cannot find housing that sells in the price range that they can afford. According to the New York State DHCR Consolidated Plan 2006 – 2011, 53% of renters in Rockland County cannot afford Fair Market Rents for 2-bedroom apartments. In Rockland County, the Fair Market Rent for a one-bedroom unit it is \$1,129 (including utilities) and \$1,222 (including utilities) for a two-bedroom unit.

Local zoning regulations that do not include provisions for adequate business districts or for higher density housing impact the ability of differing municipalities to respond to market needs and thereby, prevent the County from providing for adequate local services or diverse housing types to meet the needs of its population.

Households with incomes at or below 50% of median family income have the greatest housing cost burden. (HUD adjusted Median Income for Rockland County is \$102,000 for 2009) They need rental assistance and affordable housing options. A unit is considered affordable if it costs no more than 30% of the renters’ income. Low/moderate income renters, specifically those on the Housing Choice Voucher Program, find it very difficult to find apartments that rent within the Fair Market Rents established for the County. Data analyzed via the 2008 American Community Survey suggests that approximately 34.8% of renters spend between \$1,000 and \$1,499 and 34.9% spend more than \$1,500 on their monthly rent, while 56.9% of the people pay 30% or more of their gross household income on rent. Little multi-family construction is planned for the near future, and rents are projected to continue to rise faster than incomes.

### **Specific Special Needs Objectives**

#### ***Section 91.215 (d) Other Special Needs***

*“With respect to supportive needs of the non-homeless, the consolidated plan must describe the priority housing and supportive service needs of persons who are not homeless but require supportive housing (i.e.; elderly, frail elderly, persons with*

*disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents)'.*

### **Priorities and Specific Goals**

- Encourage new and rehabilitated housing, including higher density and affordable housing, particularly in downtown centers
- Foster the increased involvement of the private and not-for-profit sectors in producing affordable housing through new construction and rehabilitation
- Provide housing resources for all segments of the County's population within an adequate regulatory environment and with respect for surrounding adjacent land uses
- Foster a well-maintained and revitalized housing stock with housing standards and housing programs that ensure a minimum housing quality for all the County's residents
- Through the Office of Community Development, continue to utilize Federal funds to provide rental assistance to alleviate rental cost burden, including excessive cost burdens experienced by very-low- and low-income families and household
- Provide density bonuses to foster affordable housing
- Encourage municipalities to provide density bonuses or other incentives including reductions in land costs, grant assistance, favorable financing or fast-track approvals to developers of market-rate senior housing who provide some affordable units
- Link affordable and senior citizen housing to job markets, recreational areas and local shopping
- Enact zoning regulations that are receptive to development of a broad range of senior housing options
- Permit multi-family and senior housing development and encourage clustering of units within subdivisions
- Develop model zoning regulations to address the broad spectrum of senior housing types that can be utilized by individual municipalities in instituting senior housing zoning, thereby expanding housing options for Rockland's seniors through private initiatives
- A growth industry in the region is the provision of a range of housing and services to senior citizens. As the senior citizen population increases and the baby boomer bulge ages, investment in senior facilities and companies catering to their needs keeps expanding. Recent legislation permitting County Industrial Development Agency (IDA) financial assistance for continuing care retirement communities better positions the County to attract such development. Some local zoning ordinances may require changes that would accommodate continuing care retirement communities at densities that make it economically feasible

### **Federal, State, Local Public, Private Sector Resources Available**

Several municipalities have zones that are meant to encourage housing geared toward specific populations, such as the senior housing districts in the Village of Montebello and the Town of Stony Point, and the RA-H district in the Village of Montebello, permitting medium density affordable housing. Other unique zoning tools used by municipalities

include a Flood Plain Overlay district, waterfront districts and an overlay mountain protection district

## **Lead Based Paint Hazard**

### ***Section 91.215 (g) Lead-Based Paint Hazards***

*“The consolidated plan must outline the actions proposed or being taken to evaluate and reduce lead-based paint hazards, and describe how the lead-base hazards reduction will be integrated into housing policies and programs.*

#### **Overview**

In the previous needs assessment section, 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.

#### **HOME Program**

In the Strategic Plan portion of this Plan it describes the use of HOME Program funds for an owner-occupied housing rehabilitation programs. These programs 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.

#### **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.

#### **Tenant Based Rental Housing Programs**

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) and (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.

## **Anti-poverty Strategy**

### ***Section 91.215 (h) Anti-Poverty Strategy***

*“The consolidated plan must describe the Jurisdiction goals, programs and policies for reducing the number of poverty level families and how the Jurisdiction ‘s goal, programs, and policy for producing and preserving affordable housing, set forth in the housing component of the consolidated plan, will be coordinated with other programs and services for which the Jurisdiction is responsible and the extent to which they will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the state has control.”*

## **Goals and Programs**

The Rockland County Department of Social Services’ mission is “... to accurately and efficiently provide benefits and services to the needy people of Rockland County in a manner that promotes self-sufficiency, protects the vulnerable, and is recognized as being fair and responsive”. The long-term outcome is to increase the opportunities for Rockland County’s children, youth and families to achieve economic security and self-sufficiency.

To support these goals, the following strategies will be implemented:

### **Increase Economic Security and Self-Sufficiency for Low-Income Families and Individuals:**

- To identify additional potential barriers to employment, such as an undiagnosed learning disability or mental illness, a new, expanded, employment assessment tool developed by OTDA for clients who have been on Temporary Assistance for 12 months or more will be implemented. All staff received training on the final draft of the tool in the fall.

- The number of families needing emergency housing will be reduced by 10% from 33 to 30, and the number of individuals needing emergency housing will be reduced by 10%, from 117 to 102.
- The number of eligible families approved to receive Homeless Prevention and Rapid Re-housing assistance (rental arrears, utility payments, moving assistance and security deposits) will increase from 35 households to 50 households.
- To improve the financial security of children with an absent parent, the Child Support Enforcement Unit (CSEU) will increase child support collections by 5% by:
  - ✓ Collaborating with the Rockland County Consumer Affairs Department, every applicant for a home improvement license, plumbing license, electrician license, etc., will be reviewed by CSEU. If an applicant is more than four months in arrears, the person will not be approved for license or a renewal until the arrear amount is satisfied to below the four month mark.
  - ✓ Referring unemployed non-custodial parents to the DSS Employment Unit for assessment and evaluation.
  - ✓ Collaborating with credit bureaus in order to locate absent parents and to collect resource data for non-custodial parents.
- CSEU will increase the number of new support orders by 3%, to 6,826 and increase the number of medical insurance orders by 5%, to 4,061.
- The number of TANF/200% Displaced Homemakers served will exceed the State requirement of 256 by 30% (333) a result of Guidance Center outreach efforts.
- To assess the academic needs of clients who do not have a High School Diploma or GED, Office of Temporary Disability Assistance's new, mandated, basic, literacy, and testing requirement will be implemented by the Employment Unit in collaboration with the Guidance Center. Based on the results of the testing, clients will be referred for additional education or training to enhance their employability.
- To assist County residents seeking employment information, the Guidance Center will participate in a Library Association of Rockland County job-search program/outreach initiative at the Tappan Library.
- The number of TANF/200% Displaced Homemakers served will exceed the State requirement of 256 by 30% (333) a result of Guidance Center outreach efforts.

**Increase Recovery of Fiscal Resource:**

- The Special Investigations Unit seeks to increase Front End Detection System cost-avoidance dollars and overall fraud overpayment recoveries by 5-10%.

- The Special Investigations Unit, in conjunction with the Resource Unit staff, will create and implement a civil recovery program to enforce filed Confessions of Judgment to increase fraud overpayment recoveries by an additional 5- 10%.
- To streamline research for recovery cases, the Resource Unit will participate in a State pilot project in which new computer software is expected to consolidate alerts for recovery sources.
- To educate the public on the criminal ramifications of committing Welfare Fraud and to streamline prosecutorial processes, the Special Investigations Unit will continue to collaborate with the Rockland County District Attorney's Office. The Unit intends to continue its focus on front-end detection and cost-avoidance measures with intra-agency cooperation.

**Foster Family Stability, Child Permanency, Youth Self-Sufficiency and Adult Independence:**

- To more effectively locate and engage fathers and other family members in the planning for their children, 90% of Children's Services caseworkers will be trained to probe for information about fathers from mothers and other family members, understand cultural implications of dealing with fathers from different ethnic/cultural backgrounds, and the importance of father involvement. Father involvement is known to decrease the number of foster care placements and the length of time children are in foster care.
- To enhance family support services for youth in foster care, 25% of CPS caseworkers will attend Family Meetings training. Family Meetings are a method for building family capacity and developing family support systems. 90% of Children's Services Homefinder staff will also attend this training and will provide families who have had a child removed with a neutral facilitator who is not the assigned caseworker, to develop the family, extended family, and other social supports to plan for the safety and permanency of the child(ren).

**Improve Customers' Access to Services and Strengthen Community Relationships:**

- To avoid duplication of effort when producing directories and encourage those who publish targeted resource listings to utilize its comprehensive database, Information Rockland-NY Connects will collaborate with County departments and community agencies. Some examples could include Youth Bureau's *Yellow and Blue Book*; Office for the Aging *Senior Services Directory*, and Office for People with Disabilities *Services Directory*.
- To further promote its many services, Information Rockland-NY Connects will host an Open House in its new offices in Building K for DSS, County and community agencies' staff.

- To raise awareness of the importance of providing census data and conduct turnkey training to agencies and organizations as required to support that effort, Information Rockland-NY Connects will work with the County's Complete Count Committee by helping to identify ways to reach the senior population and providing outreach at events, and will offer to be an Assistance Center to help residents complete Census forms.

*In 2009, the Department of Social Services was successful in achieving the following:*

**Increased Economic Security and Self-Sufficiency for Low-Income Families and Individuals:**

- From 2008 to 2009, the total number of active Temporary Assistance (Family Assistance and Safety Net) cases increased by 17%, from 1,223 cases to 1,431 cases. Active Family Assistance cases increased by 21%, from 581 cases to 702 cases. Active Safety Net cases increased by 14%, from 642 to 729.
- In the past year, the number of Food Stamp eligible families increased by 30%, from 8,593 to 11,133. This was a significant increase, despite limitations on staff's inability to enhance outreach efforts to the elderly and non-SSI recipient population due to increased workloads, reductions in State funding and reduced staff due to Early Retirement Incentives and attrition.

The Medicaid caseload increased from 23,461 cases with 47,587 individuals to 25,620 cases and 53,678 individuals, and increase of 9% and 13%, respectively.

987 of Rockland's lowest income eligible families were able to secure and sustain employment and achieve family supporting income as a result of the Childcare Subsidy Assistance program that provided childcare to 1,907 children.

- 1,087 of Rockland's lowest income eligible families were able to secure and sustain employment and achieve family supporting income as a result of the Childcare Subsidy Assistance program that provided childcare to 2,107 children.
- The Housing Unit assessed 914 families and single adults in 2009, an increase of 7% from 2008 (858 families and single adults). 764 families and single adults were diverted from homelessness. 33 families and 117 individuals were placed in emergency housing, compared to 32 families and 129 individuals in 2008.
  - ✓ Of the 33 families placed in emergency housing, 30 families or 91% found permanent housing.
  - ✓ Of the 117 single adults placed in emergency housing, 108 single adults or 92% found permanent housing.
  - ✓ The length of stay for families in emergency housing was reduced from an average of 72 days in 2008 to 61 days.
  - ✓ The length of stay for single adults in emergency housing increased from an average of 31 days in 2008 to 37 days.

- The DSS Housing Unit and the Office of Community Development collaboratively implemented a 3-year Homeless Prevention and Rapid-Re-Housing Program (HPRP), an \$860,643 award by NYS OTDA. HPRP provides homeless prevention assistance to households who would otherwise become homeless, many due to the economic crisis, and to rapidly re-house persons who are homeless. Only households who do not qualify for assistance through DSS are eligible. Since the summer of 2009, 123 households have been assessed and 25 households have qualified for assistance with rental arrears, utility payments, moving assistance and security deposits.
- The monthly number of families served by the Employment Unit increased 27% from January (245 cases) to November (311 cases) 2009.
- 160 clients were assessed under the Chemical Abuse Assessment & Monitoring Program (CAMP). 11 clients obtained employment, 21 are engaged in training, 8 are receiving reduced cash benefits or had their case closed due to earnings, and 6 were referred for and awaiting approval of Federal disability benefits. The remaining clients are in treatment.
- The Child Support enforcement Unit (CSEU) collected \$27,664,245, a decrease of 1% from 2008 because of reduced staff due to Early Retirement Incentives and attrition. The number of cases with support orders increased by 4% (6,373 to 6,628). Medical insurance orders increased by 5% (3,868 to 4,054).
- During contract year 11/1/08-10/31/09, the Guidance Center served 303 Displaced Homemakers, exceeding its NYS Dept. of Labor goal of 225 by 35%. The Center assisted in placing 82 individuals in the workforce, again exceeding the NYS Dept. of Labor goal of placing 74, by 11%.
- The Guidance Center (GC) provided services to approximately 650 individuals and launched new programs that address challenges resulting from the current economic downturn, i.e. Ready, Set, Work; Job Search Skills Training (curriculum-driven training program) to capture those participants who are in desperate need of work and need a more concentrated and focused short-term program. The GC continued with its outreach initiative, *Ask a Career Counselor*, and was invited to participate in Ramapo Catskill Library System's Outreach Project – *Help for You: One on One Job Consultations*.
- The Guidance Center increased enrollment in the Job Club, a support group that meets for job development assistance, by approximately 30%, from 13 to 17 individuals.

#### **Increased Recovery of Fiscal Resource:**

The Resources Unit recovered more than \$1.3 in Medicaid and Temporary Assistance expenditures despite the economic downturn.

The Special Investigations Unit identified \$491,514 in combined FEDS and fraud cost avoidance through November, 2009, with FEDS fraud cost avoidance decreasing only 2%.

The Special Investigations Unit identified almost \$1 million in fraud overpayments to clients and recovered approximately \$500,000 in fraudulent payments, reflecting 76% and 114% increases, respectively, over the same period in 2008.

### **Fostered Family Stability, Child Permanency, Youth Self Sufficiency and Adult Independence:**

- The Children's Services' Administrator was selected to participate in the Leadership Academy for Middle Managers (LAMM) sponsored by the National Child Welfare Workforce Institute. This program provides professional development that enables managers to address complex challenges requiring adaptive, distributive and inclusive leadership. The goal of the program is enhance the ability of managers to initiate and support organizational conditions that lead to improved outcomes for children, youth, families, and communities.
- 32 children and youth experienced a free shopping spree, worth approximately \$200 per child. The project was funded by Back-to-School Clothes for Kids, a non-profit organization that provides new clothes to underprivileged children, and Kohl's Department Store in Nanuet. In 2008, 24 children benefited from the program.
- In the 2008/2009 school year, 58 adolescents participated in Steps-to-Success (STS) and Teenage Services Act (TASA) programs. 100% of the participants:
  - ✓ Who gave birth received prenatal care
  - ✓ Who gave birth had children with normal birth weight
  - ✓ Were able to have their children remain safely in their homes
  - ✓ Were free from alcohol/drug abuse, domestic violence involvements and indication by Child Protective Services
  - ✓ Who were at risk of pregnancy received case management services
- In the 2008/2009 school year, 114 at-risk elementary school students received short-term (less than one month) services and 11 students received on-going case management services in seven Rockland school districts through the School Preventive Services (SPS) program. All participating schools reported positive results from SPS services in addressing students' identified problems and unmet basic needs; improving students' classroom behavior and academic success; and increasing parent involvement in school.
- The Temporary Assistance, Children's Services, and Planning Units collaborated to develop the "Safety Net Plan of Self-Support for Eligible Youth" pilot program. Designed for youth attending college or a vocational program and working part- or full-time as they transition from foster care or family assistance to independence, self-sufficiency, and responsible adulthood, income requirements are adjusted to enable these youth to receive Temporary Assistance and/or Medicaid benefits for 12 months.

## **Improved Customer Access to Services and Strengthen Community Relationships:**

- Information Rockland-NY Connects' enhanced outreach efforts resulted in an 18% increase in call volume between 2008 (12,789) and 2009 (15,089). Outreach expansion included:
  - ✓ The website now provides additional information and reference materials to consumers, including DSS' *Supportive Resources for Parents and Caregivers of Infants, Children and Youth*; the Office for the Aging's *Directory of Services, Bridges to Change*, and *Looking Forward* newsletter; *Making Medical Decisions for Someone Else: A How-To-Guide*; and *Disability Law Handbook* in the Links-Resource section.
  - ✓ Information Rockland-NY Connects advertised in English and Spanish NYS at the Department of Motor Vehicles office in West Haverstraw.
  - ✓ The Information and Referral Coordinator participated on additional cross-functional committees, including the County's Special Needs Task Force, Dept. of Health Local Early Intervention Coordinating Council, Census Complete Count Committee, and Ramapo Catskill Library System's Coordinated Outreach Services Advisory Group (COSAG).
- DSS co-sponsored the 10th annual "youth citizens academy" with 120 youth, School Resource Officers and other police representatives to discuss ways to create better communication and relationships between police and young people in Rockland County in order to reduce the incidence of delinquency, violence, and drug use among youth in our communities. Also co-sponsored the annual Community Policing Symposium on School-Police Partnerships "A Legal Roadmap for Solutions and Community Policing and Public Safety," attended by approximately 135 persons.

## **Institutional Structure**

### ***Section 91.215 (i) Intuitional Structure***

*"The consolidated plan must explain the institutional structure, including private industry, nonprofit organizations, and public institutions, through which the jurisdiction will carry out its Housing and community development plan, assessing the strengths and gaps in that delivery system. The plan must describe what the jurisdiction will do to overcome gaps in the institutional structure for carrying out its strategy for addressing its priority needs."*

### **Institutional Structure Explanation**

As previously stated, the Rockland County Office of Community Development is the lead agency in the Consolidated Planning process. Through "community building", the Office of Community Development continuously meets with public agencies, municipalities, not-for-profit agencies, and the private sector. This is done on an ongoing daily basis as a tool for Rockland County to develop and carry out the Consolidated Plan, and help strengthen communities.

### **Strengths and Gaps in Delivery System**

The Rockland County Office of Community Development has strong ties to many of the consortium communities. The office is viewed by many as community builders and works very closely with the elected and appointed officials as well as the not-for-profit agencies, and the private sector.

C. Scott Vanherhoef has been elected as the Rockland County Executive for an unprecedented 5<sup>th</sup> term this past November and will start his 16<sup>th</sup> year as Executive. He is a Rockland County native, graduating from Tappan Zee High School and prior to his election in 1993 served as a local business leader. Joseph F. Abate, a lifelong Rockland resident and community leader, has been the agency's Director since 1997. Cinthia Santiago, the Assistant to the Director, has worked closely with many communities and not-for-profit agencies for the past 11 years. Karey Lynch serves as the HOME Program Coordinator and has been with the agency for 9 years. Jessica Sampson joined Community Development in 2007 and currently serves as a Community Builder. The County also has employed the services of the National Development Council for the past 10 years.

The Office of Community Development also has many county agencies, to include the Department of Social Services, Department of Mental Health, Planning and Transportation, Department of Health, the Law Department, the Office of the County Executive, and the County Legislature available at any time for assistance.

### **Assessments of the Strengths and Gaps in Delivery System**

The County of Rockland is continuing in accomplishing the goals set forth in our FY2005-2009 Consolidated Plan, by utilizing every resource available to us, including our local not-for-profits. The same approach to "working" for the communities will continue as it has proven to be the strength of the program.

The county has been very successful in spending the Entitlement Funding through the United States Department of Housing and Urban Development. Proper planning of activities to assure that projects move forward in a timely manner and utilizing programs like Section 108 loans for the larger, more complex funded projects has been a major undertaking, but an excellent tool in the delivery of services. In fact, Rockland County is viewed a national leader in the Section 108 Loan program having submitted and completed 11 loans.

## **Public Housing Resident Initiatives**

### ***Section 91.215 (L) Public Housing Resident Initiatives***

*"For a Jurisdiction that has a State housing agency administering public housing funds, the consolidated plan must describe the Jurisdiction's activities to encourage public housing residents to become more involved in management and participate in homeownership."*

Nyack Housing Authority  
There are no current resident initiatives.

Spring Valley Housing Authority  
In the past year residents have been active in a variety of initiatives including:

1. Resident association
2. Summer youth and food programs
3. Family/boys and girls circle groups
4. Community Watch program (limited)
5. Health outreach committee
6. Elder care and outreach committee

## **Community Development Priority Needs – Consortium Communities/Not-for-Profit Agencies**

### **Town of Clarkstown**

#### **Family Rental Housing**

To provide financial assistance in the construction of approximately 15 units of affordable 1+ bedrooms for families and the rehabilitation of over 150 units by June 30, 2014. The housing units will provide families with decent, safe, sanitary units at incomes under 50% of the county median.

The Town is supportive of New City Gardens which is seeking funding for a rehabilitation project for the grounds of its 166 unit facility. In addition, the Town is seeking to partner with a developer to construct much needed affordable housing units.

#### **Summary of Need**

Additional affordable rental housing is required within the Town of Clarkstown. This need was identified in the Final Report of the Citizens Advisory Board for housing in the Town of Clarkstown, produced in 2002, and in the soon to be adopted 2009 Comprehensive Plan.

As part of the 2009 Comprehensive Plan an Economic Development Strategy was prepared by Saratoga Associates which included an analysis of middle income households in the Town of Clarkstown. The study examined those households earning between 80% and 120% of U.S. Housing and Urban Development - Area Median Family Income (HAMFI). Within Rockland County this range includes those households which earn between \$57,040 and \$85,560 per year. In the Town of Clarkstown there were found to be 5,300 households earning a yearly income within this range. The Saratoga Associates study further concluded that in no area of Clarkstown was the median home price low enough for a middle income household to reasonably afford, thus these households would theoretically need to rely on the limited rental housing market and spend more for housing than is fiscally prudent.

#### **Senior Rental Housing**

To provide financial assistance in the construction of over 100 affordable 1 and 2 bedroom units for senior citizens by June 30, 2014. The housing units will provide seniors with decent, safe, sanitary units at incomes under 50% of the county median

Hyenga Lake, a 105 unit affordable senior housing development, has concluded its environmental review under the State Environmental Quality Review Act and is currently progressing through the site plan development review process..

### **Summary of Need**

Additional affordable senior rental housing is required within the Town of Clarkstown. This need was identified in the Final Report of the Citizens Advisory Board for housing in the Town of Clarkstown, produced in 2002, and it the soon to be adopted 2009 Comprehensive Plan. The need for affordable senior housing is most striking as reflected in housing surveys conducted in 2002 and 2008. Currently, approximately 400 residents are on the waiting list for affordable rental housing at Squadron Gardens, Monterrey Gardens and Middlewood Village. These three subsidized senior housing developments currently provide 318 total units with less than twenty openings per year. In 2007 the Town Board adopted a floating zone, the Adult Active Residential (AAR) zone, which will allow for the development of over 55 age restricted housing. The intent of the AAR zoning is to address the needs of the growing elderly population throughout the entire economic spectrum which exists in Clarkstown. The floating zone allows for the development of up to 800 units across the town and provides a density bonus incentive for developing affordable units if the applicant so desires.

### **Past Accomplishments**

Several senior apartment complexes have been constructed in Clarkstown, the last one in 2005.

Middlewood (Nanuet) – 106 units  
Monteray Gardens (Bardonia) – 106 units  
Squadron Gardens (New City) – 106 units  
Sisters of Charity (Nanuet) – 106 unit

### **Downtown Revitalization**

To continue to revitalize the “downtown” business district through improvements that may include but are not limited to lighting, streetscapes, façade improvements and utility lines.

The Town of Clarkstown has been revitalizing all of its Hamlet Centers. These projects typically include sidewalk and road improvements, as well as the installation or repair of drainage infrastructure. Aesthetic improvements such as lampposts, textured pavement and crosswalks, and the relocation of overhead wires are also components of these projects. The Town is currently in the process of revitalizing the New City Hamlet Center and the planning phase of the West Nyack Hamlet Center revitalization is in progress. The Town plans to revitalize the Central Nyack Hamlet Center in the near future.

### **Summary of Need**

The Town's Hamlet Centers are areas of local commercial activity. Improvements to these areas enhance safety, promote economic vitality and encourage residents to walk and utilize public transit, which can provide health benefits to the community.

### **Past Accomplishments**

The Nanuet, Valley Cottage and Congers Hamlet Centers have already undergone revitalization projects.

### **Public Facility Improvements**

To provide improvements and/or construction of 2 public/neighborhood facilities benefiting low/moderate income areas by June 30, 2014 for the purpose of improving the quality of life and serving an unmet need. The public/neighborhood facilities include but are not limited to community centers, parks, recreational and facilities.

### **Summary of Need**

A bus shelter is needed at either end of the Middlewood Senior Housing Complex to provide better public transit accommodation for the 116 senior citizens who reside at the complex.

The Town is seeking grant money for the purchase of one new Mini-Trans bus per year from 2010-2014. The Mini-Trans service provides transportation along 5 routes throughout the Town and is specially convenient for senior citizens and individuals who can not afford or utilize other means of transportation.

### **Objective 3 – Water/Sewer Improvements**

Provide assistance to construct or reconstruct 1000 feet of sewer line and a pumping station by June 30, 2014 for the purpose of improving the living environment of the lives of approximately 4,000 low/moderate income persons. Improvements may include but are limited to sewer connections and water main replacements.

The Nanuet/Spring Valley sanitary sewer upgrades will provide improvements to the current sanitary sewer infrastructure in the project area situated around Second Avenue, Pascack Road, Clark Drive and Forest Brook Road.

### **Summary of Need**

The current sanitary sewers in the project area are deteriorated and detract from the quality of life as a result of sewage overflows and backups.

### **Objective 4 – Sidewalk Improvements**

Provide assistance to construct or reconstruct sidewalks by June 30, 2014 for the purpose of improving the living environment of approximately 4,000 low/moderate income persons. Improvements may include but are not limited to construction, reconstruction, and ADA curb cuts.

The Lawrence Street Sidewalk Construction and Drainage Improvements project will benefit 2,623 low-income and 1,668 moderate-income persons.

**Summary of Need**

Sidewalk improvements are needed to ensure a safe and accessible pedestrian environment.

**Objective 5 - Street Improvements**

Provide assistance to construct or reconstruct 1 street by June 30, 2014 for the purpose of improving the living environment of the lives of low/moderate income persons. Improvements may include but are not limited to construction and reconstruction.

**Summary of Need**

The road along a portion of Squadron Boulevard in New City requires resurfacing. In addition, the sidewalks and drainage structures along this portion of the roadway will be repaired or replaced for optimum efficiency. Structures will be built to ADA specifications.

**Youth Services**

To provide a youth service program that benefits low and moderate income persons for the purposes of enriching, protecting, and improving the quality of life by June 30, 2014. Youth Services include but are not limited to counseling, after-school programs, recreational programs, educational programs, and life skills programs.

The Town's afterschool Scholarship Program will provide afterschool care to disadvantaged youth in Kindergarten through 5<sup>th</sup> grade. The program will be held in a classroom like setting, and a gameroom, gym and TV room will also be available. Students will be able to work on their homework, have a snack, and enjoy recreational activities. This program will provide services for 4 low income and 16 moderate income persons, and create 3 permanent jobs.

**Summary of Need**

The Town of Clarkstown is in need of afterschool programs which provide assistance to disadvantaged children. Funds are being sought to cover the costs of a program from 2010-2014.

**Objective 3 – Senior Services**

To provide services to 900 elderly and frail elderly persons by June 30, 2014. Senior services include but are not limited to food distribution, housing counseling, transportation services, recreational programs, healthcare, medication assistance, and social programs.

The Town is seeking grant money to put toward the busing cost associated with its senior citizen club trips.

**Summary of Need**

The Town of Clarkstown has 12 senior citizen clubs with over 1300 members. Of those 12 clubs, one meets in Central Nyack and two meet at the Pascack Community Center in

Nanuet. Many of the the senior citizens in these clubs cannot afford the few trips their clubs take each year.

### **Town of Haverstraw**

#### **Senior Housing - Summary of Need**

To redevelop 163 acres of the former Letchworth property into an urban renewal of approximately 500, 55 and over age restricted housing units for home ownership, not rental.

#### **Public Facility Improvements - Summary of Need**

Installation of turn of the century lighting for jogging/walking/sightseeing path at Bowline Point Park; Renovation of lifeguard/first aid station/male-female changing room and storage facility at Bowline Point Park; Renovation of pool deck at Bowline Point Park; Installation of trees at Bowline Point Park; and Construction of 4 jetties at Bowline Point Park.

#### **Past Accomplishments**

Construction of gazebo at Bowline Point Park; Expansion of Pool Deck at Bowline Point Park; Paving of Bowline Point Park Parking Lot; Construction of pavilion at Bowline Point Park, Construction of new handicap-accessible bathrooms at Bowline Point Park.

#### **Acquisition of Real Property/Clearance/Demolition - Summary of Need**

The Town purchased blighted property which was the old Letchworth Power Plant property. This property needs to be environmentally cleaned up from asbestos, lead paint and soil contamination. After the clean up, the buildings need to be demolished in order to bring the property into environmental compliance. The property could then be used for future needs within the Town of Haverstraw.

### **Town of Orangetown**

#### **Family Rental Housing - Summary of Need**

The Orangetown Volunteer Emergency Services Coalition (OVESC) represents volunteer fire fighters and ambulance corp. members. They have successfully raised awareness within the Town of the need for affordable housing to enable their volunteers to continue to live in Orangetown. To date, the Town has leased seven homes to OVESC. If the residential project proposed by K. Hovnanian is approved by the Town, K. Hovnanian will build and transfer to the Town twenty affordable 2+ bedroom units for emergency service workers to replace the existing seven homes. If the Town approves the environmental review process by mid-2010, the housing should be built by June 30, 2014. This housing will provide volunteers with decent, safe, sanitary units at reasonable rents.

#### **Past Accomplishments**

With Block Grant funding and in-kind contributions from volunteers, OVESC has renovated seven single family homes and rented them to emergency services volunteers and their families.

### **Senior Rental Housing - Summary of Need**

The Town should determine the need for additional senior rental housing. Waiting lists exist for each of the three senior housing developments within the Town: Cortwood Village, Dowling Gardens and Thorpe Village.

There are no current plans to develop additional senior rental housing. However, if the residential project proposed by K. Hovnanian Homes is approved by the Town, K. Hovnanian will build 20 units of ownership housing for active adults (55 years of age or older). The housing units will provide active adults with decent, safe, sanitary units; income eligibility guidelines and purchase prices have not been determined.

Thorpe Village has 200 rental units for low income senior residents. Dowling Gardens provides assisted living in 111 rental units to both low and moderate income seniors. A new 12-passenger van is needed to serve residents of both Thorpe Village and Dowling Gardens. A van now serves residents of both developments by making 145 round trips per week but is in need of replacement. The estimated replacement cost is \$45,000.

The asphalt walking paths and roads around Dowling Gardens require resurfacing estimated to cost \$135,000.

An estimated \$50,000 is needed for a comprehensive energy reduction and efficiency program to include water, electric and gas usage.

### **Past Accomplishments**

In the past Cortwood Village received CDBG funding to address accessibility issues. Dowling Gardens received CDBG funding for handicapped parking spaces, new doors in the entrance, an emergency generator and an emergency call system.

### **Downtown Revitalization - Summary of Need**

As discussed in the Town's Comprehensive Plan, the Town needs to work with the Pearl River Chamber of Commerce to develop a marketing strategy to attract new businesses and to address the need for infill and adaptive reuse of certain parcels. The Town should explore whether a business improvement district is appropriate for any of the other hamlets.

**Past Accomplishments** – Previously in Pearl River the Town replaced highway lighting lamps and poles with more appropriately scaled and attractive street lighting on East Central Avenue, the main street of the downtown. Plans have been prepared and funding obtained to plant new street trees along East Central Avenue. The Town also applied to New York State Department of Transportation for stimulus funding to improve the streetscape of the intersection of Central Avenue and Main Street to reinforce the hamlet as a transportation hub.

Infrastructure improvements to downtown Tappan were recently completed by Rockland County and the Town is making additional improvements to an adjacent area.

## **Public Facility Improvements - Summary of Need**

### **Municipal Buildings**

Town Hall - Built in 1961, the original Town Hall building needs to be renovated to increase energy efficiency and make the workplace environment more comfortable (the addition that houses the Police Department was completed in 1984 and does not require major upgrading at this time). Windows on the main level of Town Hall need replacement to reduce heating and cooling costs. The lower level needs major renovation (new windows, lighting, heat and air conditioning) to provide additional offices and storage space for existing Town departments. No timetable has been set for these improvements.

The Town's Building Department offices are located in a separate building owned by the Town which also houses the Orangeburg Library. The Building Department offices need renovation and upgrading to provide more space and a better work environment for employees and the public. That work consists of new windows, lighting, heating and air conditioning. No timetable has been set for these improvements.

Alternately, the Town's Building Department could move into the lower level of Town Hall which would free up that space for the Orangeburg Library with whom they share the building. An estimate has not been prepared.

Blue Hill Golf Course Pro Shop – One building at the Blue Hill Golf Course houses the pro shop, the cart barn, storage and locker and bathroom facilities. Originally built in 1906, this building has not been renovated in over 40 years and needs to be updated to meet life safety, ADA accessibility, and energy codes. Additionally, certain building systems need upgrading or replacement since they are at the end of or beyond their useful lives, including the roof, water heaters, electrical system, plumbing, air conditioning, floors and interior lighting. Locker and bathroom facilities need to be renovated and updated. Finally, the building's stone façade needs pointing, cleaning and in some areas painting. A preliminary cost estimate assessed the costs at \$1,300,000.

Blue Hill Golf Course Maintenance Shop – The maintenance building needs a new roof and new heating system. Currently valuable equipment is left outdoors due to a lack of indoor storage area. An addition is necessary to protect equipment from inclement weather, theft and vandalism. A wash station is needed for the golf maintenance equipment.

The Chemical Storage Building is too small and is needs structural repair.

Parks Department Office – The Town's Parks Department uses a 19<sup>th</sup> century house for its offices that needs renovation to better accommodate its current users. No timetable has been set for these improvements.

Highway Department – A 4,000 square foot addition to the existing garage estimated to cost \$660,000 is needed to be able to store additional equipment. A 1,200 square foot

addition to the administration building at \$198,000 would provide needed storage, and emergency response and a personnel training and lunch room. No timetable has been set for these improvements.

### **Past Accomplishments**

The administrative offices of the Town's wastewater treatment plant have been renovated in the past two years to provide a safer and more pleasant working environment for Town employees.

### **Water/Sewer Improvements - Summary of Need**

In 2005 the Town prepared a capital improvement plan for a \$46.9m capital improvement plan for the upgrading of the wastewater treatment plant, sewers and force mains and pumping stations. Components of this system range in age from 10 years to over 55 years old. Additional work not included in the capital improvement project includes the rehabilitation of the two sludge holding tanks and pumps, the replacement of two belt presses and the renovation of three pump stations estimated to cost \$4.2m.

The Town has a total of 48 pump stations: 6 are slated for upgrading using future capital funding; 23 will use operating and maintenance funding, 3 will be eliminated and 2 will or have been upgraded by other entities.

### **Past Accomplishments**

Over the past four years, the Town's Department of Environmental Management and Engineering has been overseeing implementation of the capital improvement plan which involved upgrading or repair of the wastewater treatment plant and replacement of sewers, force mains and pumping stations. The work on this project will be completed in 2010. For the pumping stations, to date 9 have been upgraded and 5 are currently under construction using either capital or operating and maintenance funding;

### **Sidewalk Improvements**

Provide assistance to construct or reconstruct 2,500' of sidewalk by June 30, 2014 for the purpose of improving the living environment of the lives of 100 low/moderate persons. Improvements may include but are not limited to construction, reconstruction, and ADA curb cuts.

### **Summary of Need**

There is substantial need based on regular requests from residents for sidewalk installation throughout the Town. The work is estimated to cost approximately \$4.5 million. The Town needs to prepare a comprehensive sidewalk plan to account for all requests and look at clusters of need as opposed to individual streets. This will also allow for prioritization and the chance to apply for grants. No money has been budgeted in 2010 for new sidewalks but the Town will apply for grants.

A pedestrian improvement project has been proposed for the segment of Middletown Road in Pearl River between Blauvelt Road and East Central Avenue which has been the scene of two pedestrian fatalities in the last three years. The proposed work consists of

construction of new sidewalks and repair of existing sidewalks and the installation or upgrading of pedestrian signals and striping. No funding has been identified for this project estimated to cost \$800,000.

A total of \$150,000 has been budgeted in 2010 for sidewalk repair.

### **Past Accomplishments**

With partial funding from NYS Senator Morahan, the Town constructed a sidewalk on a portion of Route 340 in Orangeburg serving elderly residents of Thorpe Village and Dowling Gardens, residents of the Kathy Lukens Independent Living Center, clients of Venture as well as students from St. Thomas Aquinas College and Long Island University. Phase 2 of this project which will extend the sidewalk west to Route 303 is now in design.

### **Street Improvements - Summary of Need**

There are no plans to construct new streets although some existing streets need reconstruction. North and South Main Street in the business district of Pearl River need new curbs and sidewalk installation at an approximate cost of \$500,000. Funding for this project has not yet been identified.

The Town does regular maintenance of all Town streets with general operating funds.

### **Past Accomplishments**

Engineering work has been completed for the reconstruction of Kings Highway and Greenbush Road in Tappan; the project will be bid in the next six months.

### **Removal of Architectural Barriers - Summary of Need**

Parks - Two accessible fountains need to be replaced or installed in Veterans Park, the Town's main park. Bleachers which include areas that are accessible, need to be replaced. An accessible fishing platform added to the pond at Veterans Park would make it available to wheelchair users.

Blue Hill Golf Course Pro Shop – The building at the Blue Hill Golf Course which houses the men's and women's locker and bathrooms, among other functions, needs renovation to meet ADA accessibility codes.

This work is part of the overall renovation of the ProShop discussed above.

### **Past Accomplishments**

The Town's Parks Department has installed two playgrounds with equipment to serve children with physical disabilities.

### **Youth Services - Summary of Need**

Through its Parks Department, the Town offers a variety of recreational programs for young people including classes, individual sports lessons and trips to cultural and sports events. Summer camp is offered to children ages 6 through 13. The non-profit organization, CANDLE, provides substance abuse services to students in the two high

schools that are within the Town boundaries. The Town regularly participates in the Rockland County Americorps program which offers summer employment and an educational stipend to young people.

Other requests for assistance or services are referred to the Rockland County Youth Bureau.

In 2004 the Town attempted to build an outdoor swimming pool and community center which included a senior center and youth center. The bond to fund construction was defeated by a referendum vote. There are no current plans to build a youth center.

### **Past Accomplishments**

In the past two years the Town has completed construction of a number of new baseball and soccer fields to accommodate an increase in young people participating in these two sports.

### **Senior Services - Summary of Need**

Requests for services or assistance by low and moderate income elderly residents are referred to the appropriate agencies within the County including local food banks, Rockland Housing Action Coalition, Meals on Wheels, Rockland Office of the Aging and the Rockland County Health Department.

The Town of Orangetown provides annual funding for the Town's seven senior clubs which meet regularly for games, social events and trips.

In 2004 the Town attempted to build an outdoor swimming pool and community center which included a senior center and youth center. The bond to fund construction was defeated by a referendum vote. There are no current plans to build a senior center.

### **Crime Awareness - Summary of Need**

The Police Department continues to have a regular presence in the downtown area of the Village of Nyack where a large number of restaurants and bars has led to some criminal activity.

### **Past Accomplishments**

In collaboration with the Village of Nyack, the Town provided partial funding for a gang prevention program in Nyack.

The Town's Police Department sponsors Youth Court which allows young people to adjudicate cases involving young people. The Youth Police Academy offers approximately 30 young people a two-week introduction to a career in law enforcement.

The Police Department administers the DARE Program for middle school students in the two school districts and provides a School Resource Officer to each middle and high school.

Crime Prevention talks are presented occasionally.

National Night Out, an evening of skate boarding, food, and music, has been held for the past two years to provide younger teenagers a safe venue for recreation.

### **Special Needs Housing - Summary of Need**

Camp Venture provides residential programs and services to people with developmental disabilities. They are proposing to develop two homes for special populations in the next five years. Emergency generators are needed at Venture Crest which houses very physically impaired residents and Venture Center which could then serve as an emergency center.

Loeb House provides residential programs and services to people with mental illness. Loeb House plans to expand the Conway House, home to 20 clients, to add more single rooms and to remove architectural barriers to accessibility. A sewer line shared by the Conway House and an adjacent church does not service the two properties adequately and needs to be addressed.

Joseph's Home, a Community Housing Development Organization, is the developer of "Homes for Heroes," a proposed development serving homeless, disabled Veterans. Phase 1 of the project involves renovating existing one-story buildings into accessible garden apartments for 26 individuals and families. Contingent upon available funding, phase 2 may include family units and a public park on the 14 acre site. The total development cost for Phase 1 is estimated to be \$5,444,200. Joseph's Home is seeking \$250,000 for costs relating to asbestos and lead paint remediation.

### **Town of Ramapo**

#### **Downtown Revitalization**

**Summary of Need :** The shopping district in downtown Monsey within Unincorporated Ramapo is in need of modernization in terms of building facades, landscaping and lighting. This will encourage more persons to utilize the downtown Monsey shopping district.

**Past Accomplishments** Amended zoning law to encourage the redevelopment of existing buildings to house both commercial and residential development.

#### **Public Facility Improvements**

**Summary of Need :** The unincorporated section of the Town, due to large population growth requires additional recreational facilities.

#### **Past Accomplishments**

1. Improvements to Challenger Little League Field at Orchard Park - handicapped bathrooms and dugouts.
2. Improvements to Emanuel Weldler Park - lighting, playground equipment, pavilion and bathrooms.

## **Water/Sewer Improvements**

### **Summary of Need**

Various sanitary sewer lines in unincorporated Ramapo are in need of upgrade with respect to current and future needs.

### **Past Accomplishments**

1. Existing program to repair blocked lines.
2. Require developers to upgrade existing sanitary sewer lines.
3. Wilbur Road Sanitary Sewer line.

## **Sidewalk Improvements**

**Summary of Need** : Portions of Unincorporated Ramapo is a walking community and there is a tremendous need for additional sidewalks.

### **Past Accomplishments**

1. Maple Avenue
2. Blauvelt Road
3. Park Land
4. Ralph Blvd.
5. Ronald Drive
6. Carlton Road

## **Street Improvements**

### **Summary of Need**

Due to population growth in unincorporated Ramapo, various local roads are undersized and require widening and drainage improvements.

### **Past Accomplishments**

1. Maple Avenue - Widening, drainage & lighting
2. Blauvelt Road - Widening, drainage & lighting
3. Park Lane -• Widening, drainage & lighting
4. Ronald Drive - Widening, drainage & lighting
5. Ralph Blvd. - Widening, drainage & lighting
6. Carlton Road - Widening, drainage & lighting

## **Removal of Architectural Barriers**

### **Summary of Need**

Many existing park facilities require additional facilities to better serve handicapped persons.

### **Past Accomplishments**

1. Weldler Park - handicapped bathrooms
2. Orchard Hills Park - handicapped bathrooms

## **PUBLIC SERVICES**

### **Youth Services**

**Summary of Need :** Unincorporated Ramapo has a large percentage of youths of low and moderate income who require services.

**Past Accomplishments**

Grants to Following Organizations:

1. New Square Community Improvement Council, Inc.
2. Jamaican Civic and Cultural Assoc. of Rockland, Inc.
3. Haitian American Parents Association, Inc.
4. Bikur Cholim, Inc.
5. Big Brothers / Big Sisters of Rockland, Inc.

**Senior Services**

**Summary of Need**

Ramapo has a diverse population which includes thousands of Senior Citizens who require services.

**Past Accomplishments** Grants for Following Organizations:

1. Rockland Community College Senior Citizen Club
2. Meals on Wheels Programs & Services of Rockland County, Inc.
3. Rockland Community Development Center, Inc.
4. Rockland Community College and Senior Volunteer Program
5. Sloatsburg Senior Citizens
6. Rockland Opportunity Development Association
7. Town also funds 23 Senior Clubs in Ramapo.

**Crime Awareness**

**Summary of Need**

Unincorporated Ramapo has a large population of persons under the age of eighteen who require services.

**Past Accomplishments**

Town currently operates a D.A.R.E. program for elementary students and provides school resource officers for three High Schools

**Town of Stony Point**

**ECONOMIC DEVELOPMENT**

Direct Financial Assistance to For-profits

Summary of Needs - Stony Point commercial centers have more than adequate room for new businesses as well as expansion of existing retail and light industrial opportunities. With incentives we can bring new retail businesses to the Town or expand existing retail and manufacturing facilities to employ unskilled and underemployed residents in entry level jobs that will provide training and experience and create opportunities for under qualified applicants to enter the work force and gain practical work experience as well as train for higher quality positions and enhance their work skills.

Past Accomplishments—

We have not been able to finance these enhancements in many years and probably since the federal CETA program when we created numerous new opportunities.

## PUBLIC SERVICES

### Senior Services

Summary of Needs - Stony Point needs computer access points at our Senior Center for use by our seniors and in other municipal buildings where our senior population are able to access them, new and improved transportation services for seniors, new and improved recreation services and facilities, and medical programs to benefit our senior population.

Past Accomplishments –

We have successfully improved parking facilities at our senior center at the RHO building senior facility.

## PUBLIC FACILITIES AND IMPROVEMENTS

### Removal of Architectural Barriers

Summary of Needs - Stony Point has an inventory of historic and older buildings in service as Town Hall, Justice Courts and Senior and Recreation centers that badly need handicapped accessibility especially for the upper floors. The police station and many older buildings also need handicapped accessible bathrooms to bring them to modern standards.

Past Accomplishments—None

### **Village of Airmont**

The top priority for the Village of Airmont is to make improvements to the senior room at an estimated cost of \$32,000.00 for FY2010. Other priorities include improvements to Village hall that include: replacement of roof for an estimated \$ 150,00.00, drainage around foundation for an estimated \$100,000.00, replacement of the present steam heat system (in older part of building) for an estimated \$65,000, and replacement of the present elevator for an ADA compliant elevator for an estimated \$250,000.00.

### **Village of Chestnut Ridge**

#### Chestnut Ridge Senior Center

There are many senior citizens who live in our Village of Chestnut Ridge. We would value the opportunity to enrich their every day lives by providing a Senior Center for them to use and enjoy. This would afford them the opportunity to make new friends, socialize and lead a more productive and enriched life especially in the cold winter months or the hot summer days.

From its inception the Center will be used primarily by residents of the Village, but would also allow other groups such as little league meetings and other organizations to conduct their function if need to. Presently, we have no such room for anyone to be able to do avail themselves of this privilege.

The Center would consist of a handicapped ramp to enable people who are not able to walk steps to be able to gain access into the Senior Center. It would be made wheelchair accessible with a wide door and a handicapped bathroom so that all who wish to attend the Senior Center can avail themselves of the facility and what it offered may be able to.

We would install a pay telephone at a lower height so that a person being wheelchair bound, having no cell phone would be able to use it if needed. This telephone would be connected to our main line. We also would need additional parking spaces.

#### Handicapped Accessible Bathroom in Court Room

Presently, the Village of Chestnut Ridge does not have a handicapped bathroom in the Court House. Although still in working order, we have two bathrooms and both are in urgent need of repair and or of being replaced; the fixtures are very old and do not meet up-to-date necessary standards. We would like to update at least one the bathroom and make it handicap accessible. This bathroom would contain a higher toilet with a sensor flusher; a sink to accommodate a person in a wheel chair with sensor dispensers, etc. Bathrooms are a #1 priority.

#### Conclusion

There are many areas that have to be addressed in the Village of Chestnut Ridge to continue to give the residents a healthier, safer, better quality of life than are presently addressed in this narrative. However, these are the ones that we feel are most urgent and needed at this particular point in time.

#### 5 Year Plan

For the years 2010, 2011, 2012, 2013, and 2014 we propose that the objectives stated in the narrative be followed.

We estimate the cost of the two bathrooms to be approximately \$12,100.00 each for a total of \$24,200.00.

We would like the work to make the bathroom in the Court House handicap accessible to take place in the year 2010 because of the bathroom being outmoded and not conducive for a handicapped individual's use. We would like a more sanitary facility such as previously mentioned in using fixtures that contain sensory functions; i.e. toilet flusher, sink faucets.

The Senior Center work could begin at a later date, estimating to commence work around the year of 2012. We would need at least one or two more handicapped spaces in the parking lot than we presently have now. In addition, we would include a ramp leading into the Senior Building for wheelchair bound persons who cannot use the steps. This Senior Center can be connected with a door to the present Village Court Building.

The Senior Center would be required to contain its own handicapped bathroom. The bathrooms in the Court Building can be used for people attending our Justice Court or Village Hall meetings only.

We estimate the cost of the Senior Center to be approximately \$143,000.00.

#### **Village of Grand View**

Over the past several years the Village of Grandview has sought funding for the removal of architectural barriers at village hall. With a very limited number of low/moderate income persons, the village rarely receives funding.

#### **Village of Haverstraw**

The Village of Haverstraw has for the past several years concentrated its funding priorities on downtown revitalization efforts in the core urban downtown areas. Some money will be applied to a streetscape project expected to break ground in Summer 2010. Other funding has provided the opportunity to rehabilitate the following downtown streets: First, Second, Elks, South, Middle, Wayne, Rockland, Tor, Clove, Orchard, Union, Ridge, Edgar, and Partition streets.

Additionally, we have acquired two dilapidated buildings along Broadway, demolished them, and converted one into parking and open space along the Hudson River's Bowline Pond. Nowhere else in Rockland does Broadway or Main Street truly meet the Hudson River, except in Haverstraw, and this was accomplished along Broadway only because of the Community Development Block Grant monies.

The Village has also, in the recent past, funded a façade revitalization program that restored more than 40 building facades in the downtown business district. This was accomplished by having the municipality contract, on behalf of the building owner, with construction companies to rehabilitate their building's façade.

All of these efforts by the Village to stabilize and rehabilitate the downtown business district and peripheral neighborhoods have succeeded to a certain degree, but more needs to be done. We wish to continue with our revitalization efforts with streetscape improvements, acquisition of derelict or dilapidated buildings, and infrastructure improvements, particularly with a comprehensive sidewalk replacement program. Our goal would be to try and replace as much as 2000 linear feet per year for 5 years.

We are also interested in stemming the street level drug trade through anti-crime initiatives and expanded street camera surveillance. And, finally, we would like to promote new home ownership and assist those having difficulties either maintaining their homes or retaining them because of financial difficulties.

#### **Village of Hillburn**

The priorities the Village of Hillburn has identified for the next five years in the public facility and improvements category are: Install Recreational Water Spray System at Youth Center for \$30,000; an addition to Village Hall for \$600,000; Replace Lining and Fountain Spray at Veterans Memorial Park \$250,000; and repair of Fire Hydrant

(Intersection of Suffern Rd & Ramapo Ave) \$20,000; Replace Brook Street Culvert Bridge \$400,000.

The priorities the Village of Hillburn has identified for the next five years in the Water/Sewer Improvements category are: replace Existing 3” Water Main with new 6” DIP water main on Rockland Ave. from 6<sup>th</sup> St. to 4<sup>th</sup> St. \$300,000; and replace existing 4” water main with new 6” DIP water main on Hickory Ave. from 6<sup>th</sup> St. to 4<sup>th</sup> St. \$ 300,000.

The priorities the Village of Hillburn has identified for the next five years in the Sidewalk Improvements category are: replacement of Sidewalks & Curb Cuts throughout the village for an estimated \$250,000. These areas include Rockland Avenue (from Fourth Street to Fifth Street), Lake Avenue (from 36 Lake Avenue (McNally Residence) to 32 Lake Avenue (Foster Residence), and Fourth Street (4 sections of sidewalk in area of Monument north of Rockland Avenue).

The priorities the Village of Hillburn has identified for the next five years in the Street Improvements category are: Fourth Street Bridge Surface & Curb Replacement \$100,000.

## **Village of Kaser** **HOUSING**

### **Family Rental Housing**

To provide financial assistance in the construction of 100 units of affordable 2+ bedrooms for families by June 30, 2014. The housing units will provide families with decent, safe, sanitary units at incomes under 50% of the county median.

### **Summary of Need**

Village of Kaser has a growing population of over 4,000, 90% of which are low income families living under 50% of the county median. Population is family minded and young couples wish to make their homes within the Village. There is presently only one 50 unit complex of low income affordable housing within the Village. Its waiting list is closed. The young families seeking affordable housing have no options and many are therefore living in unsafe and unhealthy overcrowded conditions. Village wishes to construct an additional 100 units of decent, safe and affordable housing units to help alleviate this critical affordable housing shortage.

### **Past Accomplishments**

Village of Kaser Officials collaborated with members of Oakwood Housing LLC in constructing a 50 unit garden apartment complex for low income families living below 50% of the county median. Project was very successful and has been fully occupied since 1999.

### **Public Facility Improvements**

To provide Phase II improvements and/or construction which will add 7,000 s.f. of a first floor and basement area to a public/neighborhood facilities benefiting low/moderate income areas by June 30, 2014 for the purpose of improving the quality of life and

servicing an unmet need. The public/neighborhood facilities include but are not limited to community centers, parks, recreational and facilities.

### **Summary of Need**

Village of Kaser is comprised of over 4200 residents, 90% of which are low income families, and many are large families with young children. The Village of Kaser and its immediate surrounding area of Monsey presently do not have any sort of civic center. The second phase of the proposed Kaser Community Center proposes to provide some 8000 ± residents of the Village of Kaser and its immediate surrounding area of Monsey with a variety of services, such as but not limited to, community meetings and social events; lectures and workshops on topics of health, parenting, nutrition and the like; senior services; day care services; counseling and therapy services.

### **Past Accomplishments**

Village of Kaser Officials, in their desire to improve the quality of life of their residents, in collaboration with County of Rockland Youth Department, have provided youth and mentoring services and recreational services to the Village youth for many years. Village has also provided various community services to residents such as lectures on matters of health and nutrition.

### **Sidewalk Improvements**

Provide assistance to construct or reconstruct 3330 feet of sidewalks by June 30, 2014 for the purpose of improving the living environment of the lives of 4200± low/moderate persons. Improvements may include but are not limited to construction, reconstruction, and ADA curb cuts.

### **Summary of Need**

VOK has a growing population which includes a large number of children. Residents of the Village are mostly low income. Many families do not own cars and there are almost no two car families within the Village. As a result there is a constant flow of pedestrian traffic many of which are children. The need for curbs and safe sidewalks within the Village of Kaser is paramount and continues to be a high-priority objective among Village Officials. Presently, Village Officials wish to construct curbs and sidewalks along Village roads that either have none or where they are unsafe and in disrepair. These roads include Rita Avenue from Ida Road to # 13 Rita Avenue; Rita Avenue from Ashel Lane to Route 306 and the east side of Route 306 from Rita Avenue to Ralph Blvd; Kaser Terrace; and Elyon Road. All of these projects, with the exclusion of Elyon Road, will require curbing and curb cuts and all will require retaining structures to the extent the particular area will need.

### **Past Accomplishments**

As Rockland County is a suburban area, when the Village of Kaser was incorporated in 1990 most of its roads had no curbs or sidewalks. Throughout the years Village Officials have successfully completed many curb and sidewalk projects within Village boundaries to improve the safety and welfare of its residents. Curbs and sidewalks have been constructed along Route 306, Calvert Drive, Phyllis Terrace and Rita Avenue and pedestrian safety has

been greatly improved. Village just completed a road widening and sidewalk and curb project along approximately one half of Rita Avenue. Rita Avenue is a heavily trafficked pedestrian and vehicular road and has a bend in the road which increases the unsafe condition of that entire area. The newly completed project has greatly increased the overall safety of the area. Village projects are run very smoothly with a minimum of disturbance to the residents, use adequate safety measures during construction, are well managed and fully completed.

### **Street Improvements**

Provide assistance to construct or reconstruct 1280 feet of streets by June 30, 2014 for the purpose of improving the living environment of the lives of 4200 ± low/moderate persons. Improvements may include but are not limited to construction and reconstruction.

### **Summary of Need**

Village of Kaser, located in suburban Rockland County, has a growing population and an ever-increasing amount of vehicular traffic, including a steady flow of school buses on a daily basis, all of which require well paved and safe roads. Since the Village was incorporated, Village Officials have worked diligently to construct; reconstruct and widen existing roadways to assure that the traffic can flow smoothly and safely. There are still a number of roads that have not been reconstructed or widened since the incorporation of the Village. More specifically, Rita Avenue from Ida Road to # 13 Rita Ave and from Ashel Lane to Route 306 needs to be widened and reconstructed; and Kaser Terrace; and Elyon Road need road reconstruction.

### **Past Accomplishments**

Village of Kaser is located in suburban Rockland County, whose roads initially were not constructed to accommodate the increased flow of vehicular traffic caused by the fast growing Village population.

Since the Village's incorporation many of its roads have been widened and reconstructed. Just recently the Village completed two road projects. One was the Rita Avenue road widening and reconstruction project which improved approximately one half of Rita Avenue. The second project reconstructed a portion of Phyllis Terrace, the heaviest travelled road in the Village.

### **Objective 5 – General Services**

To provide general public services to one program that serves 4000± low and moderate persons to increase the quality of life and general well-being for individuals and families throughout Rockland County. Services include but are not limited to housing counseling, food bank distribution, and legal counseling for consumers.

### **Summary of Need**

Village of KASER HAS A POPULATION OF OVER 4,000. APPROXIMATELY 90% OF VILLAGE FAMILIES ARE IN THE LOW TO MODERATE INCOME BRACKET AND MOST FAMILIES ARE LARGER THAN THE AVERAGE 4 PEOPLE FAMILY SIZE. WITH THE COST OF LIVING CONSTANTLY

ESCALATING, VILLAGE OFFICIALS WOULD LIKE TO INTRODUCE A FOOD BANK DISTRIBUTION SERVICE APPROXIMATELY TWICE A YEAR. EACH QUALIFYING FAMILY WILL RECEIVE A PACKAGE CONTAINING BASIC FOOD NEEDS SUCH AS CHICKEN, FISH, VEGETABLES, FRUITS AND A MIX OF SOME BASIC FOOD STOCK ITEMS. THIS WILL HELP, IN SOME SMALL MEASURE, TO THE HEALTH AND WELFARE OF VILLAGE RESIDENTS.

### **Past Accomplishments**

Village of Kaser has not provided this type of service specifically, however, Village Officials anticipate undertaking and providing this service in a very organized and efficient manner.

### **Village of Montebello**

#### **Public Facility Improvements**

##### **Summary of Need**

Newly acquired 24 acres of parkland to remain a passive park with pathways throughout. The Village plans to create a parking area for visitors with handicap accessible parking as well as creating accessible pathways throughout the park for the elderly and disabled.

### **Past Accomplishments**

Village Hall was made handicap accessible with improvements to the building and the parking lot.

### **Village of New Hempstead**

The Village of New Hempstead anticipates making future application requests for improvements at the Vacation Camp for the Blind. The camp, a summer vacation setting for the blind or persons with limited sight, is in need of addressing an aging facility while having little or no financing available. The improvements include handicapped accessibility to several buildings and walking path lighting.

### **Village of Nyack**

#### **Homeownership –Summary of Need**

Because of its small land mass and extensive development, the opportunities for developing additional affordable housing are somewhat scarce, and with the astronomical rise in real estate prices in recent years, the Village is concerned about protecting existing affordable housing and insuring that new development includes affordable housing. Nyack has the highest per capita rate of multifamily housing in Rockland County, and approximately 15% of these units are protected affordable units.

Nyack has made affordable housing a priority because of many of our residents are low and moderate-income, with 47.5% of our households earning less than \$50,000 per year, as compared to 33.4% county-wide, and of these 36.6% of households have incomes below \$35,000. (U.S. Census). The report, “Basic Facts About Low-Income Children in the United States”, issued on February 1, 2005 by the National Center for Children in Poverty at the Mailman School of Public Health at Columbia University stated that, on average, a family of four needs to earn \$37,700 per year to meet basic needs, and a family of four in Boston, which has a similar cost of living as Metro New York, needs \$49,000

per year. . Many of the Village's volunteer firefighters and emergency medical technicians are also low and moderate-income persons, and they must remain in the Village.

The Village has developed regulations for any future development that mandate set-asides for affordable units of at least 20%. The Village will recommend the Community Development Block Grant Program to potential homebuyers to seek financial assistance as required.

**Past Accomplishments** the Village has donated property to the Nyack Housing Authority on Depew Avenue, where the Nyack Housing Coalition will construct two single-family, attached homes for affordable home ownership. The Village has waived most or all of the fees associated with the building of these units to assist in keeping them affordable. In order to insure that privately held affordable housing will not disappear, the Village has developed and approved regulations for any future development that mandate set-asides for affordable units of at least 20%.

**Family Rental Housing - Summary of Need** With rising property values, the privately-held semi-affordable units- approximately 500 deemed affordable to moderate-income renters according to the studies done for the Nyack 2002 Master Plan - are being lost to rising rental prices. As with affordable homeownership projects, the Village will recommend the CDBG program for financial assistance to developers of affordable rental projects.

**Past Accomplishments** As noted above for affordable ownership projects, the Village has developed and approved regulations for any future development that mandate set-asides for affordable units of at least 20%, which includes rental projects.

#### **Senior Rental Housing - Summary of Need**

In addition to low and moderate-income working households, Nyack has a substantial senior population- 13.5% of Nyack residents are 65 or older as of the 2000 Census- many of whom are low and moderate income.

**Past Accomplishments** The Nyack Housing Authority provides affordable housing for seniors and low-income families, and recently constructed 28 units of senior, handicapped accessible affordable, rental housing on Pine Street.

#### **Downtown Revitalization - Summary of Need**

Once Main Street revitalization plans are completed, additional revitalization work is planned for all of Broadway and South and North Franklin Streets to complete the revitalization of the entire business district. The Village will look to the CDBG program to assist in financing this streetscape work.

**Past Accomplishments** The Village of Nyack has taken a proactive role in the revitalization of the Village's Historic Business District and waterfront. Over the past 5 years, the Village has installed Victorian-style street lighting on several blocks of the

Business District, and developed a Streetscape Master Plan for the revitalization for Main Street, which is the center of the business district. The Village will proceed to the construction phase for a portion of Main Street by the Spring of 2010.

### **Public Facility Improvements - Summary of Need**

Memorial Park still needs to be revitalized, and the Master Plan developed for this effort shows that approximately \$14 million will be required for the work. The Village will require extensive financial assistance to implement these plans.

The extremely deteriorated condition of the Village Department of Public Works facility must be addressed in order to better serve the public, and provide for the health and safety of the DPW employees, all of whom are low or moderate-income residents of the village. The Village will apply for CDBG funding to construct the facility.

The Village has longed planned to develop a recreational center to serve our youth who currently have no such public facility for sports and recreational activities outside of their schools. For our many low and moderate-income families, membership in a health club or even the YMCA is prohibitive. As shown in the 2000 Census, 20% of Nyack's population is under 15 years of age and 8.9% are 15 to 24 years of age. The existing Department of Public Works site on Catherine Street has been identified as a potential site for the proposed center because it would mean the Village would not have to pay acquisition costs, which could be prohibitive given the value of land in the village, and would not have to remove a ratable from the tax rolls. The site is also large enough to afford parking, and is surrounded by other commercial properties, so activities in the evening would not disturb residents. The Village will construct the recreational center over the proposed DPW facility as a second floor. The Village will apply to the CDBG Program for financing to construct this portion of the mixed-use facility.

**Past Accomplishments** As noted above, the Village sponsored the development and renovation of the Nyack Community Center in the former Presbyterian Church, which offers a wide variety of programs and is used for many community-wide events and festivals.

In recent years the Village has acquired Petersen's Boat Yard to create the Nyack Village Marina, installed improvements in Memorial Park over the period 2000-2008 with financial assistance from New York State Coastal Resources and Office of Parks, and, in partnership with the Nyack Park Conservancy, developed a Master Plan for the improvement and enhancement of Memorial Park with a grant from Scenic Hudson.

### **Water/Sewer Improvements - Summary of Need**

Acute problems in a large section of the Village's Business District remain, which have developed as a result of the deterioration of the culvert carrying the Nyack Creek from the western portion of the Village at Rte 9W down Main Street and south along Broadway to Piermont Avenue. The deterioration of the culvert under these streets has caused damage to building foundations and exterior walls above grade and buckling of sidewalks and curbs, particularly along South Broadway. The problems resulting from the culvert threaten the economic health of the entire Village because businesses and

residents will not be able to remain if the structures over the culvert are undermined further. In addition, there is an immediate threat to the safety of pedestrians walking on south Broadway from the buckling that has already occurred.

The Village has made the reconstruction of the Nyack Creek culvert a top priority, which must be implemented as soon as possible, but the cost is such that funding assistance must be secured before construction can be undertaken. The Village has prepared plans and cost estimates, and will seek funding from the Community Development Block Grant Program for the project.

**Past Accomplishments** The Village has completed repairs on the Nyack Brook in the Old Mill Street area and other spots throughout the Village which have alleviated some of the flooding problems. The average annual cost over the past 5 years has been between \$50,000-100,000 per year.

### **Sidewalk Improvements**

**Summary of Need** With financial assistance from state and local funding programs, the Village has undertaken an extensive sidewalk replacement program to replace deteriorated sidewalks in residential areas, provide curb cuts for handicapped accessibility on all sidewalks and upgrade those in the Business District as part of revitalization plans. Several phases remain to be constructed, and the the Village will require funding from the CDBG Program in order to complete the planned replacement of existing walks in the Business District and to construct new sidewalks where none currently exist along Rte 59 at the western side of the Village. The proposed new sidewalks are needed to protect the safety of pedestrians walking to downtown on Rte 59. This route is heavily used because many Village residents do not own cars, and access the shopping areas to the west by foot, or must walk along Rte. 59 to access a bus stop.

**Past Accomplishments** The Village has replaced approximately 1,000-1,200 square feet of sidewalk each year for the past five years in residential and commercial areas of the Village.

### **Street Improvements**

**Summary of Need** Need to repave Depew from Piermont to Rte 9W, Main Street from the river(Water Street) to Franklin, Broadway from Village line at Upper Nyack to Village line at South Nyack. CDBG financial assistance will be requested for these projects.

**Past Accomplishments** The Village has resurfaced Fifth Ave from Franklin to Central, Sixth Ave from Broadway to Central, Franklin from Main Street to Sixth Avenue, Main Street from 9W to Franklin at a cost of approximately \$260,000.

### **Removal of Architectural Barriers**

**Summary of Need** There exists a need to complete the installation of curb cuts throughout the Village, and CDBG financial assistance will be requested for this work

**Past Accomplishments** As part of the recent renovations to Village Hall, the Village installed an elevator and other improvements, which made Village Hall completely handicapped accessible.

### **Youth Services**

**Past Accomplishments** - The Village sponsors a wide array of programs for seniors, youth, and at-risk youth, and the disadvantaged and underserved. The Village sponsored the creation and development of the Nyack Center as a community and cultural center, and will continue to fund programs at the Center to serve our community, with a focus on programs for children and teens.

The Village takes as a priority the provision of services to youth, particularly at-risk youth. The Village currently sponsors a Youth Leadership Club at the YMCA, a Teen Drop-In Center at the Nyack Center, a basketball program for at-risk teens and the Nyack Summer Camp for low and moderate-income youth who cannot afford privately-operated camp programs. The CDBG Program currently assists the Village several of these programs, and will be requested to do so in future years. The Village also contracts with CANDLE to provide counseling and other services for youth, and provides the use of the Nyack Marina to the Nyack Rowing Club, which offers programs to low and moderate-income youth.

### **Senior Services**

**Past Accomplishments** The Village sponsors the Nyack Senior Center, which provides a range of programs and services for seniors.

### **Child Care**

**Past Accomplishments** The Nyack Center, which the Village contracts with, provides daycare services.

### **General Services**

**Past Accomplishments** The Nyack Center, which the Village contracts with, provides daycare services and counseling, and the Village also contracts with CANDLE to provide counseling and other services for youth.

### **Crime Awareness**

**Past Accomplishments** As noted above, the Village sponsors the Nyack Center, which provides a number of programs for at-risk youth, including gang prevention programs, tutoring and counseling. The Village's basketball program for at-risk teens is a gang prevention program as well.

As part of ongoing activities for residents and business owners the Village regularly sponsors safety education programs with the Orangetown Police Department and the Village DARE officer from the Orangetown Police.

### **Village of Piermont**

Priority Needs 2010-2014:

1. Affordable/workforce housing

Although the Village secured by agreement with the developer some affordable units in Piermont Landing on the Pier, it has long been concerned with the growing scarcity of affordable housing, and the few opportunities available in a small Village with very little developable land or existing structures that would be financially feasible for rehabilitation as affordable housing. The Village has made affordable housing a paramount priority because of the growing senior population, many of whom were of low and moderate income even before retirement, and the urgent need to keep our volunteer firefighters, emergency medical technicians and service personnel in the Village. The Village would like to see a minimum of 6-8 units of affordable housing developed over the next five years

2. Removal of barriers to handicapped accessibility

The Village has removed barriers to handicapped accessibility in most public areas and facilities in the Village, including installing an elevator in Village Hall and extensive curb cuts on sidewalks. The Village has also encouraged landlords and business owners to make their properties handicapped accessible, and many have done, or will do so.

Key facilities still must be modified, including the Community/Recreation Center on Hudson Terrace, which houses the PAL program and the Community Play Group daycare program. The Community Center serves not only low-income youth of Piermont, but also hosts basketball tournaments and other activities for youth from all over Rockland County. Neither the gym on the ground floor nor the second floor classrooms are handicapped accessible. The only other public recreational center in the Village, Goswick Pavilion, is not fully handicapped accessible and will require that its existing picnic benches be replaced with ones that are handicapped accessible.

Other areas of concern are those sidewalks in the Village, that still lack curb cuts, particularly in the business district, which plays such an important role in the Village's revitalization, and the lack of handicapped accessible bathrooms for both sexes in Village Hall. Village Hall is used for public events of all types and is the polling place for many residents at election time.

3. Infrastructure

A. Drainage - Acute drainage problems have developed in the creek adjacent to St. John's Church on Piermont Avenue, at Piermont Avenue from Ash Street north to the firehouse and underneath the municipal parking lot across from the firehouse.

The drainage is inadequate in the St. John's Church creek, and a pipe with double the current capacity must be installed to protect surrounding properties.

Flooding occurs constantly due to the Village's badly deteriorated storm water sewer system along Piermont Avenue from Ash Street north. This makes the parking lot unusable for many days of the year and causes flooding in nearby homes. The deterioration of the system is also negatively impacting on the Hudson River because silt and salt cannot be trapped and cleaned out, so they flow directly into the river. While the Village has secured a grant from the New York State Department of Environmental Conservation to construct a portion of the replacement system, the total project will require additional outside funding, and the Village is concerned that this be secured as soon as possible because of the urgency of the project.

The Village's location on the slopes of the Palisades Escarpment means that drainage and the effects of erosion are Village-wide concerns. Steep slope protection must be accomplished through regulation and enforcement to prevent further damage to this fragile environment

B. Sidewalks - The condition of the sidewalks mandated that the Village implement a replacement program over three years ago. Because of financial constraints the Village has phased sidewalk replacement work. The Village has not identified funding for Phase III, entailing Piermont Avenue from Bay Street to Grand View, Ladick Street and sections of 9W, and will look to do so as soon as possible.

#### 4. Public Services

The Village's Department of Public Works/Highway Department must maintain its trucks and related heavy equipment in good order in order to keep the Village's infrastructure in good repair and provide adequate garbage, trash and snow removal services. The DPW garage is not, however, large enough to house the required equipment, some of which must be stored outside subject to deterioration from the weather. Even in good weather equipment deteriorates quickly because of the salinity of the air. As a result, Piermont must replace heavy equipment with relative frequency, which means other urgent capital items have to be deferred. Constructing additional bays to the DPW garage would create enough indoor storage for all the larger trucks and related equipment.

#### 5. Community Services

The Village houses a substantial immigrant population, many of whom are migrant workers with limited English-language skills.

#### **Village of Pomona**

The village has identified their highest priority as the repair and reconstruction of a dam at Secor Park with an estimated cost of \$150,000.00. Other priorities for the village is the establishment of a new senior center, new park trails, and sidewalk and curbs.

#### **Village of Sloatsburg**

##### **Public Facility Improvements - Summary of Need**

The Village of Sloatsburg needs adequate parking to accommodate local shoppers and making it easier for weekend/thru traffic to visit Village businesses. Parking now is very limited and even dangerous in a few areas.

### **Water/Sewer Improvements - Summary of Need**

Financial assistance will be needed by many residents with incomes in the low/moderate range in order to assist them to connect to the sewers. This will greatly affect the health and safety aspects of failing septic systems in the Village.

### **Direct Financial Assistance to For-Profits - Summary of Need**

Providing direct financial assistance to for-profit businesses will greatly benefit the Village by attracting new businesses, providing additional employment opportunities, increasing the tax base and bringing needed services to the Village.

### **Senior Services - Summary of Need**

Our intent is to partner with other nearby Villages to share the expense of offering reliable, safe and efficient transportation to seniors and other income eligible residents. Many residents have experienced difficulty in getting other transportation services to come to Sloatsburg leaving our seniors and income eligible residents to rely on costly car services so they can go to doctor's appointments or shop for groceries.

### **General Services – Summary of Need**

1. To provide financial assistance for education to displaced workers and day care for their children to allow them to attend classes.
2. To provide health and safety aids to income eligible residents including entrance ramps to residences, smoke alarms, carbon monoxide detectors, etc.
3. Provide financial assistance to income eligible families for food, transportation, clothing and other necessities.

### **Past Accomplishments**

Past programs included financial assistance to income-eligible families for emergency repairs to their homes, payment of past due rent and utility bills. Families were assisted from 2000 to 2009.

### **Village of South Nyack**

#### **Public Facility Improvements - Summary of Need**

*Parks & Recreation:* Plans for Parks and recreational facilities aim to sustain a healthy environment for Village residents, especially in the eligible areas that are most affected by the expansion of I 287 and plans for a new Tappan Zee Bridge. South Nyack's parks are key to our community identity since the NYS Thruway and TZ Bridge took the Village downtown in 1950, and we continue to be affected by the I 287 expansion and plans for a new Tappan Zee Bridge. The development of our parks for recreation and environmental sustainability and health continues to be a Community Development priority of the Citizens' Advisory Committee. We propose 3 projects to Improve these Public Facilities:

1) Tree Nursery. Our tree commission contracted with Cornell Cooperative Extension to provide a systematic inventory of trees and plantable locations. This needs assessment identified 193 plantable tree locations in the Village, the vast majority in CDBG eligible areas. This project would establish a sustainable nursery – planters, site development, water accessibility and saplings - along the side of the Esposito Trail.

- 2) Establish a Community Garden. The closest garden in Nyack has a waiting list. This project aims to provide an opportunity for local Middle School students and Village residents to participate in the movement toward locally grown produce which encourages food self-sufficiency while decreasing the impact of our community on the environment.
- 3) Establish a kiddie Water Spray Tower in the Franklin Street Park. The addition of 1 or 2 pieces of recreational water spraying for summer recreation at the Franklin Street Park would complete the usefulness of this space for young children and parents in South Nyack. The project would recycle water used, to decrease the impact of this activity on the environment.

### **Past Accomplishments**

We have successfully developed and improved access to and safety of the Esposito Trail, and improved opportunities for community recreational and civic activities in the Franklin Street and Elizabeth Street Parks. Our revitalized tree commission is using the results of a comprehensive inventory and condition assessment of public property trees by the Cornell Cooperative Extension as the basis for their plan to re-establish and maintain our public treescape.

### **Sidewalk Improvements - Summary of Need**

4) Curbs and Sidewalks. Because the Village is located at the bottom of a steep incline and abuts the Hudson River, and our infrastructure is over one hundred years old, our storm sewers and sidewalks are at the effect of continued erosion and deterioration due to age and weather. In order for the Village to undertake and complete the planned Cedar Hill Avenue Storm Sewer Project, it is essential that we replace 3,000 linear feet of curbs and sidewalks on both sides of Cedar Hill Avenue.

### **Past Accomplishments**

In the last 10 years the Village has replaced curbs and sidewalks the West side of Broadway and in locations in CD eligible areas, and has improved and replaced sidewalks as part of four other completed storm sewer repair and replacement projects in Community Development eligible and ineligible zones.

### **Street Improvements -Summary of Need**

5) Milling and Paving of Cedar Hill Avenue. Deteriorated storm sewers on Cedar Hill Avenue compromise the safety and health of residents, compromise their access to transportation and commercial districts and contribute to a generally poor infrastructure in Community Development eligible areas of the Village. Due to increased costs of milling and paving paired with decreased Village revenue at this time, this project is a high priority for Community Development in the 2010-2014 Plan.

### **Past Accomplishments**

In the last 10 years the Village has completed milling and paving of Broadway and in locations in CD eligible areas.

### **Village of Spring Valley Family Rental Housing**

To provide financial assistance in the construction/reconstruction of 80 units of affordable 2+ bedrooms for families by June 30, 2014. The housing units will provide families with decent, safe, sanitary units at incomes under 50% of the county median.

**Summary of Need** – Tremendous shortage of affordable family rental housing in SpringValley. Exceeding lengthy Section 8 waiting list. Overcrowded and substandard housing. High rents.

**Past Accomplishments** – Villages’ Urban Renewal Program purchased and/or condemned property where family housing will be constructed.

**Senior Rental Housing**

To provide financial assistance in the construction of 60 affordable 1 and 2 bedroom units for senior citizens by June 30, 2014. The housing units will provide seniors with decent, safe, sanitary units at incomes under 50% of the county median

**Summary of Need** – Seniors living in overcrowded housing often with family members who want them to live on their own. Seniors living in substandard housing. Seniors paying more than 50% of their income for rent leaving insufficient money for other life necessities.

**Past Accomplishments** – Villages’ Urban Renewal Program purchased and/or condemned blighted properties & 53 units of low income senior housing was built.

**Tenant Based Rental Assistance**

To provide tenant-based rental assistance to 200 extremely low-income/low income families for the purpose of supplying decent, safe, sanitary housing and assisting with self-sufficiency by June 30, 2014.

**Summary of Need** – High rents, lack of affordable housing, high numbers of very low income residents make rental a pressing need.

**Past Accomplishments** – Tenant based assistance for victims of domestic violence – 9 units – See new construction planned will earmark units for tenant based rental assistance.

**Owner Occupied Housing Rehabilitation**

To provide financial assistance to aid in the rehabilitation of 25 low/moderate single family housing units for families, senior citizens and disabled families by June 30, 2014. The assistance would be for the alleviation of local code violations and Housing Quality Standard issues.

**Summary of Need** – This program is vitally needed in SpringValley. Currently, funding is unavailable.

**Past Accomplishments** – The Village has operated the RESTORE Program, a one time emergency repair program for low/moderate seniors for 20 years serving hundreds of income eligible senior citizens homeowners.

**Downtown Revitalization**

To continue to revitalize the “downtown” business district for the economic rebirth through improvements that may include but are not limited to lighting, streetscapes, façade improvements and utility lines.

**Summary of Need** – Downtown Main Street Business District was severely blighted. A \$50,000,000 Urban Renewal Project over the past 3 years is addressing this problem with acquisitions. Demolitions and rebuilding.

**Past Accomplishments** – Lighting in downtown Main St. from Route 59 to Maple Ave. using CDBG funding . Streetscape improvements including trash receptacles and benches on Main street. Installation of underground fiber optic cable, facade improvements, acquisitions, demolition and construction.

### **Public Facility Improvements**

To provide improvements and/or construction to 0 public/neighborhood facilities benefiting low/moderate income areas by June 30, 2014 for the purpose of improving the quality of life and serving an unmet need. The public/neighborhood facilities include but are not limited to community centers, parks, recreational and facilities. – Our low/moderate income residents need local facilities as they are unable to access other such facilities. The village has been very active in the creation of parks, recreational facilities and community centers.

### **Summary of Need**

**Past Accomplishments** – Jay Street, Memorial Park Improvements, Tiger’s Den Park, Unity Park, Civic Center, Martin Luther King Center renovation and expansion. Computer rooms required in housing complexes with more than 10 units.

### **Sidewalk Improvements**

Provide assistance to construct or reconstruct 20 sidewalks by June 30, 2014 for the purpose of improving the living environment of the lives of 5,000 + low/moderate persons. Improvements may include but are not limited to construction, reconstruction, and ADA curb cuts.

**Summary of Need** – SpringValley is a Village where the majority of streets have sidewalks and a majority of residents walk to shop, work, school, daycare centers, houses of worship, recreational facilities, etc. Reconstruction of sidewalks is greatly needed.

**Past Accomplishments** – The Village annually reconstructs sidewalks using CHIP, multimodal and Village funding. This is a priority in Spring Valley.

### **Street Improvements**

Provide assistance to construct or reconstruct 30 streets by June 30, 2014 for the purpose of improving the living environment of the lives of 25,000 low/moderate persons. Improvements may include but are not limited to construction and reconstruction.

**Summary of Need** – Many Village streets are in need of reconstruction. Fiscal constraints necessitate staging of work to be done, on an as needed basis.

**Past Accomplishments-** Work of this type is accomplished annually using Village and other funding received.

#### **Removal of Architectural Barriers**

Provide improvements to 5 facilities and structures to remove barriers for handicapped accessibility by June 30, 2014 for the purposes of improving the quality of life for 100's disabled persons.

**Summary of Need** – Curbcuts are needed as the Village's population is aging and this is a walking Village.

**Past Accomplishments** – Dozens of curbcuts have been constructed on Village streets. Village facilities are constructed with elevators and/or lifts as needed.

#### **Youth Services**

To provide youth services to 20 programs that serve low and moderate income persons for the purposes of enriching, protecting, and improving the quality of life by June 30, 2014. Youth Sevices include but are not limited to counseling, after-school programs, recreational programs, educational programs, and life skills programs.

**Summary of Need** – High number of youths in Spring Valley who need every possible type of available service. Afterschool programs with homework assistance are a high priority as are other programs offering positive youth development components so as to reduce gang membership, youth violence, youth crime and school dropout rates.

**Past Accomplishments** – Many youth programs for many diverse groups in Village. Serveral afterschool & summer programs. Spring Valley has a municipal Youth Bureau which offers programs as well as a Parks & Rec Department.

#### **Health Services**

To provide health prevention, services, and outreach to 5 programs that serve low and moderate income persons by June 30, 2014. Health prevention, services, and outreach include but are not limited to immunizations, health clinic services, dental care , vision care, nutrition counseling, health education and awareness.

**Summary of Need** – Tremendous need for health services. Village has high incidence of asthma, obesity and heart disease.

#### **Past Accomplishments**

#### **Senior Services**

To provide services to 3,000 + elderly and frail elderly persons by June 30, 2014. Senior services include but are not limited to food distribution, housing counseling, transportation services, recreational programs, healthcare, medication assistance, and social programs.

**Summary of Need** – Transportation services, recreational programs and housing counseling are vitally needed services in Spring Valley, as their low incomes prohibit them from accessing these services without assistance.

**Past Accomplishments** – Spring Valley Jitney Service transports seniors to medical appointments, shopping, senior centers, etc. Housing counseling and assistance is on-going. Assistance is given to at least 4 senior programs in the village.

### **Child Care**

To provide child care services to 60 programs that serve low and moderate income persons to enable families to find safe, secure, and enriching environments for children, while creating economic opportunities for their parents. Childcare services include but are not limited to childcare referral and information, provisions of childcare, and childcare provider training.

**Summary of Need** – During summer months children are not receiving free breakfast and lunch. Puts large burden on parents. Our large low income school age population needs this service.

**Past Accomplishments** – Large Summer Feeding Program serves breakfasts & lunches at 12-14 sites to 2 to 18 year olds; village provides food, and children are in safe environment during July and August. About 20,000 meals served each summer.

### **Acquisition of Real Property/Clearance/Demolition**

To provide assistance to acquire 21 properties and eliminate 21 dilapidated and/or unsafe structures located in low and moderate income areas of Rockland County by June 30, 2014

**Summary of Need** - Downtown Main Street Business District severely blighted.  
- Other areas of Village contiguous to Main St. are severely blighted.

**Past Accomplishments** – Acquisition of 23-25 properties in downtown, blighted area of Village.

### **Crime Awareness**

To provide and assist 5 crime awareness programs to low/moderate income families by June 30, 2014. The activities include but are not limited to juvenile delinquency, gang prevention services, and safety awareness in an effort to improve the quality of life.

**Summary of Need** - High crime rate  
- High juvenile crime rate

- High school drop out rate
- Large percentage of very low income residents
- High unemployment

**Past Accomplishments** – 10/1/09 – Village of Spring Valley received Weed & Seed Designation from US Department of Justice – this is a crime prevention program.

- Project SHIFT - Gang Reduction Program
- Youth programs served with CDBG funding
- Construction of Parks for youths
- After school programs

**Village of Suffern**

**Downtown Revitalization - Summary of Need**

The Village of Suffern Downtown Business District is located within one of three designated low to moderate income areas of the Village. Revitalization of this area will stimulate the economic growth of the Village and the entire surrounding area including the Villages two other low/moderate income areas; Census Tract 119 Block Group 6 and Block Group 3. The Village has been “revitalizing” the Business District for the past several years. Continuation of the revitalization effort includes but is not limited to new/additional lighting, sidewalk/curb replacement and facade improvements. Total estimated cost for this multi-year program incorporating the above mention improvements is illustrated by the following chart:

**Village of Suffern Business District Revitalization Program**

<b>YEAR</b>	<b>NEW/ ADDITIONAL LIGHTING</b>	<b>SIDEWALK/CURB REPLACEMENT</b>	<b>FAÇADE IMPROVEMENTS(1) (estimated number of buildings participating per year)</b>	<b>PROGRAM SUPERVISORY MANAGEMENT COST(2)</b>	<b>TOTAL(3)</b>
2010	\$75,000	N/A	\$120,000 (3)	\$30,000	<b>\$225,000</b>
2011	\$75,000	\$150,000	\$240,000 (6)	\$30,000	<b>\$495,000</b>
2012	\$75,000	\$150,000	\$240,000 (6)	\$30,000	<b>\$495,000</b>
2013	N/A	N/A	\$200,000 (5)	\$30,000	<b>\$230,000</b>
2014	N/A	N/A	\$200,000 (5)	\$30,000	<b>\$230,000</b>
<b>TOTAL</b>	<b>\$225,000</b>	<b>\$300,000</b>	<b>\$1,000,000</b>	<b>\$150,000</b>	<b>\$1,675,000</b>

**2010-2014 Total Estimated Costs**

(1)Façade Improvements: Within the Village of Suffern Downtown Business District, which encompasses portions of Lafayette

Avenue, Chestnut Street, Park Avenue, Orange Avenue and Suffern Place, there are a total of 61 eligible buildings. Of this

total, it is estimated that 40% (25) of the buildings will participate within the façade improvement program. It is further

estimated that the average cost per façade improvement/per building will be \$40,000.

(2)Program Supervisory Management Cost: Is the cost to the Village to hire an individual(s) to start-up and have oversight over the

revitalization program. Supervisory activities include but are not limited to; program establishment and oversight, engaging participation, liaison between the Village and Building Owners/the Chamber of Commerce/the Community, meeting program goals and objectives and reporting progress to the Village Board and developing reports as required.

(3)Of the Total Cost represented, the Village of Suffern will contribute approximately 10% of the total estimated expenses per year.

See chart labeled: Village of Suffern Business District Revitalization Program - Total Per Year Program Dollar Contributions By Group 2010-2014.

**Village of Suffern Business District Revitalization Program  
Total Per Year Program Dollar Contributions By Group  
2010-2014**

<i>YEAR</i>	<i>CDBG</i>	<i>VILLAGE OF SUFFERN</i>	<i>TOTAL</i>
2010	\$200,000	\$25,000	<b>\$225,000</b>
2011	\$445,000	\$50,000	<b>\$495,000</b>
2012	\$445,000	\$50,000	<b>\$495,000</b>
2013	\$210,000	\$20,000	<b>\$230,000</b>
2014	\$210,000	\$20,000	<b>\$230,000</b>
<b>TOTAL</b>	<b>\$1,510,000</b>	<b>\$165,000</b>	<b>\$1,675,000</b>

**Past Accomplishments**

The Village of Suffern has been revitalizing the downtown business district for the past several years with new lighting, sidewalks, curbs, ADA ramps, a park and planned crosswalks. CDBG monies have been received to assist in this effort and are very much appreciated. Since 1999, the monies received have been \$110,000 in 1999 for the Toddler Park land purchase (located on Chestnut Street) and another \$125,000 in 2000 for Toddler Park development/expansion. In 2001 \$35,000 was received for wheelchair ramps (throughout the Village including downtown) and \$50,000 for Chestnut Street sidewalks. In 2003 and 2004, \$150,000 and \$50,000 was received respectively for sidewalk and lighting improvements. In 2007, \$60,000 was awarded for new crosswalks. In 2009, \$50,000 was awarded through “Obama Stimulus Money” for new lighting.

**Village of Wesley Hills**

Improvements and expansion of the senior citizen center will be the major focus for the Village of Wesley Hills. The current facility has become too small for the growing senior population and the facility is aging. The improvements will improve the quality of life for the village’s seniors.

**Village of West Haverstraw**

### **Downtown Revitalization - Summary of Need**

The Village of West Haverstraw continues to be a community of need, with nearly 50% of Village residents meeting federal low/moderate income levels. The Village, like the other communities in North Rockland, is dealing with the current harsh fiscal realities of the recession while still absorbing the economic impact of the Mirant utility decision. A court-ordered assessment reduction for the largest property owner in the region led to dramatically increased school and local property tax bills for property owners in North Rockland.

The Village is aggressively monitoring expenses and revenues to keep taxes stable; however, there are vital services and programs that are needed by the community and provided by West Haverstraw.

### **Past Accomplishments**

During 2005-2009 the Village was able to successfully complete the multi-phased Railroad Avenue Streetscaping Project that was funded primarily with Community Development Block Grants. The Village recognized that it was imperative to update this corridor, which functions as a virtual Main Street and is home to an historic industrial complex. A number of properties in the area have been renovated, jobs and affordable housing units have been created, and pedestrians are using the road in greater numbers.

### **Public Facility Improvements - Summary of Need**

For the funding cycles 2010-2014 the Village Board, based upon recommendations from its Community Development Citizens' Action Committee, the Village intends to seek funding for improvements to its Peck's Pond Park.

The Park, is a 6-acre facility located at the Village's municipal complex on Samsondale Avenue. The park has a 6/10-mile walking path, baseball and softball fields, basketball courts, playground and a roller rink. The Park, along with the indoor community center, is the primary recreational facility in North Rockland, providing a home to over 1500 youth participating in Haverstraw Little League, HPAL Baseball, West Haverstraw Roller Hockey and North Rockland Midget Football. Generous CDBG support in the past financed much of the construction at this complex.

Several projects are necessary at this time including: a redesign of the parking lot to improve accessibility and safety; a bathroom at the north end near the roller rink; upgraded lighting on the baseball field; and drainage work and repaving of the walking path.

An overall plan for the improvements will be prepared and the Village hopes to incorporate green building technologies where appropriate. Without these improvements, the Park may fall into disrepair because of budgetary constraints. At this time, more than ever, it's important to provide these recreational facilities. Community

Development Funding will help us to achieve this goal, and minimize the impact on West Haverstraw taxpayers.

### **Community Development Needs - Not-for-Profit Contract Agencies**

#### **Amazing Grace CIRCUS!**

##### **Public Facility Improvements -Summary of Need**

There exists nowhere in Rockland County a Children's Museum/Interactive Recreation Center. It was attempted in Nyack many years ago with the Hudson Valley Children's Museum. Many prominent community figures sat on the board of directors. It ran into financial distress and closed its doors when it moved to Nanuet Mall. Based on the population and socio-economic demographics of Rockland County, a Children's Museum is a possibility and a need but it must be produced on a scale commensurate with the population.

Rockland County is a cross-roads for three counties: Rockland, Bergen and Orange. Combined populations exceed 1.5 million, not to mention access to Westchester and Putnam Counties to the north. Over 120,000 school children in this defined area are potential members of just such a museum. The areas from which most low and middle income children reside in Rockland are Nyack, Spring Valley and Haverstraw. The closest Children's Museums are Paramus, NJ and Middletown, NY, neither built on a scale of the AGC! plan with the circus as the hub of recreational activity, with programs for all children from all walks of life.

Amazing Grace CIRCUS! proposes in the next five years to build new and/or renovate an existing building that will serve as both the home of the circus and as a children's interactive/recreation museum/facility that will serve all of Rockland County, as well as Northern New Jersey, Orange County and the environs within two hours of this facility. The project will accomplish many objectives for Rockland County: serve its youth, generate tourism, create a new economic development source of employment and construction/reconstruction/renovation,

##### **Youth Services -Summary of Need**

Amazing Grace CIRCUS!, a recipient of a 2009 – 2010 CDBG Grant for its "A Day At The Circus" program, learned this summer that children aged 8 – 14 from low to moderate income families in the Nyack area are very interested in everything circus, but they lack the follow-up programs to increase their participation in their community and to build strong cross-cultural ties, namely:

- **strong, out-of-school/after school, organized non-competitive physical activities, and**
- **an affordable and thrilling summer camp experience**

Additionally, many parents approached us during the summer with children on the **autism spectrum**, identifying the distinct lack of affordable physical activity programs that their children could participate in, especially after school programming. After participating in our programs one afternoon, they found that circus arts activities were especially well-suited to their children to

increase their recreational and sensory/life skill abilities. These five families indicated that there were hundreds of families in the county who would be interested in our programs. With 1 in 150 children being diagnosed with autism, it is no wonder there is a need and demand for this type of activity.

Over the next five years, Amazing Grace CIRCUS! proposes to serve these constituencies through three programs:

- **Circus Time! After School Circus Classes:** daily workouts to increase physical and life skills with a community performance component
- **The Sensory Circus:** an after school/special workshop program for children on the autism spectrum
- **A Day At The Circus:** a thrilling circus summer camp experience

Research from the College Board, the administrators of the Scholastic Aptitude Test

(SAT), has demonstrated that students who participated in strong, physically-oriented after school programs on a regular basis scored better on the SAT's than students who did not participate in these same programs. If students wish an 'edge' going to college, after school physical programs could fill that need.

We learned from our summer extravaganza that there is a greater demand for our circus arts activities than previously expected. We were granted monies to serve 50 children; five different organizations with more than 150 children showed up on our tent doorstep to ask if they could participate in our summer programs.

While there are several summer camp alternatives for children in Rockland County (town/village camps), low to middle income families have reached a tipping point to provide quality summer camp experiences for their children at a reasonable price point. 'Specialty camps' (sports, outward-bound, nature and wilderness, sleep-away) are not within economic reach for most of these households. In addition, research shows that students experience learning loss (often called 'summer loss' or 'summer setback') when they do not engage in educational activities during the summer (*Source: 'Stop Educational Summer Loss,' A Policy Study by MetaMetrix, Inc., 2006*).

9.5% (26,772) of Rockland County's total population (281,436) live below the poverty level with 9% (400) of Nyack's total population (7,272) at the same level. 69% of these children come from families living in households where no father is present...the mother is the head of household and 6.5% are under the age of 18.

Ethnically, 36.9% of the population in Nyack is comprised of African-American, Hispanic, Native American, Asian, Pacific Islander and other races. Median income for a household in the village of Nyack is \$54,890, compared to

the median income for a county household of \$102,000 (*Source: Rockland County CDGB Office*).

Our target population lives within the CDBG Income Guidelines for Low-Income Families of 2 – 8 members with household incomes of \$47,700 to \$78,650 respectively (*Source: CDBG, Fair Market Rents and Payment Standards – updated 10/15/07*).

In the course of the next five years, AGC! plans to expand its after/out-of-school and summer camp operation to serve all of Rockland County. In the course of this expansion, we will likely need our own building. Discussion is underway with the AGC! Board of Directors, and the Villages of Nyack, Suffern, Ramapo, Hillburn and Haverstraw to find a suitable establishment.

### **Past Accomplishments**

- AGC! has worked with over 4,000 children/teens from low to middle income families since 2002, from Albany to Airmont, Warwick to Westchester, Beacon to Brooklyn
- 52 AGC! Youth Circus Teens have performed over 65 shows for over 8,000 people since 2002
- AGC! has graduated 40 teens since 2004 from its Circus Youth Troupe. Several have gone on to professional circus jobs in Ringling Bros., Cirque du Soleil and Piccolo Circus
- AGC! served 50 income-verified children/youth/teens in the summer of 2009 during our “A Day At The Circus” program in our circus tent
- AGC! served over 400 non-income verified low and moderate income children during our “Circus Family Fun Day” as part of our Circus-in-the-Park Extravaganza. See [www.amazingcircusinthepark.com](http://www.amazingcircusinthepark.com).
- AGC! also served over 100 children from Nyack BOCES this past summer
- AGC! has conducted programs for autistic children at JCC-Rockland
- AGC! brought over 5,000 people to the Village of Nyack for its Circus-in-the-Park Extravaganza this past summer
- AGC! sold out Riverspace theater in 2007 three times, over 1,500 tickets sold
- AGC! has helped other non-profits and schools raise over \$60,000 for their own programs using our circus programs as the attraction
- AGC! has donated over \$40,000 of summer camp scholarships and after school classes to non-profits across the county for their own fundraising activities

### **Arts Alliance of Haverstraw**

#### **Youth Services - Summary of Need**

The Arts Alliance of Haverstraw is currently serving more than 250 children per year and growing. Additionally, we also reach gallery visitors and event attendees that exceed a thousand per annum. Our largely underserved constituency is comprised of a

predominately low income (57.9%) and multi-ethnic base (50% Hispanic, 25% Caucasian, 15% African American, 10% Other/ Mixed). We anticipate that the numbers of low-income families will grow significantly over the next five years due to a national economic down turn. Our program provides a great alternative to the daily occurrences of gang related activity, drug use/dealing, and threats of teen pregnancy and high dropout rates that occur locally. The Arts Alliance of Haverstraw also employs young people as program assistance. In these tough economic times there is an increased need for the services that the Arts Alliance provides for youth as a means to negate the trend of higher crime rates and delinquent activity resulting from lack of healthy choices and financial strain. *“Property crime, drug sales, and other illegal activities provided income to youths in neighborhoods where legitimate employment options were scarce or provided low wages and sporadic hours.”* (Economic Conditions, Neighborhood Organization, and Urban Crime, by Richard M. McGahey)

Other alternatives of our nature remain severely limited in this area and in interest of better serving our community the Arts Alliance continues to work closely with other organizations that share similar initiatives. Due to financial constraint there is a large number families in our area that are in grave need of youth services such as “Arts Ablaze” and benefit from our gallery exhibits, open to the public free of charge, and events/workshops that are offered to free of charge or at a minimal cost with scholarship generally available. Historically, with the support of Community Development the Arts Alliance of Haverstraw has been able to provide services to youth and families, providing constructive ways to spend non-scholastic time that would otherwise not be available. This in effect lowers risk of delinquency and helps foster better interpersonal skills and strengthens constructive choices that shape the lives and futures of our community’s youth and families. We anticipate that with the continued support of Community Development we will reach out to the growing number of youth in need of our services over the next five years.

### **Past Accomplishments:**

The Arts Alliance of Haverstraw has been in operation for 17 years. The Arts Alliance was incorporated as a not-for-profit 501 (c) 3 multicultural arts center in February 1992. Our mission has remained true to form after well over a decade:

*“The Arts Alliance of Haverstraw is a not-for-profit Multicultural Center for the Arts located in the Village of Haverstraw, NY. Established by a core of group of community members and artists with the commitment to celebrate the creativity of all of our people, our mandate is to give sustenance and to share the art of our rich and diverse cultural heritages.”*

As the organization has developed and matured so have the types of services we provide. The “Arts Ablaze” program has consistently offered arts based classes to children and families in Haverstraw for many years with great success and support. Currently the Arts Alliance offers Painting, Drawing, Photography, Dance, Culinary Arts and Fashion Design among other Arts Ablaze courses. The Arts Alliance also features Gallery Exhibitions, arts lectures, workshops and family events that provide engaging and educational entertainment for the community as a whole.

Despite a difficult economic climate, the Arts Alliance staff continues to administer classes at the echelon that our organization has strived for over the past 17 years of service to the community. More than 90% of youngsters per session have gained or improved skills in the respective area they chose to participate in. All of our programs now culminate in a Performance or Exhibition displaying the skills of our participants to family and friends. Levels of attendance and timeliness continued to increase. We feel that our staff keeps material fresh and engaging and nurtures a positive spirit in a safe supervised environment, which in effect ensures that young people remain interested throughout the length of the program. Our program also promotes volunteering in the community. Many of our youngsters displayed interests in volunteerism after being part of the Arts Alliance group in community volunteering efforts such as cleanups. Attendance records are marked at the start of each class and phone calls are made to all of those who are not present. Overall, our Participant Outcomes were met and exceeded. Recent efforts by all staff have resulted in a student gallery space, in our classroom area, allowing young people to display talents for parents and community. This new outlet helps our community's young people by building confidence and developing a further sense of connection.

The Arts Alliance of Haverstraw's outreach has also continued to increase, with staff reaching out to other community organizations and building strong relationships that result in a broader base of participants. Collaborations have taken place with several groups including the Haverstraw Collaborative, Keep Rockland Beautiful, Camp Venture, Gaga Arts Center, the Village of Haverstraw, Mental Health Association, The Uganda Healing Project, Chamber of Commerce, North Rockland Business Alliance and others. A range of interaction with these groups has resulted in referrals of new participants, collaborative events reaching thousands of people countywide and new programming that is inline with our mission and allows us to continue to meet the needs of the youth we serve and attract additional youth.

### **Camp Venture Inc.**

#### **Public Facility Improvements - Summary of Need**

Camp Venture, Inc proposes to provide housing for 2 groups of persons with developmental disabilities and to install generators at five existing group homes. The housing will be to accommodate two different populations which have very special needs and are difficult to place and serve in existing group homes. One group is composed of persons who are aging out of the school system and need to live with other young people in small group situations; and the other group are individuals whose behaviors are such that staffing and programs must be designed just for them.

The persons who live in our group homes become fearful, upset, confused, and need more medical assistance in times of power outages. Based on our experience where we have already installed generators they have made a big difference in those group homes. People are calmer, better able to cope, and their medical needs are provided for without any delays or interruptions.

Past Accomplishments Camp Venture, Inc. has been successfully providing housing for persons with developmental disabilities since 1976. We received a grant from the CDA to assist with our construction of an Alzheimer's unit for our people which has been in operation since 1998. Our agency has installed 5 generators at group homes and funded them with monies from various sources; the last one was funded with agency money and a grant from the CDA. Our agency has demonstrated that we can comply with grant guidelines and we can finish a project that we propose to do.

## **ECONOMIC DEVELOPMENT**

### **Direct Financial Assistance to For-Profits - Summary of Need**

Camp Venture Industries provides on-site employment and community supportive employment to men and women with developmental disabilities. The economic situation is such that finding new employment opportunities in the community is becoming increasingly more difficult. A few small for profit companies that Industries does contract work for have said that if they could afford it, they would hire people through our employment program.

Past Accomplishments Venture Industries has been providing various types of supervised and supportive employment to persons with developmental disabilities since the mid 1980's. Currently there are 100 clients on the workshop site and 40 clients working at community sites. Our goal is to continue to train and place people in community employment because our people are dependable and productive workers when given the opportunity.

### **Chiku Awali**

#### **Youth Services - Summary of Need**

When one thinks of a suburb, the image usually is of white picket fences and nicely manicured lawns. Rarely does one think of the apartment tenement, Section 8 Housing, or random street muggings. Although the County of Rockland is a "suburb" of New York City, pockets of poverty, sub-standard housing, and single parent households make up a substantial percentage of its population. According to the 2000 US Census, Rockland's poverty rate is ten percent, its substandard housing rate is seven percent, and its single parent household rate is eight. Thus, the ills of the ghetto find their way to the neighborhoods of Spring Valley, Haverstraw, and Nyack where the median household income of these villages is 32 percent lower than the County as a whole.

Chiku Awali is a grass-roots organization that believes it takes a village to raise its youth and is actively pursuing this vision. Chiku Awali provides an interactive environment after school where young people invest their time to learn about their culture and heritage through dance, music and storytelling, effectively steering them away from delinquent behavior that could cause them a dismal future. Through the efforts of Chiku Awali, African American young men are involved in an African centered character-building program that is helping them make the transition from adolescence to adulthood. Chiku Awali has developed a semi-professional youth dance company that performs regularly to bring dance and culture to a variety of audiences such as the Helen Hayes Rehabilitation Hospital in Haverstraw, Congers and Richard P. Conner Elementary Schools, Nyack

Middle School, and Ramapo High School to name a few. There are very few youth programs that provide dance, music and cultural programs focused on African culture in the County. Chiku Awali firmly believes that its programs offer the community's youth an affiliation with a community based organization that enriches their lives through a culture that is rich in tradition and the arts. Services provided by Chiku Awali are germane to African heritage, facilitated by community residents, and provides incentives for wholesome growth and development. These factors help youth make a successful transition to upstanding adulthood.

Over the next five years, Chiku Awali hopes to provide dance instruction in African, ballet, tap, and modern dance, African musical instrument instruction on the drums, xylophone and flute, a healthy snack program, and the Rites of Passage program to the community. These services will engage between 45 and 125 youth in constructive after-school and weekend activities that help them build confidence and self-esteem, and encourage them to stay physically fit and community and civic-minded. Funding for the program will come from the State of New York, the County of Rockland and client fees. Chiku Awali has begun the process of requesting funding from the New York State Council on the Arts. In the past, it has received funds through the Arts Council of Rockland's decentralized funding program. Funding to Chiku Awali can be increased through the State. The Rockland County Legislature generally gives Chiku a grant each year and client fees help to support instructor and musician salaries. The Rockland County Health Department's, Eat Well, Play Hard program has greatly assisted Chiku Awali convey the message that children must engage in a healthy life style early in life. It has provided funding to Chiku Awali for the past three years. Through the Rockland County Capacity Building Initiative this year, Chiku Awali will receive funding to have an audit of its financial records, which is generally a requirement as not for profits increase revenue capabilities.

**Past Accomplishments:**

1. Conducts an annual cultural event entitled the African Dance Extravaganza that brings dance and music to the community.
2. The Chiku Awali Youth Ensemble has performed for more than 200 audiences over the past seven years.
3. Sponsors a Rites of Passage program for Young Men. Thirty-five young men have graduated from the program. None have been arrested for a criminal offense.
4. Partners with the Rockland County Department of Health for a healthy snack program as a means to combat obesity among youth.
5. Provided services to 117 participants in 2008 to 2009 of which 67 percent were youth three to nineteen..

**Health Services - Summary of Need**

Obesity is a major health concern among low and moderate income persons in the community. Thirty-five percent of the US population is overweight and/or obese. Obesity is a leading cause of high blood pressure, diabetes, heart disease and many other health ailments. Youth in the community must be educated about foods that are low in fat and caloric content. As a part of its youth program and partnership with the Rockland

County Department of Health, Chiku Awali provides a healthy snack program for its participants in the community dance and music classes and the afterschool program of the Spring Valley Youth Bureau. On a monthly basis since 2008, Chiku Awali has taught the students how to prepare healthy snacks as found in the Color Me Healthy program.

Chiku Awali wishes to sustain this healthy snack education program over the next five years thereby reaching between 45 and 125 young people. Funding for the program is assured for 2009-2010. The program can be operated for as little as \$1,000 annually. However, as the numbers in Chiku Awali and the Spring Valley Youth Bureau's afterschool program increase, more funding will be required.

### **Past Accomplishments**

The Chiku Awali healthy snack education program has provided training to approximately 40 participants per month in its dance and music programs and the Spring Valley Youth Bureau afterschool program. It created a monitoring calendar for youth to be conscious of their eating habits. Students pledged to change to low or no fat dairy products, watch only one hour of television daily, add two servings of fruits and/or vegetables to their diets and exercise for at least an hour daily. The calendar featured the graphic artwork of a graduate of the Chiku Awali Rites of Passage. In September, a bike was awarded to a young man who made the most entries in his monitoring calendar.

### **Crime Awareness - Summary of Need**

The youth services programs provided through Chiku Awali touch upon activities that curtail juvenile delinquency and gang activities. When youth are engaged in structured adult lead programs, there is less of a chance that the youth will become involved in delinquent behavior. The National Crime Prevention Council advocates, as written in its blog of October 20, 2009, ([http://ncpc.typepad.com/prevention\\_works\\_blog/](http://ncpc.typepad.com/prevention_works_blog/)) that it takes a "village to raise a child." Martin King, author of the blog entry for the NCPC, stresses the need for communities to come together and ensure that their disadvantaged youth get a fair deal in life and a chance to do something other than prison time.

The Chiku Awali Rites of Passage for Young Men builds confidence and self-esteem in boys, ages 10 to 15, one of the nation's most vulnerable groups. Through character-building workshops that include marriage and family, dating, conflict resolution, team-building, decision making, life skills, college preparation, dressing for success, careers and community service, and public speaking the young men learn valuable life lessons. Funding has come from the New York State Parks, Recreation and Historic Preservation in the past. Unfortunately, funds for the member items of the County's State Senator Morahan and Assemblywoman Jaffee for the program have not been received to date although allocated in the 2009-2010 state budget. The program requires at least \$2000 to operate annually. Parents are encouraged to fundraise as a mean of providing revenue for the program. Chiku Awali wishes to provide scholarships to youngsters who wish to engaged in the program but have limited parental support, especially those referred by the criminal justice system. With this capability, the program can be expanded to meet the needs of 25 to 35 young men by 2014.

### **Past Accomplishments**

Chiku Awali has graduated 35 young men from its Rites of Passage program out of the 47 who enrolled and attended at least five sessions for a success rate of 75 percent. None of the 35 have become involved in delinquent activity. Statistically since 2003, out of the 35 young men who graduated from the program, two are in the armed forces, four have graduated from high school and are attending either a two or four year college, and the remaining are still in school. There are eight young men enrolled in the 2009-2010 Rites of Passage program.

### **Child Care Resources of Rockland**

#### Summary of Need

While Child Care Resources of Rockland, Inc. provides training opportunities for child care programs in order to assist them in meeting their regulatory and professional development needs, child care programs are not trained in preparing children for school readiness. Additionally, child care programs do not have the financial ability to pursue the continuing education and training required to maintain their regulatory status. Additionally, child care programs do not have the financial ability to prepare children for school by providing them with enriching outdoor field trips and other developmentally appropriate activities.

#### Past Accomplishments

Through its various programs, workshops, events and resource and referral services, CCRR has been successful in its efforts to cultivate relationships and collaborations with the child care and education community, parents, businesses and levels of government, which benefit the community as a whole. Over the last 18 months, CCRR has provided 5,000 hours of technical assistance to child care providers in the community, served 1,946 children through the Universal Pre-Kindergarten program and assisted 3,470 families in locating school age care and early care and education services. In addition, 1,906 providers received training through our various training and informational workshops/seminars. Since Child Care Resources of Rockland serves families in all of Rockland County, their socio-economic status ranges from poor to wealthy. 34% of the families that we serve directly are considered low income.

### **Jewish Family Services, Inc.**

#### **Senior Services - Summary of Need**

Most adults share the desire to remain within their own homes and communities as they age. RJFS has developed a program to help older adults age in place safely. This is achieved through in-home assessments, mutually agreed upon individual case plans, supportive counseling and programs for family members/caregivers. In addition, the program offers community education programs, individual and group counseling, information and referral, and activities for residents of low income senior housing developments.

#### **Past Accomplishments**

Senior services have been an integral part of RJFS since the agency's inception in 1987. In addition to CDBG funded services, RJFS has extensive individual and group services

to individuals living with Alzheimer's disease and their families/caregivers through Rockland Older Adult Assistance Program and services for Holocaust Survivors funded by the Claims Conference. Other programs that primarily serve seniors are the Rhoda Bloom Kosher Food Pantry, bereavement groups and the Parkinson's support group. In addition our Volunteer Services sponsors a Share a Shabbat program which provides sabbath meals and companionship to homebound seniors.

### **Joseph's Home/Loeb House**

**Water/Sewer Improvements - Summary of Need** Homes for Hereos is a proposed project to house homeless Veterans in 26 units that will be completely renovated with a combination of funds including funding from Senator Schumer's Veteran's monies, applied for HHAP funds and local funding. The water and sewer lines will need to be replaced to accommodate the proposed 26 units and washing machines in each apartment. Environmentally this is a major concern in order ensure proper drainage and runoff to prevent sewage backups and flooding.

### **Sidewalk Improvements - Summary of Need**

Homes for Hereos is a proposed project to house homeless Veterans in 26 units that will be completely renovated with a combination of funds including funding from Senator Schumer's Veteran's monies, applied for HHAP funds and local funding. Sidewalks will need to be constructed to accommodate disabled veterans who may be in need of wheelchairs. They will need well constructed sidewalks for safety and ease in coming and going to various appointments and activities as well accessing public transportation.

### **Street Improvements - Summary of Need**

Homes for Hereos is a proposed project to house homeless Veterans in 26 units that will be completely renovated with a combination of funds including funding from Senator Schumer's Veteran's monies, applied for HHAP funds and local funding. The streets will need major construction to accommodate transportation for disable veterans and emergency vehicles, ie ambulances, as needed.

### **General Services - Summary of Need**

Individuals and their families living in Treatment Apartments and Supported Housing Programs administered by Not-For-Profit Agencies have utilized these housing programs along with treatment and supportive services that are paid through Medicaid reimbursed services and/or funded through Supported Housing Rent subsidies of the NYS Office of Mental Health.

Many of the apartments and housing units are rented by housing providers and have experienced an increase in rental costs and utilities along with food, transportation and other living costs that make these living situations too costly to maintain, manage and operate.

Some agencies have experienced rent gouging which eliminates affordable rental housing and some landlords have created Fair Housing Issues that have caused stress and frustration to the individuals living as tenants. These Fair Housing Issues have been

moved to the legal system to assist agencies in fighting for disabled individuals' and their families' legal rights.

Loeb House/Joseph's Home, Inc. and other agencies have expressed the need to purchase apartments buildings, condominiums and/or homes and become the owner/landlords to create affordable rental apartments, be sensitive landlords that understand the special population and assist other housing providers with rentals that are not only affordable but also conveniently located, friendly and compatible with the goals of not only the agency providing treatment and supportive services for the homeless mentally ill individual and their family members but also provide the residents with a comfortable and therapeutic living environment that will assist in their attainment of a suitable home within the community.

The second need is to provide privacy for individuals residing at our rooming house (Conway House) that would be accommodated by offering private bedrooms with additional bathrooms and more living space in common areas.

Presently we have only four (4) private bedrooms and eight (8) doubles and only 3 ½ bathrooms and one (1) dining area. We have a large family room with TV with couches and chairs and a small sitting area with another TV.

The Rooming House is on a large narrow piece of property but there is enough land towards the back of the property that we could construct single bedrooms and bathrooms along with a common recreation area. This would accommodate the space required to add additional living space and allow all tenants to have their own bedrooms and provide them with much more privacy.

**Past Accomplishments** Loeb House/Joseph's Home, Inc. has developed a total of 30 units in a Treatment Apartment Program under the auspices of the NYS Office of Mental Health. Eight (8) of the 12 units that house 18 of the residents are rented from a single landlord and four (4) units are owned by Loeb House, Inc. We have 39 Supported Housing units through a contract with the Rockland County Department of Mental Health and all units are rented from independent landlords within the community.

Loeb House also has three (3) Congregate Treatment Housing Programs for Seriously and Persistently Mentally Ill homeless adults who are in need of a structured and supervised living environment that offers treatment services and community mental health care.

Loeb House/Joseph's Home, Inc. also provide 24 beds in four (4) buildings. Of those four (4), three (3) of the buildings have two 2-bedrooms and 2 single bedrooms with kitchen, dining and family room and a full bathroom. The 4<sup>th</sup> building consists of two 3-bedrooms with kitchen, dining room, living room and 1 ½ bathrooms. These units are available for homeless individuals and their families living with HIV/AIDS in need of a safe affordable apartment with supportive services.

We also have a 20-bed Rooming Home for homeless mentally ill adults who require supportive assistance with living accommodations such as laundry, 3-meals and snacks each day, medication supervision, personal organization guidance, money management and light house keeping assistance.

### **Literacy Volunteers of Rockland County**

#### **General Services**

**Objective:** To provide basic adult literacy instruction, English for Speakers of Other Languages (ESOL), civics education and citizenship instruction to foreign-born, undereducated, and/or economically disadvantaged residents of Rockland County. Activities include the recruitment, training, certification and support of 150+ volunteer tutors who meet one-on-one and in small groups. Literacy also maintains a professional staff and faculty who offer multi-level classroom-based English for Speakers of Other Languages (ESOL) services to the major language groups of Rockland County, including Spanish, Haitian-Creole, and Yiddish/Hebrew around the county.

#### **Summary of Need:**

According to the Rockland County Department of Planning, the immigrant population of Rockland has increased by 72% since 1990. Many immigrants have only marginal literacy skills in their home language; others have some English and need help to achieve citizenship. All need to understand American civics and society better.

Almost 11% of adults lack a high school diploma, and may lack even the most rudimentary literacy skills.

The National Institute for Literacy reports 17% of Rockland County adults are functionally illiterate. That translates into 33,000 adults who cannot read a map, street or traffic signs; safely follow cleaning container or prescription medication directions; read a note from their children's teacher or voting instructions; or complete an employment application.

LVRC is their last hope.

Some students are drop outs from the public school system. Others are among the 10,000 immigrants, from every continent, who have come to Rockland County in the past decade, ready to learn the language and customs of their new country.

Their literacy skills progress with our customized, responsive one to one tutorial instruction held in all the county libraries. All of our students, because of work and family commitments, require the flexible schedules our tutors accommodate, seven days and evenings weekly, year round.

Recently, a representative of a large local pharmaceutical employer stated that 1,000 applicants had responded to an advertisement for seventy entry level positions. Only ten qualified. Literacy was the problem. It is well known that literacy levels of prison populations are generally extremely low. Literacy skills provide an entrée to an

alternative lifestyle to that of crime. Our highly technological society and Rockland County's employers require skilled labor. Literacy is an essential component to any computerized society. LVRC's tutors transform illiterate adults, who are at risk of public dependency because of their marginal work skills, into literate members of our community able to achieve meaningful employment.

Our students learn to qualify for driving licenses and citizenship. They obtain the GED and better jobs. They learn to read to their infants. They become involved and participate in their children's education and development into positively functioning community members. Many of those for whom English is a second language go on to higher education.

Our trained volunteer tutors and professional instructors and staff do, indeed, make a difference in the health, welfare and safety of the Rockland County community. Their contribution, through LVRC, of at least \$60,000 in donated instruction and acculturation has a positive impact on the employability and performance of 150 students, and their families, annually.

### **Past Accomplishments**

In 2007, Literacy Volunteers of Rockland and Literacy Volunteers of Westchester County joined together into one organization providing a variety of educational services in both counties. The new entity has been successful in identifying new sources of revenue for the Rockland program that have enabled the program to assist nearly twice the number of Rockland residents as had been served before.

In addition:

- The program budget for 2009 was approximately \$150,000. In FY 06, the budget did not exceed \$60,000
- In FY 06, approximately 100 students were served. In FY 09, 217 students were served.
- In FY 2009, 80 new volunteers were trained, making the total number of active tutors of adults in Rockland over 150 persons.
- NYS Education Department requires programs to show that a minimum of 41% of their student body progress at least one level as measured by standardized tests. In FY 09 43% of Rockland LVA's students advanced one or more levels. Additionally, 75% of those expressing "obtain employment" as a goal were successful. As additional proof of students' accomplishments, please see our enclosed video.
- Tutor training workshops regularly attract a minimum of 25 to 30 attendees. Workshop curricula are routinely changed and updated to reflect the needs of students and tutors.
- LV Westchester & Rockland continues to be a fully accredited affiliate of ProLiteracy America and ProLiteracy Worldwide.

- We have successfully implemented our own specialized classroom curriculum “U.S. Civics for Immigrants: From Native Language to English Literacy” (USCFI), targeted to recent immigrants with low literacy in their home language. It is currently being used in Spring Valley with Spanish speakers and Creole speakers. A class for Yiddish/Hebrew speakers will be implemented at Finkelstein Memorial Library in January.
- We have created a unique partnership with Finkelstein Memorial Library (FML), helping them meet the needs of their diverse population. We have trained staff at FML to provide NYSED-approved testing and intake for their non-English speaking patrons, placing them in LV USCFI classes at FML, or in our individualized tutoring services at FML or other libraries.

### **Nyack Center**

#### **Youth Services - Summary of Need**

The community Nyack Center serves is predominately youth and families at or below the federal income guidelines for poverty. Most of the young people we serve are also from single parent households. The young people we serve are at risk for poor academic performance, drug and alcohol abuse, juvenile crime and gang activity. Gang fights from April 2008 to a recent street shooting in December 2009 underline the need for a safe, supervised academic and recreational activities for Nyack’s youth. The lack of internet access and academic support in low income families prevents many youth from being successful in school. Most classes and teachers in Nyack School District beginning in Middle School through High School require students to do work on computer. This gap jeopardizes the future of Nyack’s low income youth even further.

#### **Past Accomplishments**

Nyack Center is a non-profit, tax-exempt organization devoted to creating connection across social, cultural and economic boundaries to improve the life of the community. Current Nyack Center core programs include: the After-School Program for youth ages 6-14; the Back Door, a substance-free evening entertainment program for teens; the Breakfast Club, a before-school care program for young children; After School Arts free or low cost arts programs for youth ages 5-15; Community Voices, a monthly forum for local performers of music, song, spoken word and lecture; Poetry Jam, a gathering of local poets to read their work, with a new-featured poet each month; YACKYOWN Youth , a community teen initiated empowerment and youth leadership program and the Nyack Youth Collaborative, a consortium of the programs and agencies serving youth and families in the Nyack School District. In addition the Rockland County WIC (Women’s, Infant’s and Children’s) Program through the Dept. of Health, ACT Inc., a mentoring program for teens, Yoga and exercise classes are held here. Nyack Center is also the site for many community meetings and other activities conducted by non-profit organizations from throughout Rockland County.

Project Connect, a pilot in Rockland County, in joint partnership with Nyack Public Schools began in the fall of 2006. Host to Project Connect, Nyack Center serves as the out of school suspension site for the Nyack School District. The goal of the program is to provide safe and meaningful out of school suspension for students attending the Nyack

Middle or High Schools. The objective is to connect school with the community in order to transition them back to school and ensure their long-term success as positive members of the community.

Nyack Center has been home to the After-School Program since its inception in 1991. The Breakfast Club for elementary-aged children was initiated by Nyack Center in 1992, followed by the Back Door in 1993, which served older adolescents and young adults. In 1996, the Nyack Center took charge of the Nyack Youth Collaborative, which had been founded by the Village of Nyack. In July '04" Nyack Center began its Teen Drop-In Center for 35 community teens four nights a week throughout the year. In July '08" Nyack Center initiated a Gang Prevention Program with The Rockland County Youth Bureau, The Village of Nyack and The Town of Orangetown called Youth Outreach. These programs have been in continuous operation since their inception. With more than nine core and auxiliary programs currently operational, Nyack Center is a haven for children and youth in need of adult supervision and structured activities, and is recognized through out the Nyack community for its exemplary programs and services, most recently with citations from The Village of Nyack, Rockland County Executive and Rockland BOCES

### **Rockland Housing Action Coalition, Inc.**

#### **HOUSING**

##### **Objective 1 - Homeownership**

To provide 50 individuals and families with the opportunity for homeownership by June 30, 2014. This would improve the quality of life and supply of safe, decent, housing. This will be accomplished through financial assistance to potential homebuyers. The financial assistance includes, but is not limited to, down payment, closing costs, and purchase price reduction.

##### **Summary of Need**

Currently, there is a dramatic unmet need in Rockland County to construct affordable homes for low income families. According to the New York State Association of REALTORS® Monthly Housing Survey the median priced home in Rockland County in September 2009 was \$445,000. Our goal as an affordable housing developer is obtain funding from the federal, state and local government to reduce the purchase prices of our new homes so low income families as defined by HUD can qualify for mortgages. In 2010, we will construct and sell 5 homes in the Village of Nyack and the Village of Hillburn to low income families. However, we have over 1,000 names in our database of individuals who wish to purchase affordable homes because they can't afford the median priced home in our affluent area. Currently, we are working with these homebuyers to resolve credit issues, save their downpayments and closing costs, create realistic monthly budgets, learn about mortgages and home maintenance.

##### **Objective 2 - Family Rental Housing**

To provide financial assistance in the construction/reconstruction of 106 units of affordable 2+ bedrooms for families by June 30, 2014. The housing units will provide families with decent, safe, sanitary units at incomes under 50% of the county median.

### **Summary of Need**

Currently, it is very difficult to obtain the necessary municipal approvals to construct low income multi-family housing in Rockland County. However, in 2008 we received over 500 phone calls from individuals/families seeking affordable rental units. In addition, there are many homeowners who have recently experienced household income reductions and are no longer able to remain in their homes. Rockland County does not have an adequate supply of affordable rental housing available to accommodate the growing number of families earning up to 50% of the median income who are in need of decent quality built units. Government funding should be made available to non-profit housing developers who have successful track records with the various funders. These funds could be used to acquire properties and for predevelopment costs which could be refunded if the project is awarded funds.

### **Objective 3 - Senior Rental Housing**

To provide financial assistance in the construction of 85 affordable 1 and 2 bedroom units for senior citizens by June 30, 2014. The housing units will provide seniors with decent, safe, sanitary units at incomes under 50% of the county median.

### **Summary of Need**

RHAC has been involved with 5 low income tax credit developments in Rockland County. In 2009, we had over 240 requests for low income rental housing for individuals earning between 20 to 50% of the Rockland median income. Based on this large number of requests for subsidized rental housing, we know there is a real need to construct rental units for senior citizens. However, it is difficult to provide low rents while generating the revenue needed to operate and maintain the buildings. In addition, most developers who participate in the tax credit program insist upon maximizing the rents which reduces the ability of low income seniors to qualify for units. Government funding should be made available to non-profit housing developers who have successful track records with the various funders. These funds could be used to acquire properties and for predevelopment costs which could be reimbursed if the project is awarded funds.

### **Objective 5 – Owner Occupied Housing Rehabilitation**

To provide financial assistance to aid in the rehabilitation of 10 low/moderate single family housing units for families, senior citizens and disabled families by June 30, 2014. The assistance would be for the alleviation of local code violations and Housing Quality Standard issues.

### **Summary of Need**

There is a great need in some of the older villages to provide grants to rehabilitate low income owner-occupied properties. Currently, RHAC has been encouraged to apply for funding from New York State to rehab single family homes in Rockland County. In the past, we have sent out over 100 questionnaires to low income homeowners to determine if they would be interested in participating in this program. Based on the overwhelming response, (approximately 42% returned the questionnaires) it is my belief the County

would benefit from obtaining funding from various state agencies to repair and remove existing health and building code violations on low income owner-occupied homes.

**Past Accomplishments**

Four homes for volunteers on Blaisdel Avenue in Orangetown.

***PREVIOUSLY FUNDED DEVELOPMENTS***

***GRANTS AWARDED FROM THE NEW YORK STATE AFFORDABLE HOUSING CORPORATION (AHC)***

<b><i>AHC ID</i></b>	<b><i>Name of Project</i></b>	<b><i>Award Amt.</i></b>	<b><i>Current Status</i></b>	<b><i>Homes</i></b>
89/517	Bethune Homes	\$350,000	Complete	14
93/756	Franklin Commons	\$375,000	Complete	15
96/805	Gateway Homes	\$500,000	Complete	20
99/910	Gateway Homes Too	\$225,000	Complete	9
A20	Funston Mews	\$175,000	Complete	7
	Depew Avenue	\$120,000	To be built 3/1/10	3
	Hillburn Homes	\$120,000	To be build 3/1/10	3

**Total Homes: 71**

PLEASE NOTE: Approximately 95% of our homebuyers obtained low interest SONYMA mortgages.

***FUNDS AWARDED FROM THE DIVISION OF HOUSING AND COMMUNITY RENEWAL (DHCR)***

<b>DHCR ID. No.</b>	<b>Name of Project</b>	<b>Award Amt.</b>	<b>Current Status</b>	<b>Homes</b>
C-96000140	Gateway Homes	375,000	Complete	17
99-241	Gateway Homes Too	400,000	Complete	16
20010046	Hidden Ridge	400,000	Complete	20
20020018	Hidden Ridge	250,000	Complete	30
20020018	St. Paul's	150,000	Complete	6
20050383	Scattered Sites	300,000	To be built 3/1/10	5

**Total homes: 94**

**COMMUNITY DEVELOPMENT BLOCK GRANTS AWARDED FROM THE ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT**

<b><i>Name of Project</i></b>	<b><i>Award Amt.</i></b>	<b><i>Current Status</i></b>	<b><i>Homes</i></b>
Franklin Commons	150,000	Complete	15
Gateway Homes	550,000	Complete	26
Gateway Homes Too	150,000	Complete	9

Funston Mews	65,000	Complete	7
Hidden Ridge	280,000	Complete	56

**Total homes: 113**

ROCKLAND COUNTY HOME FUNDS AWARDED FROM THE ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT

<i>Name of Project</i>	<i>Award Amt.</i>	<i>Current Status</i>	<i>Homes</i>
Franklin Commons	\$225,000	Complete	15
Gateway Homes	330,000	Complete	26
Gateway Homes Too	45,000	Complete	9
Funston Mews	40,000	Complete	7
Hillburn Homes	228,000		

**Total homes: 57**

FEDERAL HOME LOAN BANK FUNDS AWARDED FROM THE FEDERAL HOME LOAN BANK OF NEW YORK

<i>Name of Project</i>	<i>Award Amt.</i>	<i>Current Status</i>	<i>Homes</i>
Franklin Commons	\$90,000	Complete	15
Gateway Homes Too	72,000	Complete	9

**Total homes: 24**

**PLEASE NOTE: AS OF JULY 22, 2009 RHAC HAS COMPLETED AND SOLD 140 HOMES**

**RENTAL PRODUCTION SUMMARY**

FEDERAL HOME LOAN BANK FUNDS AWARDED FROM THE FEDERAL HOME LOAN BANK OF NEW YORK

<i>Name of Project</i>	<i>Award Amt.</i>	<i>Current Status</i>	<i>Apartments</i>
Sycamore Crest	\$150,000	Complete	96
Airmont Gardens	\$700,000	Complete	140
Devan's Gate	\$150,000	Complete	24
Spring Valley Senior	\$795,000	Complete	53
Devan's Gate II	\$192,000	Complete	24
Murphy Manor	\$520,000	Requested	26

**Total Rental Apartments: 337 (not including Murphy Manor)**

NEW YORK STATE HOUSING TRUST FUND CORPORATION  
LOW INCOME TAX CREDIT DEVELOPMENTS

<b>Name of Project</b>	<b>Current Status</b>	
<b>Apartments</b>		
Sycamore Crest (Senior)	Complete	96
Airmont Gardens (Senior)	Complete	140
Horizon Senior Partnership (Senior)	Complete	24
Youngblood Senior Complex (Senior)	Complete	26
Spring Valley Senior Apartments (Senior)	Completed	53
Spring Valley Family Apartments (Family)	Construction start 3/1/10	72
Devan's Gate II (Senior)	Completed	24
Murphy Manor (Family)	Construction start 11/1/09	26
Hyenga Lake (Senior)	Construction start 3/1/10	65
<b>Total Rental Apartments: 526</b>		

### **PROPOSED PROJECTS FOR 2010**

<b>Name of Project</b>	<b>Current Status</b>	
<b>Apartments</b>		
Levy Towers (Family)	Predevelopment	84
Homes For Heroes (Family)	Predevelopment	26

**Total Rental Apartments Proposed: 110**

#### **United Hospice of Rockland County**

##### **Senior Services**

To provide services to a minimum of 3139 elderly and frail elderly persons by June 30, 2014. Senior services include but are not limited to food distribution, housing counseling, transportation services, recreational programs, healthcare, medication assistance, and social programs.

##### **Summary of Need**

United Hospice of Rockland (UHR) proposes to hire a full time Medical Director to enhance the delivery of hospice care and services to frail and elderly terminally ill persons in our community. A full time Medical Director will take a more active role in providing direct care to patients on the hospice program. The Medical Director will also be available to consult with hospice nurses visiting patients in the field, ensuring that

patients receive the most appropriate medical care, pain management and symptom control to ensure their maximum comfort and quality of life. The Medical Director will also have a valuable role in helping to further grow and expand our hospice program by educating the health care community about the role of hospice in the health care continuum and developing liaisons with other physicians in the community who are in the position to refer patients to our program.

### **Past Accomplishments**

UHR has provided hospice services in our community for more than 22 years, and is considered the area's premier provider of end-of-life care. In 2008, UHR cared for 730 patients and families, providing a total of 42,954 days of care. Our team of professionals, paraprofessionals and volunteers focus on easing pain, offering comfort and ensuring dignity for patients, supporting families in their caregiving roles, and providing bereavement support for anyone in the community who has lost a loved one. During 2008, 86.1% of our patients were aged 65 and over.

### **West Street Day Care Center**

#### **Public Facility Improvements - Summary of Need**

Additional building space is needed to address the long waiting list of children 18 months to four year olds. In the Village of Spring Valley, this year, three child care centers have closed within months of each other. This has left families without regulated child care.

### **Past Accomplishments**

West Street CCLC has always kept a full enrollment of children of 165 children. Space has always been an issue, however we have managed to utilize every area of the building that could be legally and safely occupied by children. Classroom space has been renovated, bathrooms and sinks installed in classrooms and new lighting and boilers replaced.

Old existing building space has been made clean, comfortable and attractive for the children and families we serve.

### **Youth Services - Summary of Need**

There is a great need for after school programs for children ages 6 -12years of age. Many children come home from school to an empty house and have to find things to do to occupy their time until someone comes home from work. Children are left in front of the T.V. set or wandering around in neighborhoods that are not safe for them. There are only a handful of recreation programs in the village for this age group. Many children are left out because of the lack of safe youth programming.

### **Past Accomplishments**

West Street Child Care Learning Center, Inc. has an after school program for children ages 6- 12 yrs of age. In the past we had an enrollment of 30 children and provided afterschool activities that included homework assistance and full day care when public school was not in session. Due to the growing need of our pre-school population space

was out sourced for our older children. West Street was only able to provide services for 20 children out of seventy –two children that moved up to kindergarten.

### **Child Care - Summary of Need**

According to the 2000 Census there was reported 9,134 children under the age of 5 living in the Village of Spring Valley, New Square, Kaser and surrounding areas of Pomona, Nanuet and Monsey, Between Spring Valley and New Square 13.6% of families were living below the poverty level. In Pomona, 5.2% of families were living below the poverty level in Nanuet 3% of families were living below the poverty level. In all these areas we currently serve children and families with exception of New Square and Kaser. Quality affordable child care is needed.

### **Past Accomplishments**

West Street CCLC has successfully ran a comprehensive child care program for over 40 years. Program includes early childhood educational programs, collaborations with Head Start of Rockland & East Ramapo UPK. We offer services to families, such as resource direct and referrals, food pantry, Children's health services and 3 nutritional meals a day.

### **Rockland Family Shelter, Inc.**

#### **HOMELESSNESS**

#### **Emergency and Transitional Shelters**

To develop, rehabilitate and expand structures to provide shelter for 800 homeless persons within new and existing emergency and transitional shelters. The purpose is to provide decent, safe, sanitary housing for the homeless population by June 2014.

#### **Summary of Need:**

There is a continuous and high demand for emergency and transitional shelter in Rockland County for survivors of domestic violence. The Rockland Family Shelter (RFS) is the only agency in Rockland County specifically dedicated to providing emergency and transitional shelter and related services for survivors and their children. Each year RFS provides safe emergency accommodations for up to 90 days at the RFS Emergency Residential Shelter, a 15-bed facility at an undisclosed location (for security purposes); 45-day extensions may be granted depending on need and space availability. Additionally, each year RFS provides transitional housing assistance to ten or more women and their children through the RFS Transitional Housing Support Services program; some of these accommodations are available via housing vouchers provided by the Rockland County Department of Community Development. The need for emergency and transitional housing for domestic violence survivors stems from the dangers inherent in their remaining in homes where domestic violence is present, and from the severe shortage of safe and affordable housing alternatives in Rockland County. In the three decades that RFS has been providing emergency and transitional shelter, the need for these services has grown consistently by about 5-10% annually.

In 2009, 102 women and 140 children were denied access to our shelter. RFS advocates are committed to identifying alternate shelter options for clients who are denied shelter. In response to the ever-increasing demand for emergency residential shelter we need to

increase our shelter bed capacity by a minimum of five beds. We would also want to make the shelter fully handicapped accessible.

In addition to further address the need for supportive transitional housing we have secured a memorandum of understanding with H.O.G.A.R to obtain five transitional housing apartments in Haverstraw. This project is in the planning stages of development. We are also planning to work to secure five additional scattered transitional housing apartments sites.

**Past Accomplishments:**

Since its inception in 1979, the Rockland Family Shelter has provided emergency shelter to over 3,000 women and children fleeing from situations of domestic violence. Since 2005 the Transitional Housing Support Services Program (THSS) has successfully assisted over 90 persons and 39 families, In 2009, RFS provided emergency shelter to 51 women and 64 children at the residential shelter, and domestic violence transitional housing vouchers to 12 women and 15 children.

**Homeless Prevention**

To provide outreach and homeless prevention to 100-150 persons and families annually at risk of homelessness by June 30, 2014. Homeless prevention services include, but are not limited, to emergency housing and utility assistance and security deposits and mediation and legal assistance.

**Summary of Need:**

The lack of affordable housing in Rockland County makes the potential for homelessness a prevalent and ongoing problem. The goal of RFS Transitional Housing Support Services is to identify safe, affordable, and appropriate housing for survivors of domestic violence and their children; to contract with the owners or landlords of these properties to include them in the RFS inventory of transitional housing; and to provide emergency and/or transitional shelter in these units for domestic violence survivors and their children, as appropriate. RFS also provides a range of support services including orders of protection to residents in transitional housing to help them become self-sufficient and ultimately move to safe and affordable permanent housing.

In order to proactively address the issue of homelessness prevention we want to expand our accessibility by converting our current two Spring Valley offices into one centrally located office in Spring Valley. Secondly, by the end of this year we will have an office on the grounds of Good Samaritan Hospital as a part of the Rockland County Special Victims Unit. The creation of this office will give us an access to offer homelessness prevention services such as advocacy, court assistance, and other services needed to ensure to victims in the western part of the county to avoid homelessness.

Thirdly we want to improve our office in the Village of Haverstraw to increase our accessibility to Haverstraw residents in need of homelessness prevention services. All RFS efforts to expand or obtain new office space would include plans that provide handicap accessibility.

**Past Accomplishments:**

Since 1999 the Rockland Family Shelter has provided permanent housing services to 81 persons and 24 families as a part of an agreement with a local apartment complex which reserves 11 permanent housing units solely for survivors of domestic violence and their children. Residents in these units receive a host of on-going supportive services including but not limited to apartment recertification assistance, landlord advocacy, court assistance, childcare, court accompaniment, counseling, and case management.

In first 11 months of 2009 RFS's non residential advocates successfully assisted persons and families in avoiding homelessness by obtaining court orders of protection totaling 1878. In addition to providing support services such as advocacy, court assistance, apartment and employment search assistance, application completion, relocation assistance, transportation, counseling child care services, and case management services. Outreach and education for the Rockland community are ongoing components of the RFS program and include targeted outreach to domestic violence and sexual assault survivors who may be having difficulty finding safe and affordable housing in a county where housing costs are among the highest in the nation.

**PUBLIC FACILITIES AND IMPROVEMENTS****Removal of Architectural Barriers**

Provide improvements to 1 facilities and structure to remove barriers for handicapped accessibility by June 30, 2104 for the purpose of improving the quality of life for disabled persons.

**Summary of Need:**

Currently there are portions of the emergency residential shelter that are inaccessible to disabled residents. In keeping with our commitment to provide services to all domestic violence survivors we want to make the residential shelter fully accessible to all of our residents.

**Past Accomplishments:**

In the past we have successfully provided safety and residential shelter to handicapped residents however it was very challenging. Our goal is to be better equipped to meet the needs of handicapped residents

**PUBLIC SERVICES****Youth Services**

To provide youth services to up to eight programs that serve low and moderate income persons for the purposes of enriching, protecting, and improving the quality of life by June 2014. Youth Services include but are not limited to counseling after-school programs recreational programs, educational programs and life skills programs.

**Summary of Need:**

The ongoing problems of domestic violence, sexual assault, and dating abuse are not limited to adult populations, but impact young people as well. Dating abuse, in

particular, is increasingly prevalent among youth and demands the attention of youth-serving agencies, both public and private. Making young people aware of these issues and educating them about how to avoid dating violence and what to do if they encounter domestic violence or sexual abuse in their lives are critical to ensuring that today's youth do not become either abusers or victims as they grow into adulthood. While the issues are not specific to low and moderate income youth, these groups are no less susceptible to violence than any other, and the need for awareness and education is the same among all socio-economic groups. In order to better serve the youth of Rockland County we need a full time Youth Educator which would increase our ability to educate more students and have a greater impact on preventing teen dating violence

**Past Accomplishments:**

The Rockland Family Shelter provides outreach, awareness, and education programs to Rockland County youth on the issues of domestic violence, sexual assault and, particularly, dating violence via two ongoing RFS programs – the Teen Dating Violence Prevention Program (TTDVPP), and SAEDA (Student Activists Ending Dating Abuse). TDVPP is an in-school outreach and training program addressing teen dating violence and sexual assault that are offered to all eight Rockland County public school districts at the middle and high school levels. SAEDA is a more intensive training program for students who have completed the TDVPP training and who wish to become more involved as leaders in the fight against interpersonal violence at all levels. Since its inception in 1999, TDVPP has provided in-school training to over 5,500 students in all eight Rockland County public school districts, while SAEDA has provided more intensive training to over 100 students since the program began in 2007. In 2009, 1,900 students participated in TDVPP training in three districts, and 50 high school students representing five school districts received the SAEDA training.

**Senior Services**

To provide services to 145 elderly and frail elderly persons by June20, 2014. Senior services include, but are not limited to, food distribution, housing, counseling, transportation services, recreational programs, healthcare, medication assistance and social programs.

**Summary of Need:**

Domestic violence impacts people of all ages, including seniors. While the service needs of senior survivors of domestic violence are in many ways identical to those of younger survivors, declining capabilities and increasing frailty can make the impact of violence even more devastating when the victim is an older person. Service providers must also take into account any special circumstances that may impact senior survivors such as lack of extended family support, limited mobility, declining eyesight and hearing, diminished cognitive functioning, and/or other limitations that may come with advancing years. The addition of a full time advocate to specialize in the unique needs of elderly crime survivors would enhance RFS's ability to served this population

**Past Accomplishments:**

The Rockland Family Shelter serves all domestic violence survivors regardless of age. Our non-residential domestic violence services include, counseling, advocacy, accompaniments and support/empowerment groups. Special attention is paid to senior survivors and whatever additional needs they may have. RFS offers its full range of services to senior survivors including individual, group, and family counseling; safety planning; accompaniment to medical or court appointments; legal consultation; facilitating access to social services; assistance with immigration and court issues; and help with applications for New York State Crime Victims Compensation Assistance. Referrals to other social service agencies that specialize in serving senior citizens may also be in order to address particular needs. In 2009, the Rockland Family Shelter provided non-residential support services to 29 survivors over the age of 60. In addition RFS provided residential shelter and services to 3 survivors of domestic violence over the age of 60. We also co-sponsored a county meeting with the Rockland County's District Attorney's Office on crime in the elderly community.

### **Child Care**

To provide child care services to up to five programs that serve low and moderate income persons to enable families to find safe, secure, and enriching environments for children, while creating economic opportunities for their parents. Childcare services include but are not limited to childcare referral and information, provisions of childcare, and childcare provider training.

### **Summary of need:**

The accessibility of free and safe child care often dictates the ability of survivors of domestic violence to seek support services. The Rockland Family Shelter therefore provides free and safe childcare at the RFS Emergency Residential Shelter as well as for domestic violence survivors and transitional housing clients taking part in our non-residential programs at four walk-in offices throughout the county. In cases of domestic violence, however, the concept of child care is expanded to include direct services to the children of survivors, many of whom have unique needs that social service organizations and government agencies are generally ill-equipped to address. The experience of the Rockland Family Shelter over the past 30 years has taught us that the needs of these children are as important of those of their mothers, and that the impact of domestic violence on their lives can be devastating. We know, for example, that children who witness their mothers being abused by their intimate partners experience significantly more stress and disruption in their lives than do other children. We know also that as they grow into teens, these children exhibit higher levels of delinquency and violent behavior than children in non-violent homes. And we know that, without intervention, boys whose mothers are abused are most susceptible to becoming adult abusers themselves. To address the needs of these children, RFS offers special, targeted services designed to help children of domestic survivors and their mothers live in safety while overcoming the effects of the violence in their lives.

### **Past Accomplishments:**

The availability of free and safe child care has greatly impacted the ability of domestic violence survivors to seek services and participate in the supportive activities offered by

the Rockland Family Shelter. In 2009, RFS provided child care to 156 non-residential children and 64 residential children. In addition, RFS Children's Services provided direct services to 64 children in residence at the Emergency Shelter, to 50 children through our non-residential program, and to 16 children whose families were helped by RFS Transitional Housing Support Services. RFS Children's Services is a long-standing, established program with the knowledge, experience, and expertise to help these children overcome these issues and the fear, isolation, and depression that often accompany them. In addition to emergency shelter and the provision of basic needs (food, clothing, transportation, safety, recreation, etc.) for Shelter residents, RFS Children's Services include specialized individual, group, and family counseling; individualized safety planning; educational advocacy and support; drug and alcohol education; and group and family activities to strengthen the bonds between mothers and their children; similar services are available to non-residential clients as well. Children are helped to continue in school, recover from the trauma they have experienced, and once again feel hopeful about their young lives. A critical aspect of the program is helping children understand that the violence in their homes is not their fault and, among boys, that the abuse they have witnessed and/or experienced will not cause them to become adult abusers (or victims) themselves.

### **General Services**

To provide general public services to five or more programs that serve low and moderate persons to increase the quality of life and general well-being for individuals and families throughout Rockland County. Services include but are not limited to housing counseling, food bank distribution, and legal counseling for consumers.

### **Summary of need:**

When the Rockland Family Shelter (RFS) first began serving Rockland County in 1979, terms like "domestic violence" and "battered women" were seldom heard either in news reports or in casual conversation. Only in the past 30 years have these terms and what they represent become part of our national dialogue, and only during this time have organizations such as RFS emerged to provide targeted help to survivors of domestic violence, sexual assault, and dating violence. As we conclude the first decade of the 21<sup>st</sup> century, our society has finally begun to grasp the insidious and devastating effects that these crimes have on women and families and decided to do something about it. Today, every state and most localities have programs to combat domestic violence and assist survivors; an entire body of professional literature on the subject continues to grow as these organizations mature and learn more about how to best serve survivors; and professional associations at the state, regional, and national levels enable practitioners in the field to share new ideas and best practices and to offer mutual support.

### **Past Accomplishments:**

As one of the oldest domestic violence service agencies in the nation, the Rockland Family Shelter has become a recognized and respected leader in the field, and its programs reflect the breadth and depth of services needed to effectively assist domestic violence survivors and to educate the community about ways to prevent intimate partner violence both now and in the future. RFS offers a comprehensive range of free,

comprehensive services that addresses all aspects of domestic violence, sexual assault, and dating violence, as well as all other types of interpersonal violence and crime in general. All of our non-residential services are offered at our handicapped accessible Center for Advocacy and Support Services which also houses our administrative offices and is located at 9 Johnson's Lane in New City, NY. In addition we have two satellite offices in Spring Valley and one in Haverstraw. Ongoing RFS programs include:

- **24-Hour Crisis Hotline** – for victims of domestic violence, sexual abuse and/or dating violence, their families and their friends.
- **RFS Emergency Residential Shelter** – provides abused women and their children a safe place to live while they recover from the trauma of domestic violence.
- **RFS Transitional Housing Support Services (THSS)** – helps women and their children moving from the RFS Emergency Residential Shelter or from an abusive partner find transitional housing and, ultimately, safe and affordable permanent homes.
- **Center for Advocacy and Support Services (CASS)** – assists survivors of domestic violence not requiring residential services at four walk-in offices throughout the county.
- **RFS Satellite Offices** – maintains three adjunct walk-in offices in Spring Valley and Haverstraw to facilitate access to services for women in immigrant and other underserved communities; (a fourth office is at the RFS headquarters in New City).
- **RFS Sexual Trauma Services (STS)** – helps both women and men who have been victimized by sexual violence through our 24-hour Crisis Hotline, counseling, therapy, and advocacy.
- **Sexual Assault Forensic Examiner (SAFE) Program** – trains nurses, midwives, and nurse practitioners to provide compassionate care and efficient evidence collection in cases of rape and sexual assault at both of Rockland County's acute care hospitals.
- **Mary Weingard Domestic Violence Law Project (DVLPP)** – represents economically disadvantaged abused women in Family Court and other legal proceedings, and offers free legal consultation and referrals for domestic violence survivors.
- **Comprehensive Crime Victims Assistance Program (CCVAP)** – a collaborative program with the Rockland County District Attorney to assist **all** violent crime victims in Rockland County in applying for compensation from the New York State Crime Victims Board (CVB) and to provide related support services.
- **RFS Children's Services** – helps abused mothers and their children through individual and group counseling, educational advocacy, and recreational activities.
- **"Safe Parents/Safe Kids"** – a collaborative program with Rockland County Child Protective Services (CPS) serving mothers and their children entering the CPS system who are also victims of domestic violence.
- **Teen Dating Violence Prevention Program (TDVPP)** – an outreach and training program addressing teen dating violence and sexual assault that is offered in all eight Rockland County public school districts at both the high school and middle school levels.
- **SAEDA (Student Activists Ending Dating Abuse)** – a county-wide program to train high school students to provide nonjudgmental help to peers who may disclose

domestic or sexual violence in their lives and to link them to resources such as RFS for assistance and support.

- **Community Education Services** – provides free, age-appropriate programs and activities for Rockland County high schools, middle schools, and colleges and for community groups, professional organizations, businesses, and faith communities.
- **RFS Public Relations and Volunteer Services** – generates broad public awareness of the issues of domestic abuse, sexual assault, dating violence, and sexism and other forms of oppression, and involves members of the community as volunteers with various RFS programs and activities.

During January to November of 2009 RFS advocates have provided domestic violence case management services to 3579 families, and responded to over 1000 hotlines. Our advocates have assisted 536 women in obtaining temporary orders of protection and 279 women in obtaining permanent orders of protection. In addition our sexual trauma department worked with 330 clients, opened 101 new cases and responded to 207 hotlines

### **Crime Awareness**

To provide and assist one crime awareness program (our own) to low/moderate income families by June 30, 2014. The activities include but are not limited to juvenile delinquency, gang prevention services, and safety awareness in an effort to improve the quality of life.

### **Summary of Need:**

That intimate partner violence against women is a pervasive and growing problem both statewide and nationally has been well documented. Nationwide, a woman is beaten by a man every 18 seconds, according to the Federal Bureau of Investigation (FBI). The Bureau's statistics also show a woman is killed every 22 days in a domestic violence incident. The New York State Criminal Justice Indicators report a rate of 23 rapes and 438 aggravated assaults per 100,000 in population in the year 2000, and the U.S. Department of Health and Human Services (HHS) has reported that domestic violence is the leading cause of injury to women in the United States – more than rapes, muggings, and car accidents combined. The New York State Office of Domestic Violence estimates that there are over 200,000 cases of domestic violence in the state each year, and in 2007 the Rockland County District Attorney stated that there are almost 350 domestic violence cases reported in Rockland County each year – nearly one per day. Many more cases are never reported.

The fact that rape and other forms of sexual assault have negative effects on victims that are often devastating and long-lasting is also well documented, as is the probability of severe after-effects in the absence of compassionate intervention and support – precisely the kinds of services the Rockland Family Shelter has been providing free of charge for over three decades. The breadth, depth, and duration of our experience with survivors of domestic violence and sexual assault has given RFS a level of understanding and insight that is critical to the effective and efficient delivery of services to crime victims. We understand, for example, that domestic violence is not like other crimes – it involves violence not between strangers, but between intimate partners – and how that difference

impacts victims. We also understand that, under the influence of their abusers, victims are often isolated and reluctant to seek out programs and services that will protect them. And we understand that abusers may reinforce these feelings through additional threats and abuse, which in turn make victims even more reluctant to take steps to protect themselves.

**Past accomplishments:**

The Rockland Family Shelter is the only organization in Rockland County providing comprehensive, targeted services to survivors of intimate partner violence and sexual assault. And since 2007, our Comprehensive Crime Victims Compensation Assistance Program has extended some of those services to ALL violent crime victims in Rockland County. By providing a comprehensive range of programs and services, RFS first helps victims to feel confident enough to seek out the help they need, and then provides the kind and level of services most appropriate to their individual situations. Survivors learn that the violence is not their fault, that they DO have options, and that there will be someone to assist them at every step in the process of extricating themselves and their children from violent situations and planning for a future that is both safe and secure.

Since 2007, RFS has collaborated with the Rockland County District Attorney on the Comprehensive Crime Victims Assistance Program (CCVAP), which designates RFS as the Rockland County agency for providing compensation assistance and related services to ALL violent crime victims. Funded by New York State Crime Victims Board, CCVAP services include informing crime victims of their rights and prerogatives; assisting victims in completing CVB compensation applications; and providing crisis intervention, counseling, accompaniment, advocacy, translation, and assistance with restitution/compensation and victim impact statements. Since the program began three years ago, RFS has assisted 722 violent crime victims (other than the domestic violence and sexual assault victims we have been assisting since 1979). RFS has also worked with all 11 Rockland County police departments to distribute NYS Crime Victims Board information cards and to provide training in crime victims' services to police personnel, the District Attorney's office, and various community groups.

Last year, the Rockland County District Attorney began an initiative to house a new Special Victims Unit at Good Samaritan Hospital in Suffern. This Special Victims Unit will include two sections – one for services to adult victims of sexual assault, domestic violence and elder abuse, and the other for a new Child Advocacy Unit for child victims of sexual abuse, physical abuse, and neglect and their non-offending family members. The Special Victims Unit is being created in order to provide a single location in the county where victim interviews, investigation, medical evaluations, and support services can be provided for victims and their family or friends. RFS has been involved in the entire planning and creation process for the Special Victims Unit, and we will have our own office there to provide vital support services to victims.

Beyond these targeted crime victim awareness programs, the Rockland Family Shelter also conducts two programs that help address crime prevention and gang prevention services among teens and young adults. Our Teen Dating Violence Prevention Program

(TDVPP) is an in-school outreach and training program on teen dating violence and sexual assault, and SAEDA (Student Activists Ending Dating Abuse) provides more intensive training for high school students who have completed the TDVPP training and wish to become more deeply involved in preventing dating violence and other violent crimes among their peers. Since its inception in 1999, TDVPP has provided in-school training to over 5,500 students in all eight Rockland County public school districts, while SAEDA has provided more intensive training to over 100 students since the program began in 2007. In 2009, 1,900 students participated in TDVPP training in three districts, and 50 high school students representing five school districts received the SAEDA training.

In 2009, RFS also conducted over 922 presentations for adult audiences on the topics of domestic violence and sexual assault, and we have distributed hundreds of posters and informational brochures for distribution at schools, hospitals, community centers, libraries, and other public facilities. Each April, RFS provides county-wide programs to address crime prevention, including our annual “Take Back the Night” awareness program for sexual assault victims and targeted programs for elderly crime victims. RFS staff has been interviewed on local television and radio programs where they highlighted our crime victims programs and prevention programs, we have had several letters to the editor and numerous articles published in local newspapers to raise awareness and share information.

### **Martin Luther King Multi-Purpose Center**

#### **Youth Services**

##### **Summary of Need**

Vital demographic information has indicated that the families and children of Spring Valley are in need of additional supports to improve their standard of living. The children are in need of additional supportive programming during out of school hours to help them improve their academic achievement, increase pro social behaviors and decrease the amount of time spent engaging in risky behaviors.

Gail Golden, co-chairwoman of the Rockland Immigration Coalition, correctly posits that children face extra hurdles in places like Spring Valley, where two-thirds of residents speak a language other than English at home because children in those families may not get the help they need with their homework. Additionally, according to the National Youth Violence Prevention Center, the after school hours are the peak times for juvenile crime and risky behaviors such as alcohol and drug use. Without structured, supervised activities in the hours after school youth are also at a greater risk of becoming victims of violence and participating in anti-social behaviors.

The Village of Spring Valley, located in the County of Rockland, is one of the county’s few areas with a high poverty rate, approximately 40% and also has the 3<sup>rd</sup> highest population density within the county. Further, according to the Census Bureau’s American Community survey foreign-born residents comprise half the population of the Village and 66% of village residents speak a language other than English in their homes.

Also of note, 32% of Village residents are under the age of 18 and are growing at a rate that exceeds the New York State average of 10.1%.

The East Ramapo Central School District is the primary school district for the residents of Spring Valley and the surrounding hamlets. The student population is the most diverse in Rockland County and over twenty different languages are spoken by its students. The district is comprised of 63% Black/African American, 16% Latino, 11% Asian, and 10% Caucasian students of which 65% qualify for free or reduced lunch. The number of students that qualify for free or reduced lunch is an indicator of poverty levels within school districts. According to recent POST scores the district produced the lowest scores of the 8 school districts within the county. The Rockland County average POST score was 79% while East Ramapo scored only 55.4%, which is an indicator of the need for increased supports for the children.

The Martin Luther King Multi-Purpose Center anticipates that through increased academic assistance and prolonged exposure to positive structured activities within an after school, youth development program participants will perform better in school, develop into responsible decision makers, and become positive contributors to their community.

### **Past Accomplishments**

The Martin Luther King Multi Purpose Center has been serving as a Human Services provider since its inception in 1968. The Martin Luther King Multi Purpose Center has been and still maintains its vital role as a community resource through its strong programs and collaborative partnerships which include:

- New York State Office of Children and Family Services After School Program, licensed continuously since 1987
- Recognized record of success in working with disadvantaged school age children and youth
- A strong connection to Rockland County's Youth Bureau and thereby access to their expertise in funding, implementing and evaluating youth programming.
- Successfully trained and employed 20 youth within 2009
- Existing youth programming such as Girl's Circle/Boys Council, mentoring, job training and placement on site.
- Enrichment programs such as music, art, dance and nature offered onsite through partnerships with area agencies such as Cornell Cooperative Extension, The Rockland Conservatory of Music and Hands To Mouth Gardening Initiative.
- Solid ties to parents, administrators, teachers and students of the East Ramapo Central School District
- Working relationships with local colleges such as Nyack College and Rockland Community College.
- Preventative, recovery and mental health programs for community members through ongoing partnerships with agencies such as Nyack Hospital, the

Rockland Council on Alcoholism and other Drug Dependence and the Mental Health Association.

- Existing parenting and other skill building classes for parents of the After School Program children as well as community members through partnerships with educational agencies such as BOCES and Rockland Guidance Center.
- Operate a Senior Nutrition Assistance Program which encourages intergenerational interaction between youth and seniors, with assistance of RSVP agency that promotes senior volunteerism
- Operate FEMA, state and county funded Food Pantry for community members

### **GEMSTEP Foundation, Inc.**

#### **YOUTH SERVICES/HEALTH SERVICES(Health Prevention)**

Objective 1: Gemstep 'Health and Me' Program is committed to serve the Youth ages 6 years to 18 years from Low/Moderate income families in the Village of Spring Valley Rockland County New York. Gemstep 'Health and Me' Program remains focus on enriching, and improving the quality of life through out FY service years beginning 2010 to 2014. Since 1999 Gemstep 'Health and Me' Program has set and monitored its objectives to meet the health prevention needs of the targeted youth of Spring Valley . These needs include 1. Childhood Obesity 2. Juvenile or Type 1 Diabetes self mismanagement 3. Insufficient knowledge and/or lack of exercise 4. Existing and emerging issues related to managing stress, friendship selection, attitudes, hygienic practices , asthma self management and right food choices. The above needs continue to exist and increase in increment as Spring Valley undergo re-vitalization and add to its youth population.

Objective 2: Gemstep 'Health and Me' Program continues to provide culturally-sensitive wellness health promoting services to youth ages 6 -18 years and their support systems for the past decade in the Village of Spring Valley. Using our Gemstep Health Modules and evidence-based early interventions Gemstep 'Health and Me' Program acknowledges positive impact outcome in our targeted population. Past program attendees who are now graduates of the East Ramapo elementary, middle and high schools express their embracement of healthy lifestyles like 1. Right food selections 2. Engaging in exercises more frequently sometimes with family members 3. Successful reduction in weight 4. Increase recognition of DOs and DONTs Juvenile Diabetic Management. 5 . Participating and practicing proper hygienic practices. Gemstep 'Health and Program' remains a mobile to other Village Programs who continue to express gratitude and receipt of positive outcomes. The program has an outreach arm via Cablevision Public Access for homebound or mentally challenged youngsters. Over the years favorable reports have been received from Parents, Guardians and Support Systems who view our interactive presentations. In the interest of achieving our mission, expanding our vision and maintaining our values. Gemstep' Health and Me' Program identifies unmet gap services to approximately 1000 consumers over the next 5 years specifically 250 consumers yearly. At a minimum Gemstep' Health and Me' Program estimates an additional need of \$1150 yearly and a total of \$5750 over the period 2010 to 2014 as reflected on attached chart.

## **Tony Joseph Center Inc.**

### **Youth Services**

To provide youth services to a tutoring, mentoring and summer camp programs that serve low and moderate income persons for the purposes of enriching, protecting, and improving the quality of life by June 30, 2014. Youth Services include but are not limited to counseling, after-school programs, recreational programs, educational programs, and life skills programs.

### **Summary of Need**

Tony Joseph Center's Tomorrow's Leaders is a mentoring program that matches up at risk middle school boys and girls with college students and professionals in a one on one relationship to provide life skills training, guidance, advice and foster self-esteem in order to promote positive decision making and deter delinquent behaviors.

Tomorrow's Leader's will develop partnerships with the local law enforcement authorities, village justices, elected and school officials to host workshops for the youth and their parents. The workshops will discuss topics such as school dropout, peer pressure, cyber bullying, underage drinking, drugs, domestic violence and gangs.

Part of the funding that is being requested is to help defray the cost of materials and refreshments for the parents attending the workshops and their children. TJC will also use a percentage to host a summer camp that will provide a safe, structured and nurturing environment for the children which is a time when they needed it the most.

The goal of this program is two folds. To strengthen community ties by creating a trusting relationship between law enforcers, parents and youths. The second goal is to provide positive alternatives to the targeted youngsters and help to reduce crime. Funding is also requested to reward youngsters who meet the program goal and objectives and exhibit positive behavior. The participants will be taken to social events and trips. We believe that will expose and introduce our youths to a healthier lifestyle. We will also take them to college tours to broaden their horizon and give them a more positive outlook on life. Such experiences set them on a productive path for higher education and afford them an opportunity for a successful future.

Upon completion of the program, the participants should experience a greater sense of worth. They will take pride in their community and collaborate with their local law enforcement authorities to untangle other youngsters who might be caught in a social vicious cycle.

### **Past Accomplishments**

Upon receiving its certificate of incorporation and while awaiting for its 501-3c, TJC has started to run a boy scout and pioneers girls group on Friday evening in collaboration with the French Speaking Baptist Church. TJC currently run an after school program for about 30 children. TJC also provide mentoring for some of the middle school boys attending the tutoring program in the hope of helping our boys to stay out of trouble,

become academically successful and most importantly to help them making a safe and smooth transition from boyhood to manhood.

Each member of the prospective team members has at least seven years working in the field of education, psychology, counseling, childcare, social work, and accounting. All the experiences combined amount to over twenty years, working in these areas. Additionally we are familiar with wide range of resources and services that help our youths. We also believe that we will enjoy the support of many other institutions; privates, public sectarians and non-sectarians organization as the center's focus will be to work collaboratively with existing organizations for the enhancement of Rockland, the greater community and most importantly for the betterment of all our children and families.

### **Legal Aid Society of Rockland, Inc.**

#### **Homeownership**

Maximize homeownership opportunities for low and middle-income families by preventing foreclosure through comprehensive legal representation. The Legal Aid Society of Rockland County (LASRC) anticipates preventing the foreclosure of 200 homes for low and middle-income families by June 30, 2014, through comprehensive representation and partnership with housing counseling agencies to facilitate the opportunities for families to obtain meaningful mortgage modifications in state court proceedings. In addition, homeownership will be preserved by litigating predatory lending claims in state courts and by obtaining appropriate relief in bankruptcy proceedings.

#### **Summary of Need**

As a result of the current financial crisis, foreclosure filings in Rockland County continue at levels unprecedented in recent times. The extraordinary increase in the number of foreclosures has transformed LASRC's legal practice. In 2007, LASRC had eight foreclosure intakes. In 2008, that number increased to 60, and in 2009 to 150. The Rockland County Supreme Court reports that foreclosures filed in 2009, increased from 2008 filings. Homeowners struggle to understand the foreclosure process and the loan modification process and without the benefit of counsel may default in the foreclosure action, not realizing the options that are available to families who have fallen behind on their payments. Estimates indicate that foreclosure filings will continue at record levels for the immediate future, and the demand for legal representation will continue.

#### **Past Accomplishments**

LASRC has initiated a foreclosure prevention project. In partnership with Rockland Housing Action Coalition, LASRC provides legal representation to homeowners who are working with RHAC to obtain meaningful modifications of their mortgage obligations. LASRC represents clients in the foreclosure action, ensuring that homeowners have the time needed to modify mortgages where appropriate, and may pursue other avenues (such

as bankruptcy filings) to maximize likelihood that mortgage modifications will be sustainable long-term. Although it is hard to predict the ultimate outcome for many of LASRC's clients facing foreclosure, we have been extraordinarily successful in preventing foreclosures in the short term. While some of that success can be attributed to changes in state law that have benefited defaulting mortgagors and the courts difficulties in handling the rise in foreclosures, it is beyond dispute that legal representation, as well as housing counseling services, are crucial components in maximizing homeowners opportunities to save their homes.

### **Tenant Based Rental Assistance**

#### **Summary of Need**

The 2005-2009 Consolidated Plan (p.58) lists provision of tenant-based rental assistance (TBRA) to 125 extremely low-income families for the purpose of supplying decent, safe and sanitary housing and assisting with self-sufficiency. That plan (p.125) describes the HOME and HOPWA TBRA programs. The HOME vouchers were utilized through the Rockland Family Shelter and the Rockland County's Family Treatment Program. LASRC provided legal assistance to HOME TBRA participants in the Family Shelter Program (RFS).

There exists a continued need for those programs. A separate submission from the Family Treatment Court will outline the continued need of that program's participants. RFS' needs and accomplishments in this area are a part of its submission of for the proposed Consolidated Plan for 2010-14.

#### **Past Accomplishments**

LASRC will continue its provision of legal representation under the Continuum of Care grant renewed in 2009. Twenty families and individuals will be provided assistance under that grant.

#### **Homeless Prevention**

To provide outreach and homeless prevention to 350 (LASRC) persons and families annually at risk of homelessness by June 30, 2014. Homeless prevention services include, but are not limited to, emergency housing and utility assistance, security deposits, and mediation and legal assistance.

#### **Summary of Need**

The most effective way to prevent homelessness is to stop families and individuals from being initially evicted from their permanent housing. Eviction prevention is especially critical in Rockland County because there is a severe shortage of affordable housing. Thus, those who are evicted are unlikely to secure alternate housing in the county. LASRC continues to believe that providing legal representation greatly enhances tenants chances of keeping their housing when subject to an eviction proceeding. Because of the economic crisis, the number of evictions in Rockland County has increased exponentially. Thus, in 2007 the Rockland County Sheriff served 1026 warrants of eviction; the number of warrants increased to 1423 in 2009 (a 40% increase).

In addition, many tenants who do need to move into new housing are prevented from doing so because they do not have money for security deposits. There continues to be a need, currently provided for with HOME grants, to enhance tenants ability to move into affordable, safe and sanitary housing by continuing funding for security deposits for tenants moving into subsidized housing.

### **Past Accomplishments**

Representation of clients in eviction proceedings is LASRC's highest priority. It will represent more than 1200 clients in housing cases for the period ending on June 30, 2014. It is anticipated that 260 of those clients will be represented with CDBG funding received from the Rockland County Office of Community Development. LASRC will continue to coordinate with the Rockland County Office of Community Development, Department of Social Services (DSS), Catholic Community Services, and other community partners to ensure that tenants have access to emergency eviction prevention funds.

LASRC also will continue to provide counsel and advice in an effort to resolve housing issues before evictions are filed, educate tenants on their rights and obligations, and a facilitate a smooth transition to alternate housing when necessary.

In addition, LASRC will assist 90 families and individuals with security deposits for the period ending June 14, 2014.

### **Ester Gitlow Seniors**

#### **Summary of Need**

The high demand for more affordable senior housing in Rockland County has become increasingly apparent as the baby boomers turn 62 and more of our seniors are living longer on fixed incomes. Due to these difficult economic times, the fact that social security will not be increasing in the near future and that for many seniors they rely solely on social security, pensions, and IRA's the demand for low income senior housing will continue to increase. According to The Rockland County New York State website (please see exhibit A1- A6), Rockland county has the fastest growing senior population in the state of New York. Between 1990 and 2000 there was a 20% increase in the senior population who live alone and a 26% overall increase in population compared to 7.1% on average for the State of New York.

### **Past Accomplishments**

The Rockland County Jewish Home for the Aged sponsors two successfully run The United States Department of Housing and Urban Development subsidized affordable senior housing projects in Suffern, NY on the same campus. Har-Lou Management, the property manager for over 16 years was awarded one of HUD's top honors as one of the 100 Best Managed out of 32,000 total projects in the United States. The sponsor's commitment to its residents is also evident as these projects are two of three projects in the State of New York to provide a hot nutritious low cost meal program for the seniors in their community dining rooms. Additionally the sponsor was awarded funds from HUD that will allow them the opportunity to expand services to a third project for the residents in need in Rockland County.

## **HOGAR, Inc.**

### **Homeownership**

To provide 75 individuals and families with the opportunity for homeownership by June 30, 2014. This would improve the quality of life and supply of safe, decent, housing. This will be accomplished through financial assistance to potential homebuyers. The financial assistance includes, but is not limited to, downpayment, closing costs, and purchase price reduction.

### **Summary of Need**

Low income families require financial assistance with the purchase of their first home, considering the high cost of closing costs and sales prices that, although lower than in past years, still remain out of reach for them.

### **Past Accomplishments**

Over 510 families have successfully purchased their first home through our First Time Buyers program.

### **Family Rental Housing**

To provide financial assistance in the construction/reconstruction of **30** units of affordable 2+ bedrooms for families by June 30, 2014. The housing units will provide families with decent, safe, sanitary units at incomes under 50% of the county median.

### **Summary of Need**

Much of the existing rental housing stock in the Village of Haverstraw is in sub-standard condition. Sadly, this same housing stock is also considered the most affordable by HUD standards. Providing decent, safe affordable housing will require major rehab of these units.

### **Tenant Based Rental Assistance**

To provide tenant-based rental assistance to **60** extremely low-income/low income families for the purpose of supplying decent, safe, sanitary housing and assisting with self-sufficiency by June 30, 2014.

### **Summary of Need**

In the past 15 years over 111 units have been lost to fires, condemnation and other hazardous conditions. The bulk of the units lost were located in low income areas, or formerly occupied by low income residents. New units were replaced, however, the replacements were condominiums and single family homes, far out of reach for the residents who need housing the most. Rental assistance will keep these families from being uprooted from their local job or social support groups.

### **Owner Occupied Housing Rehabilitation**

To provide financial assistance to aid in the rehabilitation of **20** low/moderate single family housing units for families, senior citizens and disabled families by June 30, 2014.

The assistance would be for the alleviation of local code violations and Housing Quality Standard issues.

### **Summary of Need**

As the foreclosure crisis levels off in our area, making REO properties habitable will pose the biggest challenge. Assistance to remedy the violations and make the repairs will prove to be the best source to bridge the gap between the buyer and the corporate owner. Also for consideration of owner occupied rehab is the aging housing stock in the older communities, many of which are occupied by elderly families living on low fixed incomes.

### **Past Accomplishments**

35 owner occupied units were rehabbed through the Fix It Up Rehab program, a collaboration of funding agencies made the difficult and arduous process possible. However difficult it is to approach rehab, it is a necessary task for communities with older housing stock.

## **Housing Opportunities for Persons with AIDS (HOPWA)**

ARC of Rockland

- 1) AIDS Related Community Services provides case management, mental health counseling and support groups to persons infected with and effected by HIV/AIDS. Housing is an important issue to many or all of our clients; many of whom are low-income. ARCS case managers have assisted many clients in obtaining and maintaining their housing. This is done with the assistance of the rest of the community, i.e.: DSS, Office of Community Development (HOPWA/Section 8) and Legal Aid when necessary. ARC's role is to advocate with landlords, other community agencies and providers to ensure clients are able to maintain safe housing. ARC's case managers also frequently apply for Ryan White grant money on behalf of clients for help with rent and utilities.

There are many obstacles for clients in maintaining and obtaining adequate housing. The first is that it is in short supply. The second is that many landlords who do have moderate housing prices do not provide for a safe environment. Clients are often left with no other choice but to stay in a certain apartments because there is no place else to go.

- 2) ARC's cannot provide housing nor does it provide any supplementary programs for rent, etc. ARC's case managers work with community agencies in order to help a client maintain housing. The clients are often assisted in budgeting, in obtaining grants and utilizing community resources, i.e.: Catholic Community Services.
- 3) Additional resources would be useful by clients in obtaining more suitable housing. Right now rent limits for apartments are relatively low and therefore

forces many of our clients into a “slum” situation. More money could be provided for repairs on existing apartments and furniture and appliances.

#### Legal Aid Society of Rockland

The most significant unmet housing need facing people living with HIV/AIDS in Rockland County, particularly those who are indigent, is the shortage of safe and affordable housing. A steadily growing population, rapidly rising rents and a dearth of subsidized and protected (with a right to have the lease renewed at a regulated rent) housing stock have all contributed to this housing shortage. Consequently, in Rockland County, eighty percent of households with incomes between \$10,000 to \$19,999 pay over 30 percent of their income toward rent. Census 2000 Summary File 3, Table QT-H-13. Furthermore, 75 percent of tenants living in Rockland County, pay rents above the New York State median gross income. Thus, due to the shortage of affordable housing, obtaining access thereto and retention thereof is the primary need for indigent families in general and particularly for people living with HIV/AIDS in Rockland County.

While The Legal Aid Society plays no significant role in the procurement of affordable housing, it is the only agency which provides legal assistance to indigent clients in preventing evictions and the consequent homelessness. Eviction prevention, particularly legal representation in local justice courts, is a crucial tool in assisting affected families and individuals in retaining their housing. Currently, HOPWA funds are the only funding source available specifically to fund legal representation of persons living with HIV/AIDS who are facing eviction.

Keeping consumers in their houses through legal representation is the number one priority for Legal Aid Society’s expenditure of HOPWA funds. Working closely with community HIV/AIDS providers, the project strives to spot potential problems early on and foster a satisfactory resolution avoiding an eviction proceeding. In those cases where an eviction proceeding is brought zealous representation in court, including asserting all available legal defenses (e.g. warranty of habitability, retaliatory eviction, untimely notice, non-compliance with federal and /or state laws and regulations in subsidized and federal housing) and accessing community resources, is utilized to preserve the client’s housing.

A major obstacle in meeting unmet housing needs is a lack of awareness of resources (e.g. charitable agencies, legal services agencies, Section 8 offices) both private and public, available to the Rockland County HIV community to assist them in locating and affording the housing. Another considerable barrier for the community is a lack of knowledge regarding tenants rights and responsibilities. It is our experience that many clients do not grasp many of the basic landlord tenant issues such as the leasing of apartments, the timing of rental payments, the right to a receipt, the need for judicial evictions, the right to a safe and habitable home and the need to comply with community behavior standards after securing an apartment. Therefore, providing extensive community legal education as well as individual client education, by educating both the service provider and the consumer will be a priority.

The cooperative nature of our legal work, combined with the emphasis on community legal education, ensures not only that individual evictions are prevented but also serves to make clients aware of other resources in Rockland County (including access to care) as well as contributing to our consumers' housing stability by making them better aware of their rights and obligations. Thus, activities funded with a HOPWA grant deal with consumers' immediate emergency as well as helping to meet their long-term needs.

# **EXHIBIT A**

## **Administrative Policy and Procedures**

### **HOME Investment Partnership Program**

#### **Housing Opportunities for Persons with AIDS**

#### **American Recovery and Reinvestment Act – Homeless Prevention and Rapid Re-Housing Program**

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 the American Recovery and Reinvestment Act of 2009.

#### **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 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 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

The American Recovery and Reinvestment Act of 2009

### **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. The County of Rockland shall not subordinate in any other circumstance, to include debt consolidation.

## **TENANT ASSISTANCE PROGRAM**

The program guideline for the HOME Tenant Assistance Program, HOME 2 Program (HOPWA) and the American Recovery and Reinvestment Act of 2009 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 Division of Housing 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. 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.

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 Division of Housing and Community Renewal Administrative Plan at the time the County of Rockland opens the Section 8 Wait List.

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

## **ROCKLAND FAMILY SHELTER TBRA PROGRAM**

The program guidelines for the Rockland Family Shelter 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 Housing 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 the Rockland Family Shelter and was a resident of Rockland County for a minimum of one-year. The applicant must be receiving services from the Rockland Family Shelter through the Supportive Housing Grant. The applicant must be fully employed with a goal of family self-sufficiency within two years of initial lease up.

## **COMMUNITY DEVELOPMENT TBRA PROGRAM**

The program guidelines for the Community Development Tenant Assistance Program 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 Division of Housing and Community Renewal regulations and administrative plans. The 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 someone who will be “reached” for subsidized housing within 2 years of assistance.

## **HOMEBUYER 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%. 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 (the Village’s of New Square, Wesley Hills, 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, Wesley Hills, 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.

### **AMERICAN DREAM DOWN PAYMENT INITIATIVE**

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 higher of \$10,000 or 6% of the purchase price of the money needed to close the “gap” and a “match,” money out of pocket by the homebuyer is required. 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 Loan 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 (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 higher of \$10,000 or 6% 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.

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.

### **AMERICAN RECOVERY AND REINVESTMENT ACT**

#### **HOMELESS PREVENTION AND RAPID RE-HOUSING PROGRAM**

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 2005-2009. The maximum benefit per family through the Homeless Prevention and Rapid Re-Housing (HPRP) program is \$3,000.00.

All families must meet with a housing-related case management person at the Department of Social Service. The DSS case management will be provided to each family that receives Homeless Prevention and Rapid Re-Housing 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 The American Recovery and Reinvestment Act of 2009. 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 Rockland County Office of Community Development will follow the same practices it utilizes with the HUD Entitlement grants in regards to timeliness for expending grant funds. Annually the County of Rockland spend its CDBG and is below the 1.5 times threshold several months (4-6) in advance of the regulatory timeline. As with the HUD Entitlement grants, Rockland County Office of Community Development as the designated grantee will be responsible for ensuring that HPRP funds are used in accordance with all program requirements. The use of designated public agencies, Subrecipients, or contractors does not relieve the Office of Community Development of this responsibility.

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.

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 of two months of the rent.

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.

Qualifications - Persons who reside in a Rockland County that meet the “low-income” qualifications. A "low income-person" is defined as having a household income of 50% 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.



## **EXHIBIT B**

### **CITIZEN PARTICIPATION PLAN**

The County of Rockland encourages citizens to participate in the development of the Consolidated Plan through public hearings, and contacts with concerned groups and individuals. Special outreach is made to residents of public and assisted housing and in areas where Community Development Block Grants (CDBG), HOME Investment Partnership Program, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons With Aids (HOPWA) funds are proposed to be used, as well as minority and non-English speaking persons, and those with mobility, visual or hearing impairments.

The citizen's role in the Consolidated Plan process shall be reflected in the development, implementation, program amendments and submission of progress reports.

A. Representatives of neighborhood associations, not-for-profit organizations, civic and educational organizations, including those of low and moderate income areas, shall be given the opportunity to participate in the development of the County's Consolidated Plan through public hearings and a public information program;

B. A public hearing shall be conducted with interested community associations, not-for-profit organizations, and civic groups to advise them of the program. The purpose of the hearing is to review the County's performance under the program and obtain views on community development and housing needs. A public information program has been developed which includes program information on activities, program status reports, presentations to consortium member communities, and media coverage.

C. Each consortium member community shall be responsible for public hearings and group meetings, a public information program, and responding to citizen proposals for their respective communities.

The Office of Community Development will consult with the consortium member communities regarding consideration of public housing needs and planned comprehensive grant program activities. The Office Of Community Development will help ensure that activities with regard to local drug elimination, neighborhood improvement programs and resident programs and services those funded under a program covered by the consolidated strategy and plan are fully coordinated to achieve comprehensive community development goals.

The Citizen Participation Plan has been prepared to explain the Office of Community Development's role with the public in the preparation of the Consolidated Plan. Citizens shall be given a two-week comment period to review the proposed Citizen Participation Plan and on any amendments to the Citizen Participation Plan. The County of Rockland will make the Citizen Participation Plan public and will be in a format accessible to persons with disabilities.

Notification of the availability of the Citizen Participation Plan shall be published in the local paper of record, the Rockland Journal News, The Rockland County Times, and other forms of media deemed appropriate.

Upon completion of the two-week citizen comment period, the proposed Citizen Participation Plan and a summary of comments shall then be forwarded to the County Executive for adoption.

## **CITIZEN PARTICIPATION COORDINATOR**

The Director of Community Development has designated a Citizen Participation Coordinator whose responsibilities include:

- A. Organizing the public hearing, scheduling meetings with neighborhood and civic groups, ensuring compliance with the Plan and all applicable federal regulations regarding Citizen Participation requirements pursuant to HUD regulations;
- B. Recording and responding to all written comments, proposals and complains and ensuring the distribution of the same to staff members responsible for preparation/implementation of the programs; maintaining a record of all citizen proposals received by the County during the preparation of the Consolidated Plan application.
- C. Ensuring distribution of citizen's comments and complaints to staff members responsible for preparation/implementation of the program.

## **PUBLIC INFORMATION PROGRAM**

### **Public Documents**

The County shall provide full public access to HUD Programs under the Consolidated Plan, including the following documents, which are maintained on file at the Office of Community Development.

- 1. Federal Regulations: The Community Development Block Grant Program and HOME Program related issuance and provision (i.e. Uniform Relocation Assistance).
- 2. Summary of the Housing and Community Development Act of 1977.
- 3. Title I of the Housing and Community Development Act of 1974, as amended.

4. County of Rockland Entitlement Grants to include Community Development Block Grant Program, HOME Program, ESG, and other HUD-funded programs.
5. County of Rockland: Consolidated Annual Performance Evaluation Report.
6. County of Rockland: Citizen Participation Plan
7. County of Rockland/HUD: Grant Agreements, Audit Records, Evaluation Reports, approval letters, and related correspondence.
8. County of Rockland: Records of public meetings, informal meetings with civic and neighborhood groups, and related notifications pertaining to programs under the Consolidated Plan.
9. Home Investment Partnership Act (HOME) 24 CFR Part 92.

A. Special Information

The Office of Community Development shall provide specific program information describing the Residential Rehabilitation Program, Fair Housing and other special programs and projects.

B. Public Notices

In accordance with the federal regulations, the County shall publish official notices of its public hearings in two area newspapers: The Rockland Journal News and The Rockland Times. Announcements of the public hearings shall also be sent to each Consortium Member Community and Local Not-for-Profits. Public service agencies and other local neighborhood and civic groups shall also be informed.

Legal notification with ten days notice shall be given for all public hearings. Details of the notice include date, time, place and purpose of the public hearing.

C. Access Records

Citizens, community organizations, public agencies and other interested parties shall be given reasonable and timely access to information and records relating to the County's Consolidated Plan and the County's use of assistance under the programs covered by the Consolidated Plan.

D. Technical Assistance

Groups representative of persons of very low and low-income shall be provided, upon request, technical assistance in developing proposals for funding assistance under any programs covered by the Consolidated Plan.

E. Meeting the Needs of Non-English Speaking Persons

To provide full access to programs under the Consolidated Plan for non-English speaking persons, the following procedures have been established:

1. Dissemination of program materials, and notices of hearings to non-profit agencies serving the County's Spanish-speaking population.
2. Notices of public hearings and availability of information, and citizen meetings for the proposed Consolidated Plan and program amendments shall be published in Spanish language paper.
3. Spanish interpreters shall be present at public hearings where the County feels that a significant number of Spanish-speaking persons may require such assistance

**Meeting the Needs of Persons with Disabilities**

1. Only sites with handicap access shall be selected for public hearings.
2. Announcements shall be posted in legal notices published in newspapers.
3. Outreach to community organizations representing disabled persons shall be part of the County's Consolidated Planning process.

**PUBLIC HEARINGS – GENERAL PROCEDURES**

Public hearings shall be held at each Consortium Member Community with the location accessible to the handicapped. In addition to the public hearings, the County shall continue to meet with particularly effected groups to discuss and plan specific projects.

At least two public hearings per year shall be conducted, at a minimum, during two different stages of the program year for discussion of housing and community development needs of proposed activities and review of program performance.

Notice of the public hearings shall be sent to the Consortium Member Communities as well as non-profit organizations. Each group shall be responsible for designating a representative to the meeting. Special care shall be taken to ensure those low and moderate-income populations and areas where there is concentrated community development activity are represented at the public hearing.

In the event that the County wishes to amend its Consolidated Plan, or a program covered under the plan, a public hearing shall be held prior to submission to HUD of the proposed amendment only if the amendment is deemed to be a substantial change. The purpose of this meeting shall be to advise the public of the program change and solicit their view or comments. Additional meetings may be scheduled as desirable.

### **PROCEDURES FOR CITIZEN COMMENTS AND OBJECTIONS**

Prior to submission to HUD of the Consolidated Plan, Annual Consolidated/Action Plan, Program Amendments, or the Consolidated Annual Performance Evaluation Report, citizens or units of general local government shall be provided with a comment period of not less than 30 days. The County shall consider any comment or views of citizens (or unit of general local government) received in writing or orally at the public hearings, in preparing the final Consolidated Plan, Annual Consolidated/Action Plan, Program Amendments, or the Consolidated Annual Performance Evaluation Report.

Citizens may submit objecting to the County's Consolidated Plan, Annual Consolidated/Action Plan, Program Amendments, or the Consolidated Annual Performance Evaluation Report directly to the Director of Community Development or the U. S. Department of Housing and Urban Development. Such objections must address the following issues, which are specified in HUD regulations:

The applicant's description of needs and objectives is plainly consistent with available facts and data; or the activities to be undertaken are plainly inappropriate to meeting the needs and objections identified by the applicant; or the application does not comply with HUD requirements regulating programs under the Consolidated Plan or other applicable laws; or the application proposes activities which are otherwise ineligible as specified in applicable HUD regulations.

Citizen comments may be forwarded to:

Joseph F. Abate, Director  
Office of Community Development  
185 North Main Street  
Spring Valley, New York, 10977

-or-

Vincent Hom, Director  
Office of Community Planning and Development  
U. S. Department of Housing and Urban Development  
Jacob Javits Federal Building  
26 Federal Plaza  
New York, NY 10278-0068

At minimum, the County shall provide a timely, substantive written response to every written citizen objection or complaint, within 20 working days, where practical. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final Consolidated Plan, Annual Consolidated/Action Plan, Program Amendments, or the Consolidated Annual Performance Evaluation Report.

## **PROCEDURES FOR PROGRAM AMENDMENTS**

- A. The County shall amend its approved Consolidated Plan whenever it makes one of the following decisions:
  - 1. To make a substantial change in its allocation priorities or a substantial change in the method of distribution of funds;
  - 2. To carry out an activity, using funds from any program covered by the Consolidated Plan (including program income), not previously described in the action plan; or
  - 3. To substantially change the purpose, scope, location or beneficiaries of an activity.
- B. Criteria for Substantial Change:
  - 1. A substantial change shall be defined as any reduction of funds for an approved activity where the original objective can no longer be met; or,
  - 2. Any new activity not previously included in the Consolidated Plan.
- C. Submission to HUD

An amendment deemed to be a substantial change must be made public, approved by the County Executive, and submitted to HUD before the County implements changes embodied in the amendment.

D. Citizen Participation

When the County decides to make a change that requires an amendment of the plan, in accordance with 91.105, it shall provide citizens with reasonable notice of the change and an opportunity to comment on it.

**CITIZEN PARTICIPATION PROCEDURES FOR THE SUBMISSION OF THE CONSOLIDATED PLAN**

To afford citizens a reasonable opportunity to examine the contents of the proposed Consolidated Plan the County shall notify via public notice citizens, or units of general local government as appropriate, as they are developed during the program year.

Publication and Distribution of Proposed Consolidated Plan

Prior to the adoption of the Consolidated Plan for submission to the U.S. Department of Housing and Urban Development, the County shall make available to citizens, public agencies, and other interested parties a copy of the Proposed Consolidated Plan that includes the amount of assistance the County expects to receive from various Federal and non-Federal funding sources and the range of activities that may be undertaken. The proposed Consolidated Plan shall detail the amount, which will benefit persons of very-low and low-income, as well as the County's plans to minimize displacement of persons and the amount of assistance to any persons displaced as a result of federally-funded activities.

Full copies of the Proposed Consolidated Plan shall be available at the following locations, as well as a copy shall be sent to each Consortium Member Community:

**Rockland County Office of Community Development  
185 North Main Street  
Spring Valley, New York, 10977**

Continuity of participation is assured throughout all stages of the program by the dissemination of information to participating entities. Toward this end, the Citizen Participation Coordinator will have outreach materials available to all parties at the Office of Community Development.

A. Citizen Comment Period

Citizens shall have at least 30 days to comment on the Proposed Consolidated Plan upon distribution to public and governmental offices; comments shall be submitted to the County or the U. S. Department of Housing and Urban Development as stated in Section IV - Procedures for Citizen Comments and Objections.

B. Lead Agency Designation

The County has identified the structure through which it will carry out its Consolidated Strategy and Plan. This structure principally revolves around the Office of Community Development – but also includes private and non-profit organizations and public institutions.

The Office of Community Development prepares a list of funding priorities, based upon the following factors:

- a. Previously documented needs
- b. Requested funds
- c. Additional research of residents needs
- d. Input from the public service providers and government entities

Public hearings are held in each of the consortium member communities, a schedule of the public hearings is included in the Consolidated Plan and the annual Consolidated/Action Plan:

**EXHIBIT C**  
**Residential Anti-Displacement and Relocation Assistance Plan**  
**HUD Funded Programs**

This Residential Anti-Displacement and Relocation Assistance Plan (RARAP) is prepared by the County of Rockland in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to HUD funded programs including but not limited to our CDBG, CDBG-R and HOME assisted projects.

### **Minimize Displacement**

Consistent with the goals and objectives of activities assisted under the ACT, the County will take the following steps to minimize the direct and indirect displacement of [persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are “lower-income dwelling units” as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of a project.

### **Relocation Assistance to Displaced Persons**

The County will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG, CDBG-R, HOME or other HUD funded programs, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.450. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

### **One-for-One Replacement of Lower-Income Dwelling Units**

The County will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG, CDBG-R, HOME or other HUD funded programs, in accordance with 24 CFR 42.375.

Before entering into a contract committing the County to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the County will make public by publication in a newspaper of general circulation and submit to HUD the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. (See also 24 CFR 42.375(d).)
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD –approved Consolidated Plan and 24 CFR 42.375 (b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the County will identify the general location of such dwelling units on a map and complete the disclosure and submission of requirements as soon as the specific data is available.

### **Replacement not Required Based on Unit Availability**

Under 24 CFR 42.375(d), the County may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

### **Formal Appeal Process.**

When a formal appeal is required.

1. Rockland County Office of Community Development must give an affected party subject to relocation an opportunity for a formal appeal:
  - i. To consider whether the Subrecipient's decisions relating to the individual circumstances of an affected party are in accordance with the law, HUD regulations and ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT policies.
  - ii. The affected party believes that the determination of the subrecipient was not in their best interest.
2. Discovery by affected party. The affected party or business must be given the opportunity to examine before the documents that are directly relevant to the formal appeal. The affected party or business must be allowed to copy any such document at the affected party's expense. If the subrecipient does not make the document available for examination on request of the affected party, the ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT may not rely on the document at the formal appeal. The term "documents" includes records and regulations.
3. Representation of affected party. At its own expense, the affected party may be represented by a lawyer or other representative.
4. A formal appeal officer: Appointment and authority.
  - a. (i) The formal appeal may be conducted by any person or persons designated by the ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT, other than a person who made or approved the decision under review or a subordinate of this person.
  - b. The person who conducts the a formal appeal may regulate the conduct of a formal appeal in accordance with the ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT formal appeal procedures.
5. Evidence. The ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT and the affected party must be given the opportunity to present evidence, and may question any witnesses. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.
6. Issuance of decision. The person who conducts the formal appeal must issue a written decision, stating briefly the reasons for the decision. Factual determinations relating to the individual circumstances of the affected party shall be based on a preponderance of the evidence presented at the formal appeal. A copy of the formal appeal decision shall be furnished promptly to the affected party.

**Contacts**

The Rockland County Office of Community Development is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period.

The Subrecipient (the organization that received CDBG, CDBG-R, HOME or other HUD project funds) is responsible for providing relocation payments and other relocation assistance to any lower income person displaced by the demolition of any housing or the conversion of lower income housing to another use. These costs may be funded by CDBG, CDBG-R, HOME or other HUD program funds.

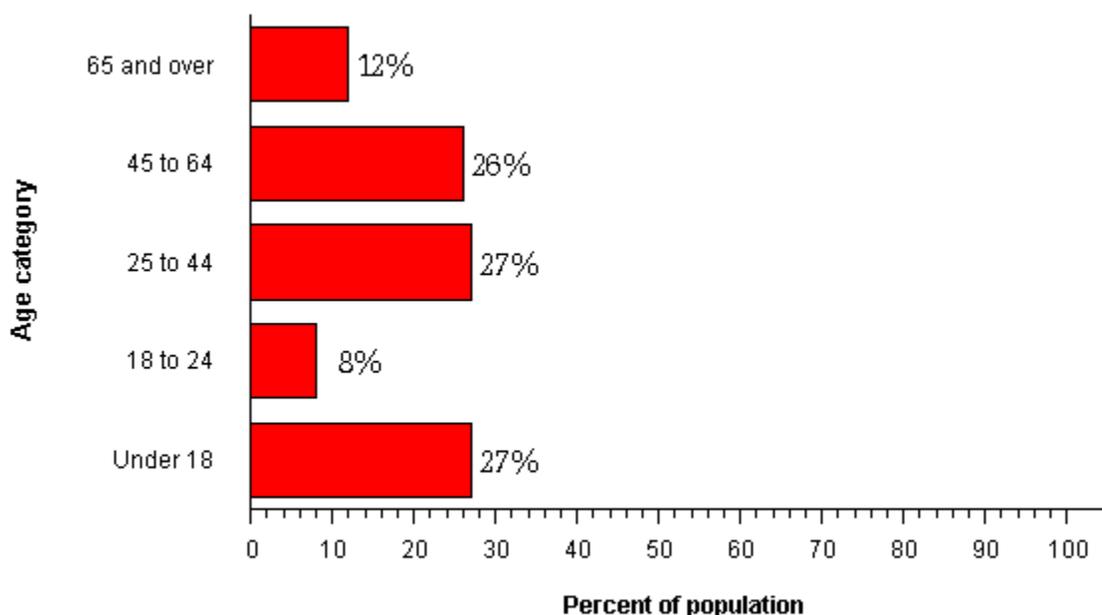
## Exhibit D

### Population and Housing Profile: Rockland County, New York

#### 2003 and 2007 American Community Survey.

POPULATION OF Rockland County: In 2003, Rockland County had a household population of 285,000 - 145,000 (51 percent) females and 140,000 (49 percent) males. The median age was 37.3 years. Twenty-seven percent of the population were under 18 years and 12 percent were 65 years and older.

**The Age Distribution of People in Rockland County, New York in 2003**

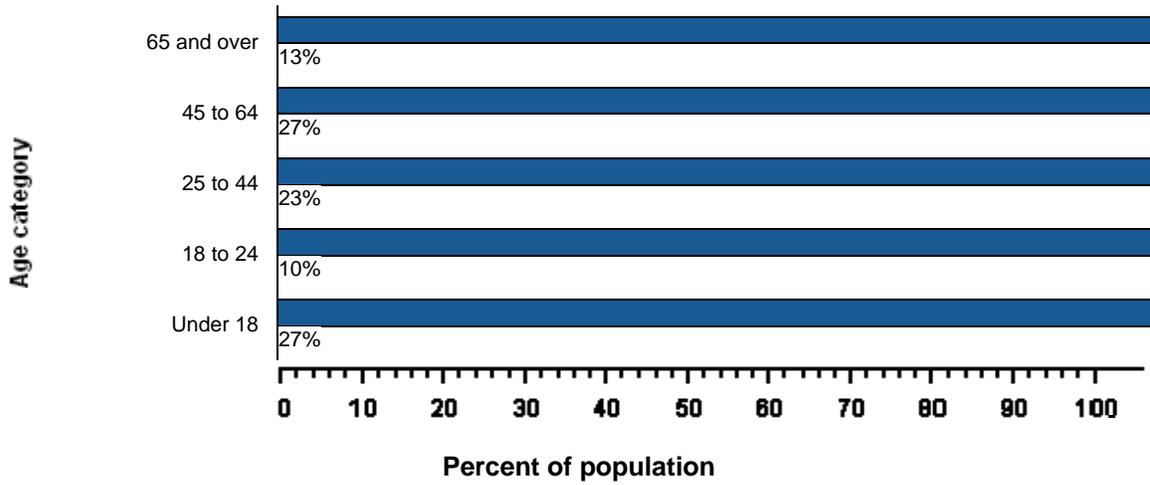


Source: American Community Survey, 2003

For people reporting one race, 78 percent were White alone; 12 percent were Black or African American; less than 0.5 percent were American Indian and Alaska Native; 7 percent were Asian; less than 0.5 percent were Native Hawaiian and Other Pacific Islander, and 3 percent were some other race. One percent reported two or more races. Twelve percent of the people in Rockland County were Hispanic. Sixty-nine percent of the people in Rockland County were White non-Hispanic. People of Hispanic origin may be of any race.

POPULATION OF Rockland County: In 2007, Rockland County had a total population of 296,000 - 150,000 (51 percent) females and 146,000 (49 percent) males. The median age was 37.5 years. Twenty-seven percent of the population was under 18 years and 13 percent was 65 years and older.

### The Age Distribution of People in Rockland County, New York in 2007



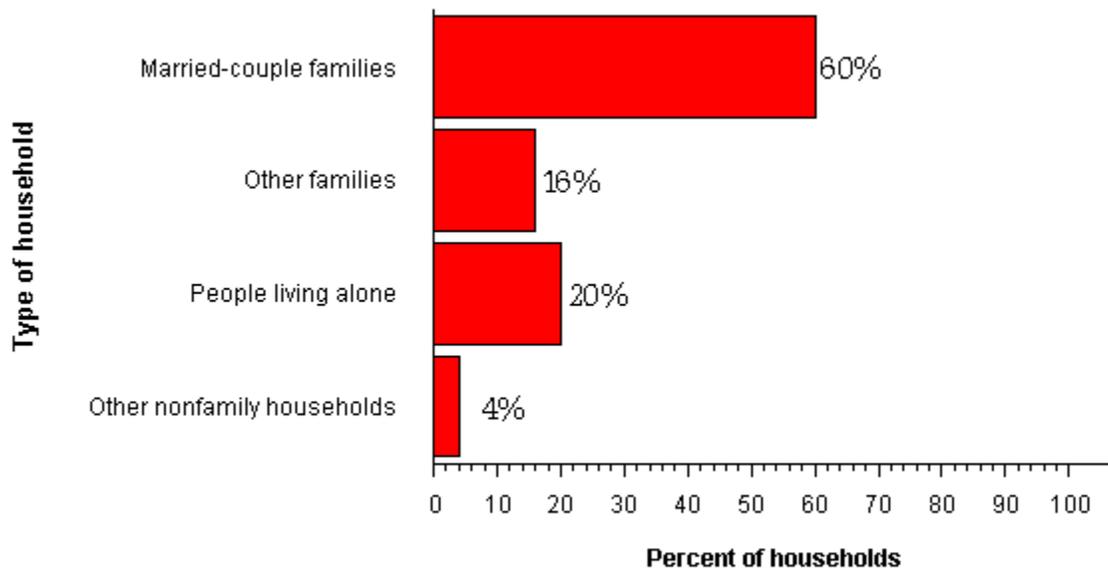
Source: American Community Survey, 2007

For people reporting one race alone, 78 percent was White; 12 percent was Black or African American; less than 0.5 percent was American Indian and Alaska Native; 6 percent was Asian; less than 0.5 percent was Native Hawaiian and Other Pacific Islander, and 3 percent was Some other race. One percent reported Two or more races. Thirteen percent of the people in Rockland County was Hispanic. Sixty-nine percent of the people in Rockland County was White non-Hispanic. People of Hispanic origin may be of any race.

**HOUSEHOLDS AND FAMILIES:** In 2003 there were 93,000 households in Rockland County. The average household size was 3.06 people.

Families made up 76 percent of the households in Rockland County that year. This figure includes both married-couple families (60 percent) and other families (16 percent). Nonfamily households made up 24 percent of all households in Rockland County. Most of the nonfamily households were people living alone, but some were comprised of people living in households in which no one was related to the householder.

**The Types of Households in Rockland County, New York in 2003**



Source: American Community Survey, 2003

**NATIVITY AND LANGUAGE:** Twenty-one percent of the people living in Rockland County in 2003 were foreign born. Seventy-nine percent were native, including 82 percent who were born in New York.

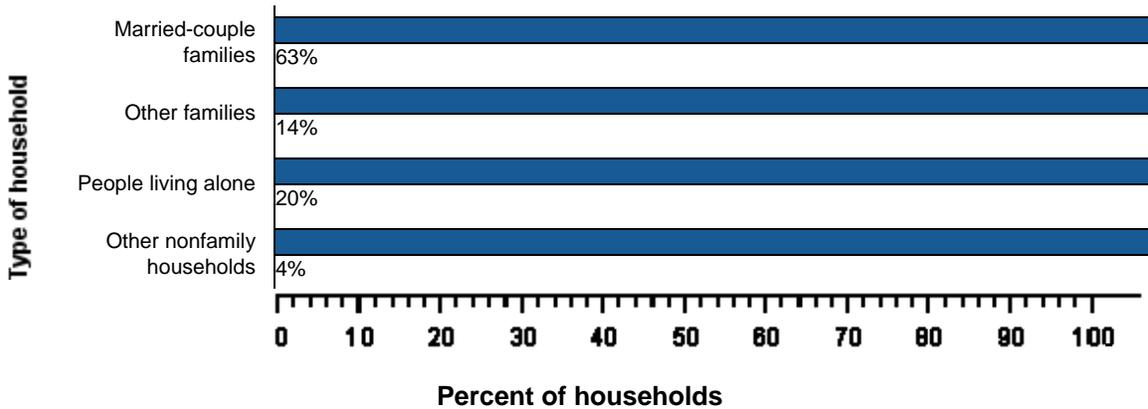
Among people at least five years old living in Rockland County in 2003, 31 percent spoke a language other than English at home. Of those speaking a language other than English at home, 32 percent spoke Spanish and 68 percent spoke some other language; 48 percent reported that they did not speak English "very well."

**GEOGRAPHIC MOBILITY:** In 2003, 90 percent of the people at least one year old living in Rockland County were living in the same residence one year earlier; 7 percent had moved during the past year from another residence in the same county, 2 percent from another county in the same state, 1 percent from another state, and less than 0.5 percent from abroad.

In 2007 there were 94,000 households in Rockland County. The average household size was 3 people.

Families made up 77 percent of the households in Rockland County. This figure includes both married-couple families (63 percent) and other families (14 percent). Nonfamily households made up 23 percent of all households in Rockland County. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

**The Types of Households in Rockland County, New York in 2007**

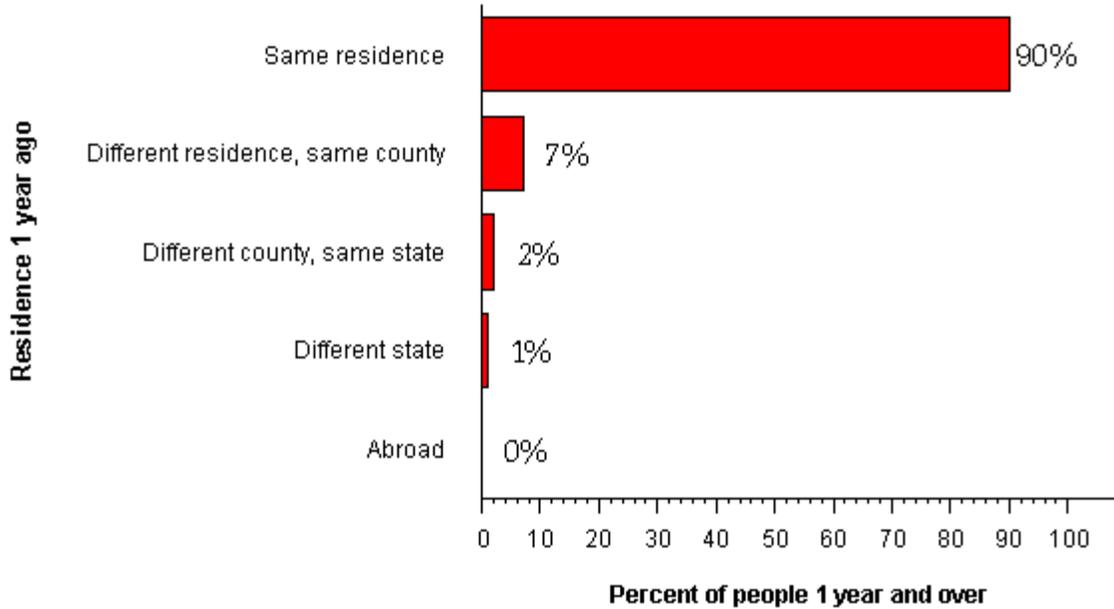


Source: American Community Survey, 2007

**NATIVITY AND LANGUAGE:** Twenty-one percent of the people living in Rockland County in 2007 were foreign born. Seventy-nine percent was native, including 65 percent who were born in New York.

Among people at least five years old living in Rockland County in 2007, 34 percent spoke a language other than English at home. Of those speaking a language other than English at home, 35 percent spoke Spanish and 65 percent spoke some other language; 43 percent reported that they did not speak English "very well."

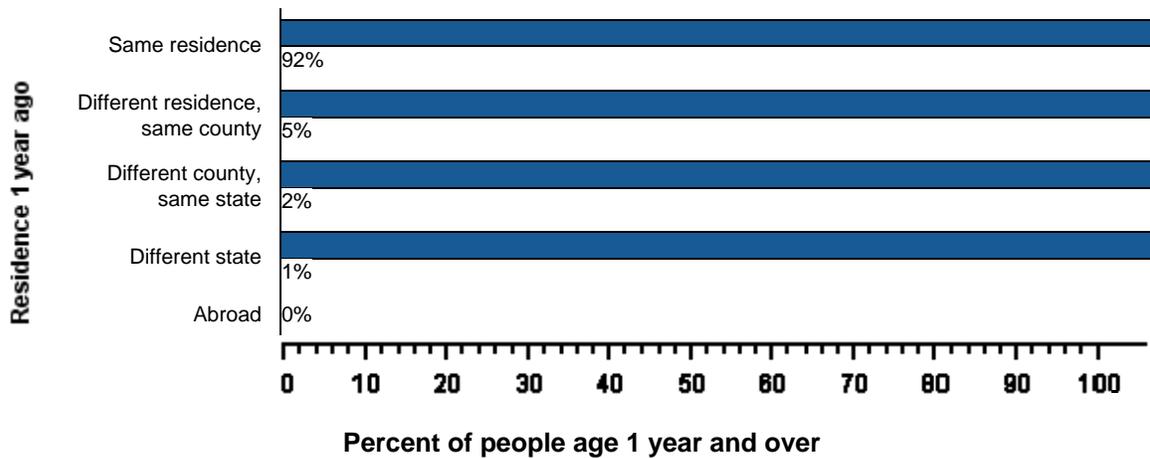
**Geographic Mobility of Residents of Rockland County, New York in 2003**



Source: American Community Survey, 2003

**GEOGRAPHIC MOBILITY:** In 2007, 92 percent of the people at least one year old living in Rockland County were living in the same residence one year earlier; 5 percent had moved during the past year from another residence in the same county, 2 percent from another county in the same state, 1 percent from another state, and less than 0.5 percent from abroad.

**Geographic Mobility of Residents of Rockland County, New York in 2007**

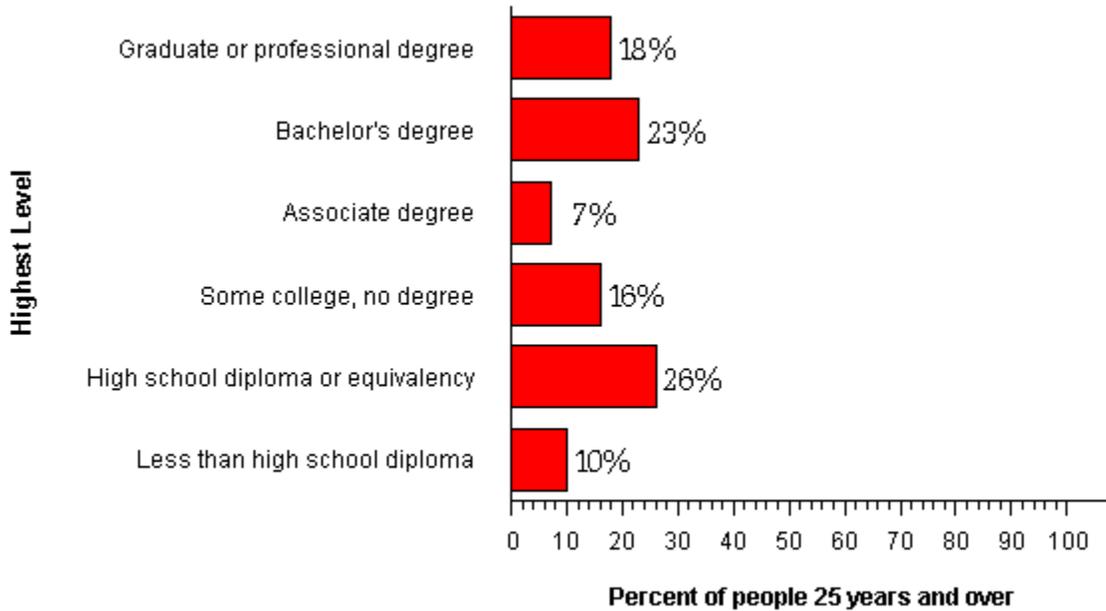


Source: American Community Survey, 2007

EDUCATION: In 2003, 90 percent of people 25 years and over had at least graduated from high school and 41 percent had a bachelor's degree or higher. Among people 16 to 19 years old, 4 percent were dropouts; they were not enrolled in school and had not graduated from high school.

The total school enrollment in Rockland County was 82,000 in 2003. Preprimary school enrollment was 11,000 and elementary or high school enrollment was 53,000 children. College enrollment was 17,000.

**The Educational Attainment of People in Rockland County, New York in 2003**



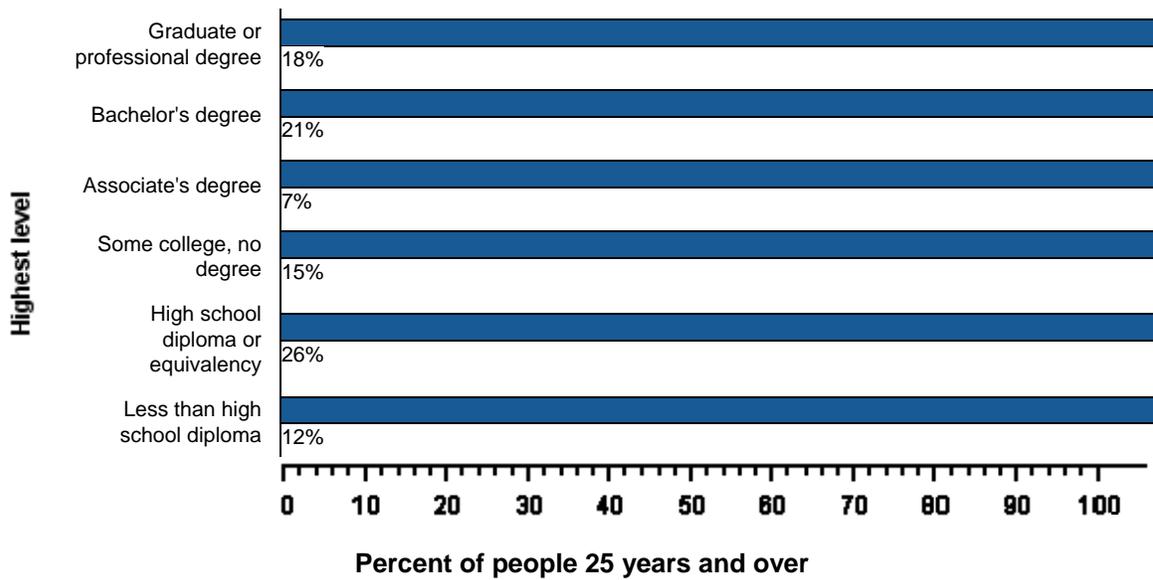
Source: American Community Survey, 2003

DISABILITY: In Rockland County, among people at least five years old in 2003, 8 percent reported a disability. The likelihood of having a disability varied by age - from 4 percent of people 5 to 20 years old, to 6 percent of people 21 to 64 years old, and to 25 percent of those 65 and older.

EDUCATION: In 2007, 88 percent of people 25 years and over had at least graduated from high school and 39 percent had a bachelor's degree or higher. Twelve percent were dropouts; they were not enrolled in school and had not graduated from high school.

The total school enrollment in Rockland County was 89,000 in 2007. Nursery school and kindergarten enrollment was 10,000 and elementary or high school enrollment was 53,000 children. College or graduate school enrollment was 25,000.

### The Educational Attainment of People in Rockland County, New York in 2007

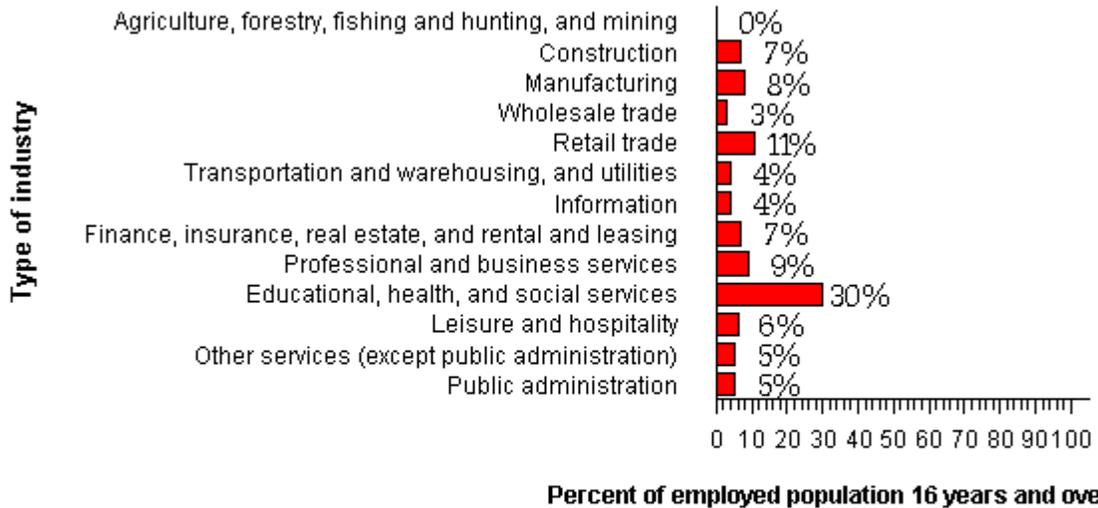


Source: American Community Survey, 2007

**DISABILITY:** In Rockland County, among people at least five years old in 2007, 10 percent reported a disability. The likelihood of having a disability varied by age - from 5 percent of people 5 to 15 years old, to 7 percent of people 16 to 64 years old, and to 35 percent of those 65 and older.

INDUSTRIES: In 2003, for the employed population 16 years and older, the leading industries in Rockland County were Educational, health, and social services, 30 percent, and Retail trade, 11 percent.

**Employment by Industry in Rockland County, New York in 2003**



Source: American Community Survey, 2003

Note: The Professional and business services category includes the following industries: Professional, scientific, management, administrative, and waste management services. The Leisure and hospitality category includes the following industries: Arts, entertainment, recreation, accommodation, and food services

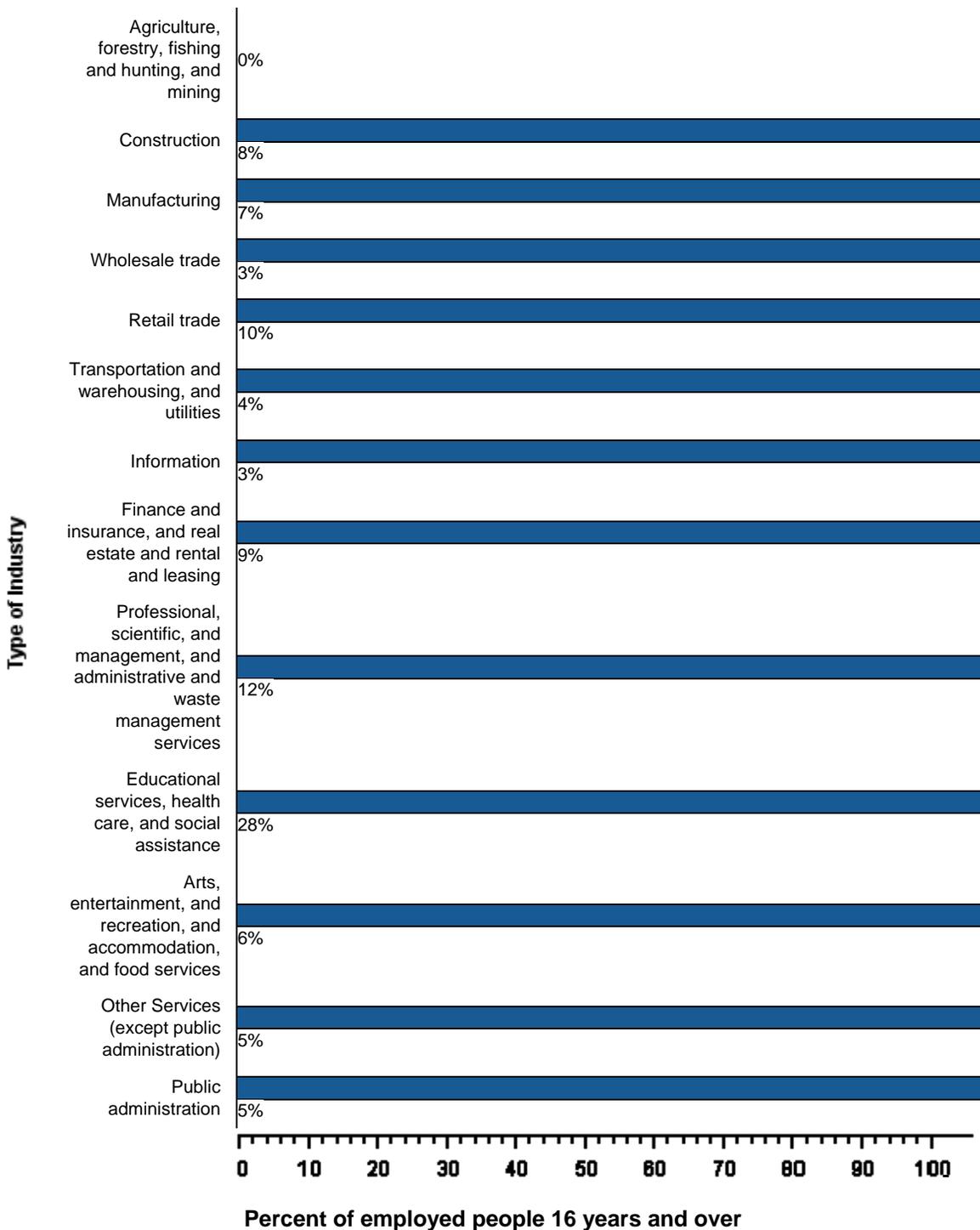
OCCUPATIONS AND TYPE OF EMPLOYER: Among the most common occupations were: Management, professional, and related occupations, 44 percent; Sales and office occupations, 26 percent; Service occupations, 15 percent; Construction, extraction, and maintenance occupations, 9 percent; and Production, transportation, and material moving occupations, 7 percent. Seventy-four percent of the people employed were Private wage and salary workers; 20 percent were Federal, state, or local government workers; and 6 percent were Self-employed.

TRAVEL TO WORK: Seventy-four percent of Rockland County workers drove to work alone in 2003, 11 percent carpooled, 8 percent took public transportation, and 3 percent used other means. The remaining 4 percent worked at home. Among those who commuted to work, it took them on average 31 minutes to get to work.

INCOME: The median income of households in Rockland County was \$72,276. Eighty-six percent of the households received earnings and 19 percent received retirement income other than Social Security. Twenty-seven percent of the households received Social Security. The average income from Social Security was \$14,515. These income sources are not mutually exclusive; that is, some households received income from more than one source.

INDUSTRIES: In 2007, for the employed population 16 years and older, the leading industries in Rockland County were Educational services, and health care, and social assistance, 28 percent, and Professional, scientific, and management, and administrative and waste management services, 12 percent.

**Employment by Industry in Rockland County, New York in 2007**



Source: American Community Survey, 2007

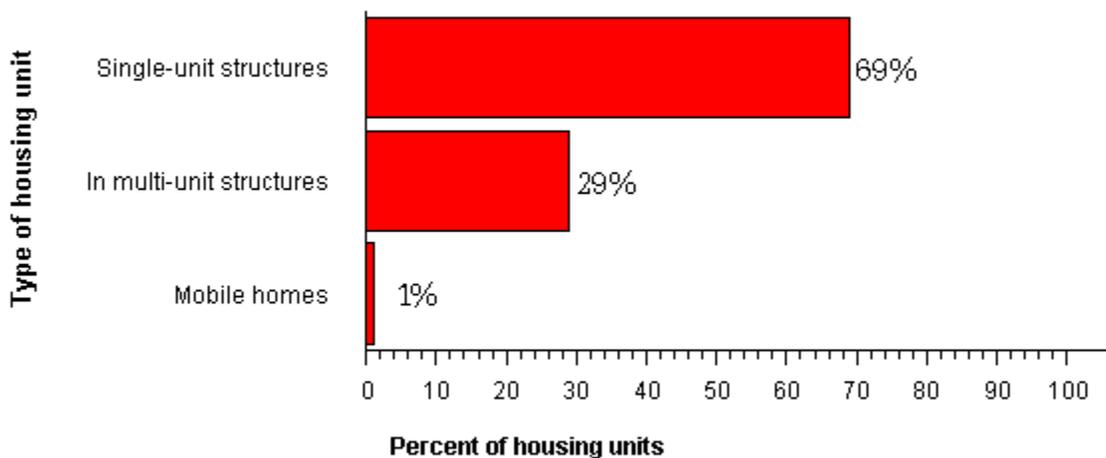
**OCCUPATIONS AND TYPE OF EMPLOYER:** Among the most common occupations were: Management, professional, and related occupations, 44 percent; Sales and office occupations, 25 percent; Service occupations, 17 percent; Construction, extraction, maintenance and repair occupations, 8 percent; and Production, transportation, and material moving occupations, 6 percent. Seventy-six percent of the people employed were Private wage and salary workers; 19

percent was Federal, state, or local government workers; and 6 percent was Self-employed in own not incorporated business workers.

**TRAVEL TO WORK:** Seventy-three percent of Rockland County workers drove to work alone in 2007, 9 percent carpooled, 9 percent took public transportation, and 5 percent used other means. The remaining 3 percent worked at home. Among those who commuted to work, it took them on average 29.7 minutes to get to work.

**HOUSING CHARACTERISTICS:** In 2003, Rockland County had a total of 96,000 housing units, 3.3 percent of which were vacant. Of the total housing units, 69 percent were in single-unit structures, 29 percent were in multi-unit structures, and 1 percent were mobile homes. Fourteen percent of the housing units were built since 1990.

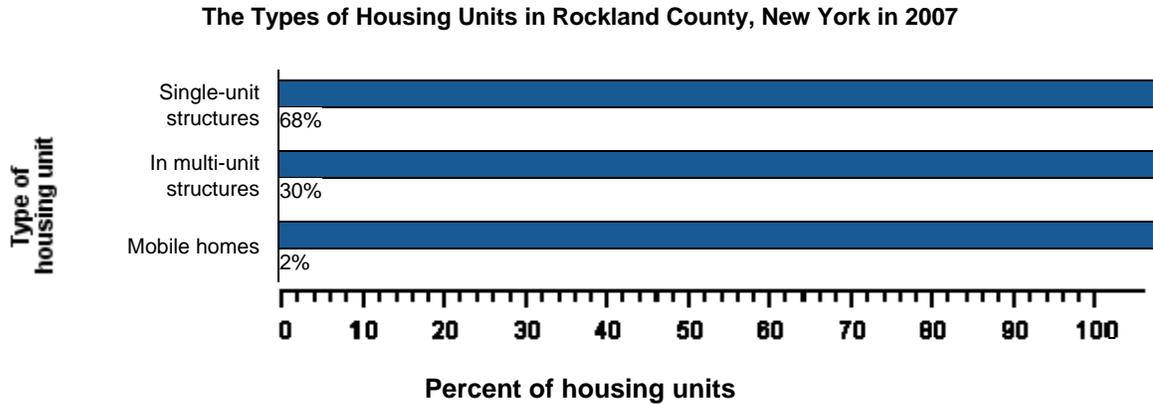
**The Types of Housing Units in Rockland County, New York in 2003**



Source: American Community Survey, 2003

OCCUPIED HOUSING UNIT CHARACTERISTICS: In 2003, Rockland County had 93,000 occupied housing units - 68,000 (73 percent) owner occupied and 25,000 (27 percent) renter occupied. One percent of the households did not have telephone service and 7 percent of the households did not have access to a car, truck, or van for private use. Multi-vehicle households were not rare. Forty-four percent had two vehicles and another 20 percent had three or more.

HOUSING CHARACTERISTICS: In 2007, Rockland County had a total of 99,000 housing units, 4 percent of which were vacant. Of the total housing units, 68 percent was in single-unit structures, 30 percent was in multi-unit structures, and 2 percent was mobile homes. Fifteen percent of the housing units were built since 1990.

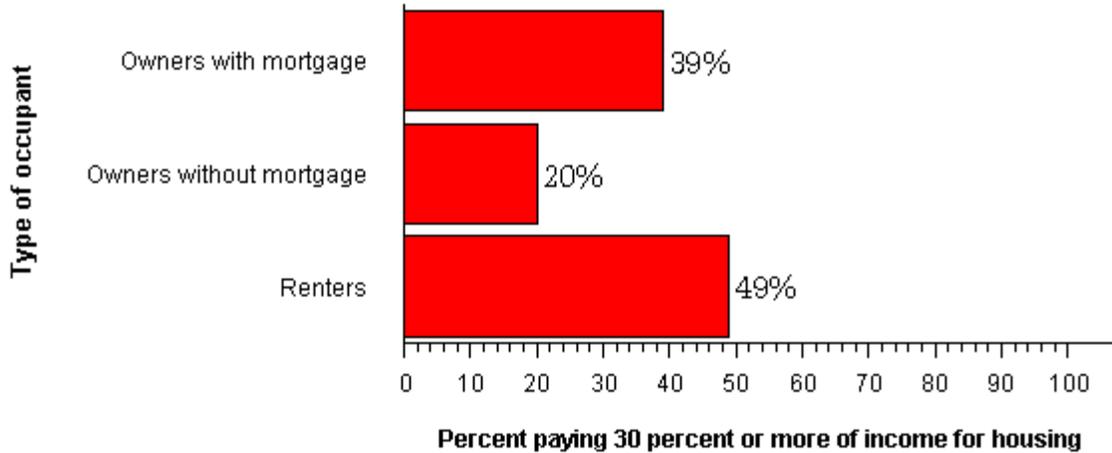


Source: American Community Survey, 2007

OCCUPIED HOUSING UNIT CHARACTERISTICS: In 2007, Rockland County had 94,000 occupied housing units - 70,000 (74 percent) owner occupied and 25,000 (26 percent) renter occupied. Two percent of the households did not have telephone service and 9 percent of the households did not have access to a car, truck, or van for private use. Multi Vehicle households were not rare. Forty-one percent had two vehicles and another 21 percent had three or more.

HOUSING COSTS: The median monthly housing costs for (specified) mortgaged owners was \$2,179, (specified) nonmortgaged owners \$791, and (specified) renters \$1,051. Thirty-nine percent of owners with mortgages, 20 percent of owners without mortgages, and 49 percent of renters in Rockland County spent 30 percent or more of household income on housing.

**Occupants with a Housing Cost Burden in Rockland County, New York in 2003**

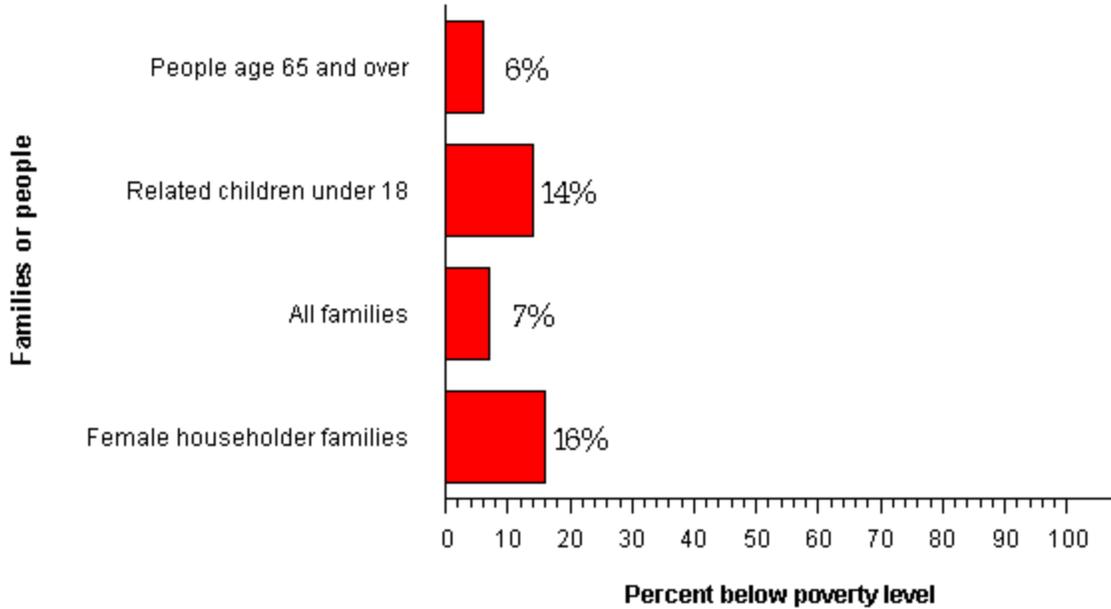


Source: American Community Survey, 2003

**INCOME:** The median income of households in Rockland County was \$81,809. Eighty-four percent of the households received earnings and 21 percent received retirement income other than Social Security. Thirty percent of the households received Social Security. The average income from Social Security was \$17,040. These income sources are not mutually exclusive; that is, some households received income from more than one source.

**POVERTY AND PARTICIPATION IN GOVERNMENT PROGRAMS:** In 2003, 9 percent of people were in poverty. Fourteen percent of related children under 18 were below the poverty level, compared with 6 percent of people 65 years old and over. Seven percent of all families and 16 percent of families with a female householder and no husband present had incomes below the poverty level.

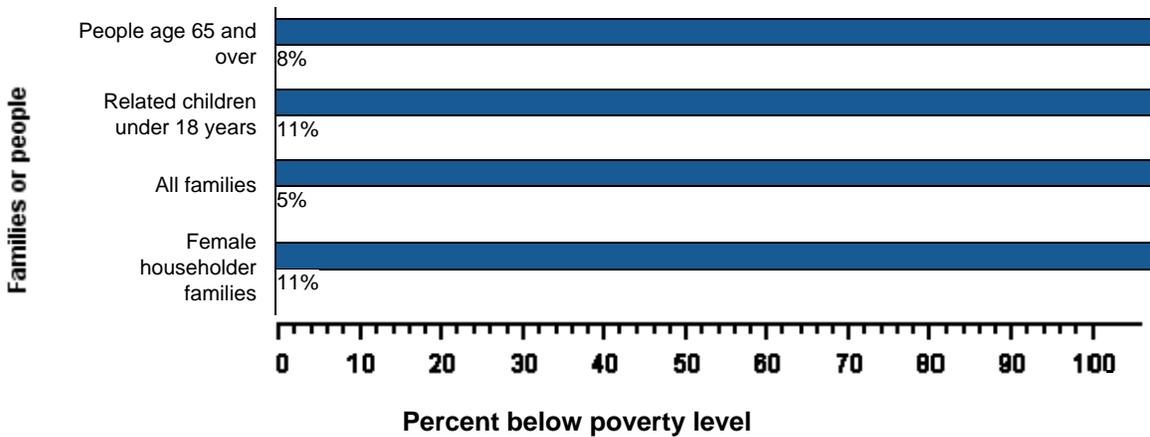
**Poverty Rates in Rockland County, New York in 2003**



Source: American Community Survey, 2003

**POVERTY AND PARTICIPATION IN GOVERNMENT PROGRAMS:** In 2007, 8 percent of people were in poverty. Eleven percent of related children under 18 were below the poverty level, compared with 8 percent of people 65 years old and over. Five percent of all families and 11 percent of families with a female householder and no husband present had incomes below the poverty level.

**Poverty Rates in Rockland County, New York in 2007**



Source: American Community Survey, 2007

## Selected Social Characteristics in the United States: 2008

Data Set: 2008 American Community Survey 1-Year Estimates

Selected Social Characteristics in the United States	Estimate	Margin of Error (+/-)	Percent	Margin of Error (+/-)
<b>HOUSEHOLDS BY TYPE</b>				
<b>Total households</b>	<b>94,687</b>	<b>1,828</b>	<b>94,687</b>	<b>(X)</b>
Family households (families)	71,277	2,442	75.3%	2.1
With own children under 18 years	35,611	2,100	37.6%	2.2
Married-couple family	57,017	2,547	60.2%	2.3
With own children under 18 years	27,700	1,842	29.3%	1.9
Male householder, no wife present, family	3,325	902	3.5%	0.9
With own children under 18 years	1,831	694	1.9%	0.7
Female householder, no husband present, family	10,935	1,442	11.5%	1.6
With own children under 18 years	6,080	1,210	6.4%	1.3
Nonfamily households	23,410	2,036	24.7%	2.1
Householder living alone	20,069	1,910	21.2%	2
65 years and over	7,602	1,363	8.0%	1.4
Households with one or more people under 18 years	37,807	2,255	39.9%	2.3
Households with one or more people 65 years and over	25,000	1,884	26.4%	1.7
Average household size	3.05	0.04	(X)	(X)
Average family size	3.6	0.09	(X)	(X)
<b>RELATIONSHIP</b>				
<b>Population in households</b>	<b>289,224</b>	<b>4,634</b>	<b>289,224</b>	<b>(X)</b>
Householder	94,687	1,828	32.7%	0.4
Spouse	57,106	2,558	19.7%	0.8
Child	110,030	3,127	38.0%	1
Other relatives	18,192	3,228	6.3%	1.1
Nonrelatives	9,209	2,467	3.2%	0.9
Unmarried partner	2,944	701	1.0%	0.2
<b>MARITAL STATUS</b>				
<b>Males 15 years and over</b>	<b>113,872</b>	<b>357</b>	<b>113,872</b>	<b>(X)</b>
Never married	39,782	2,093	34.9%	1.8

Now married, except separated	64,032	2,811	56.2%	2.5
Separated	1,211	613	1.1%	0.5
Widowed	2,479	800	2.2%	0.7
Divorced	6,368	1,309	5.6%	1.2
<b>Females 15 years and over</b>	<b>119,228</b>	<b>299</b>	<b>119,228</b>	<b>(X)</b>
Never married	33,993	1,755	28.5%	1.5
Now married, except separated	60,136	2,550	50.4%	2.2
Separated	2,949	968	2.5%	0.8
Widowed	10,653	1,121	8.9%	0.9
Divorced	11,497	1,600	9.6%	1.3
<b>FERTILITY</b>				
<b>Number of women 15 to 50 years old who had a birth in the past 12 months</b>	<b>4,064</b>	<b>951</b>	<b>4,064</b>	<b>(X)</b>
Unmarried women (widowed, divorced, and never married)	375	289	9.2%	6.5
Per 1,000 unmarried women	11	8	(X)	(X)
Per 1,000 women 15 to 50 years old	59	14	(X)	(X)
Per 1,000 women 15 to 19 years old	0	17	(X)	(X)
Per 1,000 women 20 to 34 years old	106	31	(X)	(X)
Per 1,000 women 35 to 50 years old	43	16	(X)	(X)
<b>GRANDPARENTS</b>				
<b>Number of grandparents living with own grandchildren under 18 years</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>(X)</b>
Responsible for grandchildren	N	N	N	N
Years responsible for grandchildren				
Less than 1 year	N	N	N	N
1 or 2 years	N	N	N	N
3 or 4 years	N	N	N	N
5 or more years	N	N	N	N
<b>Number of grandparents responsible for own grandchildren under 18 years</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>(X)</b>
Who are female	N	N	N	N
Who are married	N	N	N	N
<b>SCHOOL ENROLLMENT</b>				
<b>Population 3 years and over enrolled in school</b>	<b>86,774</b>	<b>2,473</b>	<b>86,774</b>	<b>(X)</b>
Nursery school, preschool	6,921	1,247	8.0%	1.4

Kindergarten	4,249	925	4.9%	1.1
Elementary school (grades 1-8)	34,436	1,243	39.7%	1.7
High school (grades 9-12)	19,934	1,112	23.0%	1.5
College or graduate school	21,234	2,473	24.5%	2.3
<b>EDUCATIONAL ATTAINMENT</b>				
<b>Population 25 years and over</b>	<b>189,250</b>	<b>532</b>	<b>189,250</b>	<b>(X)</b>
Less than 9th grade	7,995	1,989	4.2%	1.1
9th to 12th grade, no diploma	11,663	1,865	6.2%	1
High school graduate (includes equivalency)	42,088	3,763	22.2%	2
Some college, no degree	31,833	2,802	16.8%	1.5
Associate's degree	13,801	1,886	7.3%	1
Bachelor's degree	45,265	2,811	23.9%	1.5
Graduate or professional degree	36,605	2,742	19.3%	1.5
Percent high school graduate or higher	89.6%	1.2	(X)	(X)
Percent bachelor's degree or higher	43.3%	2	(X)	(X)
<b>VETERAN STATUS</b>				
<b>Civilian population 18 years and over</b>	<b>218,943</b>	<b>203</b>	<b>218,943</b>	<b>(X)</b>
Civilian veterans	14,225	1,400	6.5%	0.6
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>				
<b>Total Civilian Noninstitutionalized Population</b>	<b>296,236</b>	<b>1,266</b>	<b>296,236</b>	<b>(X)</b>
With a disability	23,087	3,842	7.8%	1.3
<b>Under 18 years</b>				
<b>Under 18 years</b>	<b>79,446</b>	<b>260</b>	<b>79,446</b>	<b>(X)</b>
With a disability	1,323	502	1.7%	0.6
<b>18 to 64 years</b>				
<b>18 to 64 years</b>	<b>178,156</b>	<b>1,015</b>	<b>178,156</b>	<b>(X)</b>
With a disability	10,369	1,790	5.8%	1
<b>65 years and over</b>				
<b>65 years and over</b>	<b>38,634</b>	<b>1,156</b>	<b>38,634</b>	<b>(X)</b>
With a disability	11,395	3,000	29.5%	7.4
<b>RESIDENCE 1 YEAR AGO</b>				
<b>Population 1 year and over</b>	<b>294,819</b>	<b>1,008</b>	<b>294,819</b>	<b>(X)</b>
Same house	272,725	4,390	92.5%	1.4
Different house in the U.S.	19,712	3,969	6.7%	1.3

Same county	12,241	3,371	4.2%	1.1
Different county	7,471	1,991	2.5%	0.7
Same state	4,123	1,367	1.4%	0.5
Different state	3,348	1,268	1.1%	0.4
Abroad	2,382	1,265	0.8%	0.4
<b>PLACE OF BIRTH</b>				
<b>Total population</b>	<b>298,545</b>	<b>*****</b>	<b>298,545</b>	<b>(X)</b>
Native	237,061	4,245	79.4%	1.4
Born in United States	231,622	3,884	77.6%	1.3
State of residence	196,985	4,859	66.0%	1.6
Different state	34,637	2,889	11.6%	1
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	5,439	1,239	1.8%	0.4
Foreign born	61,484	4,245	20.6%	1.4
<b>U.S. CITIZENSHIP STATUS</b>				
<b>Foreign-born population</b>	<b>61,484</b>	<b>4,245</b>	<b>61,484</b>	<b>(X)</b>
Naturalized U.S. citizen	32,815	3,254	53.4%	4.1
Not a U.S. citizen	28,669	3,296	46.6%	4.1
<b>YEAR OF ENTRY</b>				
<b>Population born outside the United States</b>	<b>66,923</b>	<b>3,884</b>	<b>66,923</b>	<b>(X)</b>
<b>Native</b>				
<b>Native</b>	<b>5,439</b>	<b>1,239</b>	<b>5,439</b>	<b>(X)</b>
Entered 2000 or later	1,255	764	23.1%	12.3
Entered before 2000	4,184	1,087	76.9%	12.3
<b>Foreign born</b>				
<b>Foreign born</b>	<b>61,484</b>	<b>4,245</b>	<b>61,484</b>	<b>(X)</b>
Entered 2000 or later	13,477	2,354	21.9%	3.5
Entered before 2000	48,007	3,862	78.1%	3.5
<b>WORLD REGION OF BIRTH OF FOREIGN BORN</b>				
<b>Foreign-born population, excluding population born at sea</b>	<b>61,484</b>	<b>4,245</b>	<b>61,484</b>	<b>(X)</b>
Europe	12,477	2,251	20.3%	3
Asia	15,222	1,879	24.8%	3
Africa	1,717	837	2.8%	1.4
Oceania	125	125	0.2%	0.2
Latin America	30,545	2,915	49.7%	3.5

Northern America	1,398	687	2.3%	1.1
<b>LANGUAGE SPOKEN AT HOME</b>				
<b>Population 5 years and over</b>	<b>276,141</b>	<b>3</b>	<b>276,141</b>	<b>(X)</b>
English only	187,060	5,832	67.7%	2.1
Language other than English	89,081	5,832	32.3%	2.1
Speak English less than "very well"	40,255	4,375	14.6%	1.6
Spanish	32,781	2,714	11.9%	1
Speak English less than "very well"	14,402	2,239	5.2%	0.8
Other Indo-European languages	40,224	4,964	14.6%	1.8
Speak English less than "very well"	19,382	3,350	7.0%	1.2
Asian and Pacific Islander languages	10,789	2,041	3.9%	0.7
Speak English less than "very well"	5,035	1,267	1.8%	0.5
Other languages	5,287	1,825	1.9%	0.7
Speak English less than "very well"	1,436	1,082	0.5%	0.4
<b>ANCESTRY</b>				
<b>Total population</b>	<b>298,545</b>	<b>*****</b>	<b>298,545</b>	<b>(X)</b>
American	16,226	3,084	5.4%	1
Arab	2,698	1,663	0.9%	0.6
Czech	1,364	623	0.5%	0.2
Danish	744	684	0.2%	0.2
Dutch	2,091	843	0.7%	0.3
English	10,707	1,950	3.6%	0.7
French (except Basque)	1,541	666	0.5%	0.2
French Canadian	536	390	0.2%	0.1
German	25,515	3,937	8.5%	1.3
Greek	1,822	950	0.6%	0.3
Hungarian	5,691	1,464	1.9%	0.5
Irish	45,036	3,860	15.1%	1.3
Italian	47,271	4,624	15.8%	1.5
Lithuanian	1,218	556	0.4%	0.2
Norwegian	793	493	0.3%	0.2
Polish	15,215	2,903	5.1%	1
Portuguese	1,999	1,946	0.7%	0.7
Russian	13,741	2,675	4.6%	0.9
Scotch-Irish	664	388	0.2%	0.1
Scottish	2,276	777	0.8%	0.3
Slovak	821	459	0.3%	0.2
Subsaharan African	2,790	1,348	0.9%	0.5

Swedish	1,301	596	0.4%	0.2
Swiss	426	318	0.1%	0.1
Ukrainian	1,965	945	0.7%	0.3
Welsh	629	530	0.2%	0.2
West Indian (excluding Hispanic origin groups)	16,209	2,871	5.4%	1

## Selected Economic Characteristics: 2008

Data Set: 2008 American Community Survey 1-Year Estimates

Selected Economic Characteristics	Estimate	Margin of Error (+/-)	Percent	Margin of Error (+/-)
<b>EMPLOYMENT STATUS</b>				
<b>Population 16 years and over</b>	<b>228,999</b>	<b>760</b>	<b>228,999</b>	<b>(X)</b>
In labor force	152,906	3,337	66.8%	1.5
Civilian labor force	152,867	3,348	66.8%	1.5
Employed	146,179	3,430	63.8%	1.6
Unemployed	6,688	1,462	2.9%	0.6
Armed Forces	39	69	0.0%	0.1
Not in labor force	76,093	3,554	33.2%	1.5
<b>Civilian labor force</b>	<b>152,867</b>	<b>3,348</b>	<b>152,867</b>	<b>(X)</b>
Percent Unemployed	4.4%	0.9	(X)	(X)
<b>Females 16 years and over</b>	<b>117,354</b>	<b>601</b>	<b>117,354</b>	<b>(X)</b>
In labor force	71,209	2,260	60.7%	1.9
Civilian labor force	71,209	2,260	60.7%	1.9
Employed	68,653	2,183	58.5%	1.9
<b>Own children under 6 years</b>	<b>25,969</b>	<b>955</b>	<b>25,969</b>	<b>(X)</b>
All parents in family in labor force	15,740	1,689	60.6%	5.9
<b>Own children 6 to 17 years</b>	<b>51,733</b>	<b>1,273</b>	<b>51,733</b>	<b>(X)</b>
All parents in family in labor force	32,420	2,368	62.7%	4.4
<b>COMMUTING TO WORK</b>				
<b>Workers 16 years and over</b>	<b>143,037</b>	<b>3,389</b>	<b>143,037</b>	<b>(X)</b>
Car, truck, or van -- drove alone	102,192	4,374	71.4%	2.5
Car, truck, or van -- carpooled	13,655	2,086	9.5%	1.4
Public transportation (excluding taxicab)	14,438	2,399	10.1%	1.7
Walked	4,645	1,252	3.2%	0.9
Other means	1,865	785	1.3%	0.6
Worked at home	6,242	1,193	4.4%	0.9
Mean travel time to work (minutes)	30.3	1.2	(X)	(X)

<b>OCCUPATION</b>				
<b>Civilian employed population 16 years and over</b>	<b>146,179</b>	<b>3,430</b>	<b>146,179</b>	<b>(X)</b>
Management, professional, and related occupations	65,411	3,537	44.7%	2.2
Service occupations	25,824	2,697	17.7%	1.8
Sales and office occupations	36,033	3,077	24.6%	2
Farming, fishing, and forestry occupations	98	121	0.1%	0.1
Construction, extraction, maintenance and repair occupations	10,039	1,965	6.9%	1.4
Production, transportation, and material moving occupations	8,774	1,715	6.0%	1.2
<b>INDUSTRY</b>				
<b>Civilian employed population 16 years and over</b>	<b>146,179</b>	<b>3,430</b>	<b>146,179</b>	<b>(X)</b>
Agriculture, forestry, fishing and hunting, and mining	0	277	0.0%	0.1
Construction	9,088	1,833	6.2%	1.3
Manufacturing	8,843	1,414	6.0%	0.9
Wholesale trade	4,638	1,063	3.2%	0.7
Retail trade	16,930	2,382	11.6%	1.6
Transportation and warehousing, and utilities	6,685	1,682	4.6%	1.2
Information	5,989	1,236	4.1%	0.8
Finance and insurance, and real estate and rental and leasing	11,162	1,741	7.6%	1.2
Professional, scientific, and management, and administrative and waste management services	15,232	2,018	10.4%	1.4
Educational services, and health care and social assistance	43,139	3,142	29.5%	2
Arts, entertainment, and recreation, and accommodation, and food services	11,092	2,086	7.6%	1.4
Other services, except public administration	6,887	1,361	4.7%	0.9
Public administration	6,494	1,246	4.4%	0.8
<b>CLASS OF WORKER</b>				
<b>Civilian employed population 16 years and over</b>	<b>146,179</b>	<b>3,430</b>	<b>146,179</b>	<b>(X)</b>
Private wage and salary workers	111,524	3,744	76.3%	1.8
Government workers	25,458	2,684	17.4%	1.8
Self-employed workers in own not incorporated business	9,197	1,669	6.3%	1.1
Unpaid family workers	0	277	0.0%	0.1

<b>INCOME AND BENEFITS (IN 2008 INFLATION-ADJUSTED DOLLARS)</b>				
<b>Total households</b>	<b>94,687</b>	<b>1,828</b>	<b>94,687</b>	<b>(X)</b>
Less than \$10,000	3,048	813	3.2%	0.9
\$10,000 to \$14,999	2,989	954	3.2%	1
\$15,000 to \$24,999	7,173	1,364	7.6%	1.4
\$25,000 to \$34,999	6,478	1,130	6.8%	1.2
\$35,000 to \$49,999	9,156	1,437	9.7%	1.5
\$50,000 to \$74,999	13,089	1,682	13.8%	1.8
\$75,000 to \$99,999	12,545	1,602	13.2%	1.7
\$100,000 to \$149,999	18,902	1,712	20.0%	1.8
\$150,000 to \$199,999	11,033	1,411	11.7%	1.5
\$200,000 or more	10,274	1,346	10.9%	1.4
Median household income (dollars)	85,363	3,658	(X)	(X)
Mean household income (dollars)	107,667	4,446	(X)	(X)
With earnings	80,358	2,081	84.9%	2.2
Mean earnings (dollars)	107,724	4,794	(X)	(X)
With Social Security	26,086	2,135	27.5%	2
Mean Social Security income (dollars)	17,876	938	(X)	(X)
With retirement income	15,598	1,706	16.5%	1.7
Mean retirement income (dollars)	31,675	3,379	(X)	(X)
With Supplemental Security Income	1,465	604	1.5%	0.6
Mean Supplemental Security Income (dollars)	8,680	2,330	(X)	(X)
With cash public assistance income	707	370	0.7%	0.4
Mean cash public assistance income (dollars)	6,946	1,876	(X)	(X)
With Food Stamp benefits in the past 12 months	3,901	772	4.1%	0.8
<b>Families</b>	<b>71,277</b>	<b>2,442</b>	<b>71,277</b>	<b>(X)</b>
Less than \$10,000	1,083	489	1.5%	0.7
\$10,000 to \$14,999	1,855	654	2.6%	0.9
\$15,000 to \$24,999	3,765	985	5.3%	1.3
\$25,000 to \$34,999	4,547	996	6.4%	1.4
\$35,000 to \$49,999	5,588	1,086	7.8%	1.5
\$50,000 to \$74,999	8,977	1,382	12.6%	1.9
\$75,000 to \$99,999	10,612	1,448	14.9%	2
\$100,000 to \$149,999	15,537	1,500	21.8%	2
\$150,000 to \$199,999	9,836	1,378	13.8%	1.8

\$200,000 or more	9,477	1,318	13.3%	1.8
Median family income (dollars)	97,754	4,632	(X)	(X)
Mean family income (dollars)	119,790	5,164	(X)	(X)
Per capita income (dollars)	36,004	1,469	(X)	(X)
<b>Nonfamily households</b>	<b>23,410</b>	<b>2,036</b>	<b>23,410</b>	<b>(X)</b>
Median nonfamily income (dollars)	44,902	7,908	(X)	(X)
Mean nonfamily income (dollars)	66,162	9,932	(X)	(X)
Median earnings for workers (dollars)	40,321	1,538	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	60,467	4,929	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	47,115	3,382	(X)	(X)
<b>PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL</b>				
All families	6.8%	1.4	(X)	(X)
With related children under 18 years	9.6%	2.1	(X)	(X)
With related children under 5 years only	6.0%	3.1	(X)	(X)
Married couple families	5.9%	1.4	(X)	(X)
With related children under 18 years	8.5%	2.1	(X)	(X)
With related children under 5 years only	6.4%	3.8	(X)	(X)
Families with female householder, no husband present	11.2%	4.7	(X)	(X)
With related children under 18 years	14.3%	6.8	(X)	(X)
With related children under 5 years only	3.6%	6.5	(X)	(X)
All people	10.0%	1.6	(X)	(X)
Under 18 years	18.2%	4	(X)	(X)
Related children under 18 years	18.1%	4	(X)	(X)
Related children under 5 years	15.8%	4.6	(X)	(X)
Related children 5 to 17 years	19.0%	4.5	(X)	(X)
18 years and over	7.0%	1.2	(X)	(X)
18 to 64 years	6.9%	1.2	(X)	(X)
65 years and over	7.3%	3.2	(X)	(X)
People in families	9.4%	1.9	(X)	(X)
Unrelated individuals 15 years and over	14.4%	3.6	(X)	(X)

## Selected Housing Characteristics: 2008

Data Set: 2008 American Community Survey 1-Year Estimates

Selected Housing Characteristics	Estimate	Margin of Error (+/-)	Percent	Margin of Error (+/-)
<b>HOUSING OCCUPANCY</b>				
<b>Total housing units</b>	<b>99,344</b>	<b>1,513</b>	<b>99,344</b>	<b>(X)</b>
Occupied housing units	94,687	1,828	95.3%	1.3
Vacant housing units	4,657	1,260	4.7%	1.3
<b>Homeowner vacancy rate</b>				
	1.6	1.1	(X)	(X)
<b>Rental vacancy rate</b>				
	2.3	1.7	(X)	(X)
<b>UNITS IN STRUCTURE</b>				
<b>Total housing units</b>	<b>99,344</b>	<b>1,513</b>	<b>99,344</b>	<b>(X)</b>
1-unit, detached	60,071	2,596	60.5%	2.3
1-unit, attached	7,186	1,247	7.2%	1.3
2 units	7,475	1,431	7.5%	1.5
3 or 4 units	7,611	1,178	7.7%	1.2
5 to 9 units	6,656	1,148	6.7%	1.2
10 to 19 units	2,985	904	3.0%	0.9
20 or more units	6,474	1,128	6.5%	1.1
Mobile home	886	541	0.9%	0.5
Boat, RV, van, etc.	0	277	0.0%	0.2
<b>YEAR STRUCTURE BUILT</b>				
<b>Total housing units</b>	<b>99,344</b>	<b>1,513</b>	<b>99,344</b>	<b>(X)</b>
Built 2005 or later	1,893	571	1.9%	0.6
Built 2000 to 2004	3,672	872	3.7%	0.9
Built 1990 to 1999	9,509	1,253	9.6%	1.2
Built 1980 to 1989	11,663	1,589	11.7%	1.6
Built 1970 to 1979	18,912	1,905	19.0%	1.9
Built 1960 to 1969	22,934	1,916	23.1%	1.8
Built 1950 to 1959	14,333	1,731	14.4%	1.7

Built 1940 to 1949	3,496	846	3.5%	0.8
Built 1939 or earlier	12,932	1,533	13.0%	1.5
<b>ROOMS</b>				
<b>Total housing units</b>	<b>99,344</b>	<b>1,513</b>	<b>99,344</b>	<b>(X)</b>
1 room	1,807	639	1.8%	0.6
2 rooms	1,294	488	1.3%	0.5
3 rooms	10,004	1,523	10.1%	1.5
4 rooms	11,952	1,597	12.0%	1.6
5 rooms	11,592	1,521	11.7%	1.5
6 rooms	11,888	1,356	12.0%	1.3
7 rooms	13,813	1,635	13.9%	1.6
8 rooms	16,034	1,801	16.1%	1.8
9 rooms or more	20,960	1,827	21.1%	1.8
Median rooms	6.6	0.2	(X)	(X)
<b>BEDROOMS</b>				
<b>Total housing units</b>	<b>99,344</b>	<b>1,513</b>	<b>99,344</b>	<b>(X)</b>
No bedroom	2,151	696	2.2%	0.7
1 bedroom	13,926	1,868	14.0%	1.9
2 bedrooms	17,029	1,870	17.1%	1.8
3 bedrooms	27,633	2,116	27.8%	2
4 bedrooms	27,599	2,229	27.8%	2.2
5 or more bedrooms	11,006	1,207	11.1%	1.2
<b>HOUSING TENURE</b>				
<b>Occupied housing units</b>	<b>94,687</b>	<b>1,828</b>	<b>94,687</b>	<b>(X)</b>
Owner-occupied	67,675	2,806	71.5%	2.4
Renter-occupied	27,012	2,209	28.5%	2.4
Average household size of owner-occupied unit	3.04	0.08	(X)	(X)
Average household size of renter-occupied unit	3.09	0.19	(X)	(X)
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>				

<b>Occupied housing units</b>	<b>94,687</b>	<b>1,828</b>	<b>94,687</b>	<b>(X)</b>
Moved in 2005 or later	25,006	1,937	26.4%	2.1
Moved in 2000 to 2004	17,998	1,728	19.0%	1.8
Moved in 1990 to 1999	23,283	1,823	24.6%	1.8
Moved in 1980 to 1989	12,192	1,201	12.9%	1.2
Moved in 1970 to 1979	9,978	1,177	10.5%	1.2
Moved in 1969 or earlier	6,230	1,209	6.6%	1.2
<b>VEHICLES AVAILABLE</b>				
<b>Occupied housing units</b>	<b>94,687</b>	<b>1,828</b>	<b>94,687</b>	<b>(X)</b>
No vehicles available	8,071	1,101	8.5%	1.1
1 vehicle available	29,507	2,215	31.2%	2.2
2 vehicles available	36,387	2,129	38.4%	2.2
3 or more vehicles available	20,722	1,985	21.9%	2
<b>HOUSE HEATING FUEL</b>				
<b>Occupied housing units</b>	<b>94,687</b>	<b>1,828</b>	<b>94,687</b>	<b>(X)</b>
Utility gas	84,184	2,007	88.9%	1.4
Bottled, tank, or LP gas	1,093	503	1.2%	0.5
Electricity	5,899	1,109	6.2%	1.1
Fuel oil, kerosene, etc.	2,993	730	3.2%	0.8
Coal or coke	0	277	0.0%	0.2
Wood	222	185	0.2%	0.2
Solar energy	0	277	0.0%	0.2
Other fuel	136	117	0.1%	0.1
No fuel used	160	156	0.2%	0.2
<b>SELECTED CHARACTERISTICS</b>				
<b>Occupied housing units</b>	<b>94,687</b>	<b>1,828</b>	<b>94,687</b>	<b>(X)</b>
Lacking complete plumbing facilities	678	569	0.7%	0.6
Lacking complete kitchen facilities	734	559	0.8%	0.6
No telephone service available	295	290	0.3%	0.3

<b>OCCUPANTS PER ROOM</b>				
<b>Occupied housing units</b>	<b>94,687</b>	<b>1,828</b>	<b>94,687</b>	<b>(X)</b>
1.00 or less	90,094	2,167	95.1%	1.1
1.01 to 1.50	3,082	775	3.3%	0.8
1.51 or more	1,511	638	1.6%	0.7
<b>VALUE</b>				
<b>Owner-occupied units</b>	<b>67,675</b>	<b>2,806</b>	<b>67,675</b>	<b>(X)</b>
Less than \$50,000	837	453	1.2%	0.7
\$50,000 to \$99,999	378	204	0.6%	0.3
\$100,000 to \$149,999	775	325	1.1%	0.5
\$150,000 to \$199,999	630	340	0.9%	0.5
\$200,000 to \$299,999	4,026	895	5.9%	1.3
\$300,000 to \$499,999	28,550	2,517	42.2%	3.1
\$500,000 to \$999,999	29,971	2,439	44.3%	3.1
\$1,000,000 or more	2,508	648	3.7%	1
Median (dollars)	492,000	11,496	(X)	(X)
<b>MORTGAGE STATUS</b>				
<b>Owner-occupied units</b>	<b>67,675</b>	<b>2,806</b>	<b>67,675</b>	<b>(X)</b>
Housing units with a mortgage	50,038	2,258	73.9%	2.1
Housing units without a mortgage	17,637	1,752	26.1%	2.1
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>				
<b>Housing units with a mortgage</b>	<b>50,038</b>	<b>2,258</b>	<b>50,038</b>	<b>(X)</b>
Less than \$300	70	116	0.1%	0.2
\$300 to \$499	141	183	0.3%	0.4
\$500 to \$699	345	310	0.7%	0.6
\$700 to \$999	1,088	488	2.2%	1
\$1,000 to \$1,499	3,840	1,016	7.7%	2
\$1,500 to \$1,999	6,225	1,024	12.4%	1.9
\$2,000 or more	38,329	1,949	76.6%	2.6
Median (dollars)	2,883	99	(X)	(X)

<b>Housing units without a mortgage</b>	<b>17,637</b>	<b>1,752</b>	<b>17,637</b>	<b>(X)</b>
Less than \$100	0	277	0.0%	1
\$100 to \$199	0	277	0.0%	1
\$200 to \$299	330	292	1.9%	1.7
\$300 to \$399	205	156	1.2%	0.9
\$400 or more	17,102	1,795	97.0%	1.9
Median (dollars)	1,000+	***	(X)	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>				
<b>Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)</b>	<b>50,038</b>	<b>2,258</b>	<b>50,038</b>	<b>(X)</b>
Less than 20.0 percent	13,131	1,563	26.2%	2.8
20.0 to 24.9 percent	6,922	1,027	13.8%	2
25.0 to 29.9 percent	6,940	1,022	13.9%	2
30.0 to 34.9 percent	4,753	1,031	9.5%	2
35.0 percent or more	18,292	1,573	36.6%	2.7
Not computed	0	277	(X)	(X)
<b>Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)</b>	<b>17,439</b>	<b>1,724</b>	<b>17,439</b>	<b>(X)</b>
Less than 10.0 percent	2,706	738	15.5%	4.2
10.0 to 14.9 percent	3,497	728	20.1%	4.3
15.0 to 19.9 percent	2,587	859	14.8%	4.6
20.0 to 24.9 percent	2,186	615	12.5%	3.1
25.0 to 29.9 percent	969	426	5.6%	2.4
30.0 to 34.9 percent	1,024	475	5.9%	2.7
35.0 percent or more	4,470	1,158	25.6%	5.7
Not computed	198	255	(X)	(X)

<b>GROSS RENT</b>				
<b>Occupied units paying rent</b>	<b>26,028</b>	<b>2,158</b>	<b>26,028</b>	<b>(X)</b>
Less than \$200	549	469	2.1%	1.8
\$200 to \$299	615	340	2.4%	1.3
\$300 to \$499	485	306	1.9%	1.2
\$500 to \$749	1,962	680	7.5%	2.5
\$750 to \$999	4,279	1,238	16.4%	4.5
\$1,000 to \$1,499	9,066	1,413	34.8%	4.9
\$1,500 or more	9,072	1,439	34.9%	4.6
Median (dollars)	1,275	61	(X)	(X)
No rent paid	984	567	(X)	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>				
<b>Occupied units paying rent (excluding units where GRAPI cannot be computed)</b>	<b>25,699</b>	<b>2,215</b>	<b>25,699</b>	<b>(X)</b>
Less than 15.0 percent	2,713	829	10.6%	2.9
15.0 to 19.9 percent	2,313	819	9.0%	3
20.0 to 24.9 percent	2,876	871	11.2%	3.3
25.0 to 29.9 percent	3,166	1,078	12.3%	4.1
30.0 to 34.9 percent	2,724	843	10.6%	3.2
35.0 percent or more	11,907	1,572	46.3%	5.2
Not computed	1,313	617	(X)	(X)

## ACS Demographic and Housing Estimates: 2008

Data Set: 2008 American Community Survey 1-Year Estimates

ACS Demographic and Housing Estimates	Estimate	Margin of Error (+/-)	Percent	Margin of Error (+/-)
<b>SEX AND AGE</b>				
<b>Total population</b>	<b>298,545</b>	<b>*****</b>	<b>298,545</b>	<b>(X)</b>
Male	147,023	352	49.2%	0.1
Female	151,522	352	50.8%	0.1
Under 5 years	22,404	3	7.5%	0.1
5 to 9 years	19,696	1,793	6.6%	0.6
10 to 14 years	23,345	1,795	7.8%	0.6
15 to 19 years	22,573	535	7.6%	0.2
20 to 24 years	21,277	743	7.1%	0.2
25 to 34 years	30,014	922	10.1%	0.3
35 to 44 years	38,283	861	12.8%	0.3
45 to 54 years	43,726	394	14.6%	0.1
55 to 59 years	19,603	1,837	6.6%	0.6
60 to 64 years	17,502	1,789	5.9%	0.6
65 to 74 years	22,619	666	7.6%	0.2
75 to 84 years	12,027	1,865	4.0%	0.6
85 years and over	5,476	1,708	1.8%	0.6
Median age (years)	38.2	0.5	(X)	(X)
18 years and over	218,982	189	73.3%	0.1
21 years and over	204,744	1,257	68.6%	0.4
62 years and over	48,716	1,311	16.3%	0.4
65 years and over	40,122	4	13.4%	0.1
<b>18 years and over</b>	<b>218,982</b>	<b>189</b>	<b>218,982</b>	<b>(X)</b>
Male	106,495	217	48.6%	0.1
Female	112,487	219	51.4%	0.1
<b>65 years and over</b>	<b>40,122</b>	<b>4</b>	<b>40,122</b>	<b>(X)</b>
Male	17,436	277	43.5%	0.1
Female	22,686	4	56.5%	0.1

<b>RACE</b>				
<b>Total population</b>	<b>298,545</b>	<b>****</b>	<b>298,545</b>	<b>(X)</b>
One race	295,632	927	99.0%	0.3
Two or more races	2,913	927	1.0%	0.3
One race	295,632	927	99.0%	0.3
White	222,650	3,533	74.6%	1.2
Black or African American	34,141	1,120	11.4%	0.4
American Indian and Alaska Native	749	196	0.3%	0.1
Cherokee tribal grouping	N	N	N	N
Chippewa tribal grouping	N	N	N	N
Navajo tribal grouping	N	N	N	N
Sioux tribal grouping	N	N	N	N
Asian	19,629	600	6.6%	0.2
Asian Indian	6,086	1,825	2.0%	0.6
Chinese	4,872	1,530	1.6%	0.5
Filipino	4,067	1,279	1.4%	0.4
Japanese	183	204	0.1%	0.1
Korean	1,787	1,148	0.6%	0.4
Vietnamese	992	823	0.3%	0.3
Other Asian	1,642	1,025	0.6%	0.3
Native Hawaiian and Other Pacific Islander	0	277	0.0%	0.1
Native Hawaiian	N	N	N	N
Guamanian or Chamorro	N	N	N	N
Samoan	N	N	N	N
Other Pacific Islander	N	N	N	N
Some other race	18,463	3,373	6.2%	1.1
Two or more races	2,913	927	1.0%	0.3
White and Black or African American	682	479	0.2%	0.2
White and American Indian and Alaska Native	100	196	0.0%	0.1
White and Asian	342	322	0.1%	0.1
Black or African American and American Indian and	98	117	0.0%	0.1

Alaska Native				
<b>Race alone or in combination with one or more other races</b>				
<b>Total population</b>	<b>298,545</b>	<b>*****</b>	<b>298,545</b>	<b>(X)</b>
White	224,819	3,593	75.3%	1.2
Black or African American	35,961	1,271	12.0%	0.4
American Indian and Alaska Native	1,345	373	0.5%	0.1
Asian	20,385	504	6.8%	0.2
Native Hawaiian and Other Pacific Islander	N	N	N	N
Some other race	19,397	3,417	6.5%	1.1
<b>HISPANIC OR LATINO AND RACE</b>				
<b>Total population</b>	<b>298,545</b>	<b>*****</b>	<b>298,545</b>	<b>(X)</b>
Hispanic or Latino (of any race)	40,504	*****	13.6%	*****
Mexican	3,530	1,507	1.2%	0.5
Puerto Rican	11,896	3,111	4.0%	1
Cuban	1,107	640	0.4%	0.2
Other Hispanic or Latino	23,971	3,128	8.0%	1
Not Hispanic or Latino	258,041	*****	86.4%	*****
White alone	203,530	540	68.2%	0.2
Black or African American alone	32,331	702	10.8%	0.2
American Indian and Alaska Native alone	749	196	0.3%	0.1
Asian alone	19,241	450	6.4%	0.2
Native Hawaiian and Other Pacific Islander alone	0	277	0.0%	0.1
Some other race alone	681	717	0.2%	0.2
Two or more races	1,509	685	0.5%	0.2
Two races including Some other race	78	130	0.0%	0.1
Two races excluding Some other race, and Three or more races	1,431	673	0.5%	0.2
<b>Total housing units</b>	<b>99,344</b>	<b>1,513</b>	<b>(X)</b>	<b>(X)</b>

