

[DRAFT June 10, 2015]



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# **Rockland County Five-Year Consolidated Plan and 2015 Annual Action Plan**

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For the U.S. Department of Housing  
and Urban Development

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2015-2019

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Rockland County, New York

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# Executive Summary

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

### Introduction

As a recipient of Federal entitlement grant funds, Rockland County (County) is required to submit a Consolidated Plan to the U.S. Department of Housing & Urban Development (HUD) every five years. The Consolidated Plan describes the County's community development priorities and multi-year goals, which are informed by an assessment of housing and community development needs and an analysis of housing and economic market conditions and available resources. Through a combination of statistical analysis and community input, the County determines the needs in the community and outlines a strategy, including priorities and goals, to address these needs.

The Consolidated Plan is implemented through Annual Action Plans which provide a concise summary of the actions, activities and Federal and non-Federal resources that will be used each year to address the priority needs and goals identified in the Consolidated Plan. The Consolidated Plan and Annual Action Plan are submitted to HUD for review and approval.

Rockland County receives three different entitlement grants from HUD: the Community Development Block Grant, HOME Investment Partnerships and Emergency Solutions Grant (ESG) programs. The purpose of each grant program is outlined below:

- **Community Development Block Grant (CDBG)** funds are used to develop viable urban communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.
- **HOME Investment Partnerships** funds are used for a wide range of activities, including acquiring, developing and/or rehabilitating affordable housing for rent or homeownership and providing direct rental assistance to low-income families. It is the largest Federal block grant program for State and local government designed exclusively to create affordable housing for low-income households.
- **Emergency Solutions Grant** funds are used to provide funds for homeless outreach programs, emergency shelter upkeep and operations and provide essential services to shelter residents, rapidly re-house homeless individuals/families, and prevent families and individuals from becoming homeless. The Emergency Solutions Grant replaces the former Emergency Shelter Grant.

Additionally the County receives **Housing Opportunities for People with Aids (HOPWA)** funds through a consortium with the City of New York. HOPWA funds provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families. Rockland County's **Continuums of Care (CoC)** funds are used to promote the development of the County's Supportive Housing Program (SHP) and supportive services to assist homeless individuals and families in the transition from homelessness and to enable them

to live as independently as possible. These funds may cover transitional housing, permanent housing, supportive housing, supportive services, safe havens for homeless individuals with mental illnesses and Homeless Management Information Systems (HMIS) for developing management information systems.

Rockland County anticipates receiving the following allocations for the various entitlement programs that it operates over the course of this five-year Consolidated Plan: **\$11.6 million in CDBG funds, approximately \$2.8 million in HOME and \$0.9 million in ESG funds.** The County also anticipates receiving HOPWA funding through the New York City consortium. The 2015 allocation is unknown at this time; however, based upon historic funding levels the County could expect to receive **\$1.4 million in HOPWA** funds over the course of this 5-year plan.

Of the County's FY 2015 CDBG allocation of \$2,321,927, \$271,016 is reallocated funds subject to litigation and are currently unavailable for obligation by HUD pursuant to a court order. The expected \$9.3 million in available funds for the remainder of the five-year Consolidated Plan are based upon the initial \$2.3 million allocation. The anticipated funding for all portions of this Plan based upon the CDBG allocations will be proportionally decreased from the estimated funding levels to match actual allocation amounts.

## **Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The 2015-2019 Consolidated Plan identified the following priority needs:

### **1. Affordable housing for Low and Moderate Income Households (LMI).**

Proximity to the New York City job market has bolstered high property values in the southern areas of Rockland County in the past decade. The 2011 median home value was \$465,100, a 99 percent increase over the 2000 median home values of \$234,300. Contract rents also increased from \$811 in 2000 to \$1,156 in 2011 (a 43% increase). The County has insufficient housing for households at the lowest income cohorts. While there are 12,335 households earning 0-30% AMI, there are only 2,625 units available which are affordable to this income group. For the 30-50% AMI cohort, there are only 5,842 units available for 10,465 households. For these two cohorts there is a deficit of 14,333 housing units needed in Rockland County.

### **2. Accessible and Supportive Housing.**

According to 2009-2013 ACS data (2007-2011 data are unavailable), there are an estimated 26,301 persons (8.4% of the total population) with a disability in Rockland County. Almost 30 percent of the population 65 years and over reported at least one disability: 10.3 percent with a hearing difficulty, 4.7 percent with a vision difficulty, 2.8 percent with an ambulatory difficulty, 7.7 percent with a self-care difficulty and 14.7 percent with an independent living difficulty. Among the population 18 to 64, 6.4 percent reported at least one disability; additionally, 3.2 percent of the population aged 5 to 17

years reported at least one disability and 1.0 percent of the population under 5 reported a disability. Additionally, there are an estimated 9,481 persons aged 5 and over (3.0% of the total population) with a reported cognitive disability in Rockland County. The County estimates that there are approximately 3,000 to 4,000 people with serious mental illness to the point of disability in Rockland County.

### **3. Employment Training and Financial Education Programs.**

The following needs were identified through the public survey and stakeholder outreach: job training and placement programs for youth aged 16-24, financial and budgeting education and counselling programs for homeless and public housing residents, improved public transportation (nights and weekends), short-term financial help with utilities and medical costs.

### **4. Public Facilities and Infrastructure Improvements.**

The following needs were identified through the public survey and stakeholder outreach: community parks, improved sidewalks, crosswalks and streetlights, improved public transportation (nights and weekends).

### **5. Housing and Services for Persons with HIV/AIDS.**

In 2012 there were a reported 685 cases of HIV or AIDS in Rockland County. Black/African Americans represent 43 percent of all cases reported, with Hispanics representing 23 percent followed by Whites (21%) and persons of more than one race (12%). In Rockland County, the majority of services are being provided to Haitians arriving, getting tested and coming up positive. In the past 5 years, the trend in new HIV and AIDS cases has been toward heterosexual transmission, with many couples showing up together and infected. There is also a trend toward younger men, who have sex with men, now showing up in their late teens and early 20s.

### **6. Housing and Services for Homeless.**

According to the 2015 PIT Counts, there are a total of 100 homeless households (41 in emergency shelters, 34 in transitional housing and 25 unsheltered) and 117 homeless persons (55 in emergency shelters, 37 in transitional housing and 25 unsheltered) in the Rockland County CoC survey area.

## **Evaluation of past performance**

The County continues to assist families, communities and public service organizations utilizing entitlement funds from the United States Department of Housing and Urban Development in accordance to the 2010 – 2014 Consolidated Plan. The funding has been a much needed “shot in the arm” to many in Rockland County, assisting families with rental assistance, communities

revitalize their business districts, and with many other quality of life issues. However, recent cuts in the program have had a major impact on many communities through the loss of public services and loss of potential projects.

Funding for Public Facility Improvements has been the highest priority category in funds spent over the past 5 years. This is based on the Towns and Villages use of funds towards infrastructure improvements in the aging communities. Many see the CDBG program as an alternative to bonding or reducing the bonding for capital projects. Communities have been able to make improvements to water lines, sidewalks, drainage, and public spaces that they would not have otherwise been able to complete without CDBG funds.

Affordable Housing, the County's top priority, continued at a slow pace, due mostly to public perception but is beginning to making an impact.

Public Services have been funded at the 15 percent annual maximum cap annually. Many not-for-profit agencies have utilized the CDBG program over the last few years to create, improve and expand services, mostly within the highest low-income neighborhoods in the County. Projects have ranged from day care to senior care to health care.

The County of Rockland would not make any change to the program at this time due to current experiences. The programs serve a great benefit to meeting the needs of residents and communities of Rockland County.

### **Summary of citizen participation process and consultation process**

Rockland County's Office of Community Development has made extensive efforts to consult with other public and private entities that provide assisted housing, health services and social services in the development of this Plan. On May 18, 2015 and May 21, 2015 public, private and non-profit organizations, whose missions focus on providing affordable housing and human services to low and moderate income persons, were invited to participate in a series of stakeholder meetings that assisted in identifying and refining the priorities and strategies of the 2015-2019 Consolidated Plan.

The County, in coordination with its Consultant, facilitated the meetings with small groups of stakeholders, including the County's housing, community development and Continuum of Care providers. The meetings informed the Housing and Homeless Needs Assessment and Strategic Plan. Activities were identified which the County could undertake to enhance coordination among public and assisted housing providers, including private and governmental health, mental health and service agencies. The meetings also focused on the barriers to obtaining and creating affordable rental and ownership housing in Rockland County, informing the *Analysis of Impediments to Fair Housing (AI)* which is attached to this Plan. Methods and strategies were identified to mitigate or eliminate these barriers. The County also distributed a Housing and Homeless Needs and Impediments to Fair Housing Choice Questionnaire to its 62

housing, community development and Continuum of Care providers to help inform the housing, homeless and market needs analysis of the Consolidated Plan and AI.

An online Housing and Community Development Needs and Priorities Survey was made available to the public on the Internet via [www.surveymonkey.com](http://www.surveymonkey.com), an on-line survey tool. The survey posed a total of 12 questions and was officially launched on May 7, 2015 and closed at 5PM on June 5, 2015 giving area residents approximately 4 weeks to complete the survey. The link was advertised on the County's website and included in Public Notice of the survey which was printed in *The Rockland Journal News* and *The Rockland Times*. A total of 6 responses were received and analyzed.

The first public meeting, which covered topics including housing and community development needs, was held in the County's Community Development offices at 3:00 PM on May 21, 2015. No members of the public attended. Notice, in English and Spanish, of the two meetings was placed in *The Rockland Journal News* and *The Rockland Times* on March 31, 2015 as well as on the County's website. The draft 2015-2019 Consolidated Plan was made available on the County's website for a 30 day public comment period starting on June 10, 2015; the public comment period came to a close on July 10, 2015. Hard copies were available at several locations. The public comment period and subsequent public hearing were advertised on the County's website and published in *The Rockland Journal News* and *The Rockland Times*. The second public meeting, which will discuss the County's 2015-2019 Consolidated Plan and First Year Annual Action Plan (2015), will be held on Thursday, June 25 at 3:00 PM in the County's Community Development offices.

### **Summary of public comments**

The public comments received as part of the public input process will be included in the appendices of the final Consolidated Plan and 2015 Annual Action Plan to be submitted to HUD. The Appendices will include the comments received from the two public hearings, community needs survey and stakeholder meetings. The County will also include comments received during the 30-day comment period that will conclude on July 10, 2015.

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

All comments received to date have been accepted and considered in the development of the Consolidated Plan. A final summary of public comments will be included in the appendix of the Consolidated Plan and 2015 Annual Action Plan to be submitted to HUD.

### **Summary**

The overarching goal of Rockland County's proposed 2015-2019 Consolidated Plan and 2015 First Year Annual Action Plan is to provide a unified vision for community development and housing actions. This is achieved through the identification of the housing and community

development needs of predominantly low-income communities of Rockland County and the targeting of available resources to meet the identified needs in order to revitalize neighborhoods and improve the quality of life for Rockland County residents. This is accomplished through the provision of affordable housing and public services, the support of homeless and special needs populations, the revitalization of neighborhoods and the expansion of economic development opportunities.

The 2015 First Year Annual Action Plan identifies funding for projects that address Rockland County's most critical needs. Listed below is the funding the County anticipates receiving from HUD for each of the entitlement programs for the fiscal years 2015-2019.

<b>Entitlement Fund</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
<b>CDBG*</b>	\$2,321,927	\$2,321,927	\$2,321,927	\$2,321,927	\$2,321,927	\$11,609,635
<b>HOME</b>	\$559,928	\$559,928	\$559,928	\$559,928	\$559,928	\$2,799,640
<b>ESG</b>	\$	\$	\$	\$	\$	\$
<b>HOPWA</b>	\$182,642	\$182,642	\$182,642	\$182,642	\$182,642	\$913,210
<b>Total</b>	\$3,064,497	\$3,064,497	\$3,064,497	\$3,064,497	\$3,064,497	\$15,322,485

\*Of Rockland County's FY 2015 allocation of \$2,321,927, \$271,016 is comprised of reallocated funds subject to litigation, which HUD is not sure if or when the County will receive these reallocated funds. As recommended by HUD, the County addressed this issue in the First Year Annual Action Plan by establishing a plan for the total CDBG grant amount and the amount without the reallocated funds.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**Table 1 – Responsible Agencies**

Agency Role	Name	Department/Agency
Lead Agency	ROCKLAND COUNTY	
CDBG Administrator	ROCKLAND COUNTY	OFFICE OF COMMUNITY DEVELOPMENT
HOME Administrator	ROCKLAND COUNTY	OFFICE OF COMMUNITY DEVELOPMENT
ESG Administrator	ROCKLAND COUNTY	OFFICE OF COMMUNITY DEVELOPMENT
HOPWA Administrator	ROCKLAND COUNTY	OFFICE OF COMMUNITY DEVELOPMENT

### Narrative

The Rockland County Office of Community Development (County) is the overall administrative agent for the Federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) program. The County receives Housing Opportunities for Persons with HIV/AIDS (HOPWA) program funds through a consortium with the City of New York. The Office of Community Development is also designated as the lead agency for the Continuum of Care. These programs, which are all funded through the U.S. Department of Housing & Urban Development (HUD), are intended to support the goals of providing decent housing, providing a suitable living environment and expanding economic opportunities for low and moderate income people.

The County hired a consultant, Ferrandino & Associates Inc., to draft the 2015-2019 Consolidated Plan. The Consultant wrote narrative sections, partnered with the Office of Community Development for public input processes, and conducted consultation meetings and interviews with stakeholders. To write the Strategic Plan, the Consultant worked with the County to establish priorities, goals and projects to meet the needs of the community. The Consultant also updated the County's *Community Participation Plan (CPP)* and *Analysis of Impediments to Fair Housing (AI)* for 2015, incorporating them into the Strategic Plan of this document.

## Consolidated Plan Public Contact Information

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## PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

### Introduction

Rockland County has made extensive efforts to consult with other public and private entities that provide assisted housing, health services and social services in the development of this Plan. The Rockland County Office of Community Development held Consolidated Planning consultation sessions for the consortium member towns and villages and for not-for-profits. The not-for-profits that were consulted are those that have received funding through the process over the last five years. Surveys of needs/gaps/goals were also sent to more than 62 municipalities, agencies and community-based groups, most of which are contract agencies with the County.

On May 18 and May 21, 2015 public, private and non-profit organizations, whose missions focus on providing affordable housing and human services to low and moderate income persons, were invited to participate in a series of stakeholder meetings to assist in identifying and refining the priorities and strategies on the 2015-2019 Consolidated Plan. The County, in coordination with its Consultant, facilitated the meetings with small groups of stakeholders, including the County's housing, community development and Continuum of Care providers. The meetings focused on the Housing and Homeless Needs Assessment and Strategic Plan. Activities were identified which the County could undertake to enhance coordination among public and assisted housing providers, including private, governmental health, mental health and service agencies. The meetings also examined the barriers to obtaining and the creating of affordable rental and ownership housing in the County. Methods and strategies were identified to mitigate or eliminate these barriers. The meetings also reference the *Analysis of Impediments to Fair Housing (AI)* which is attached to this Plan.

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

The Office of Community Development and its Consultant worked directly with other governmental agencies, public and low-income housing providers and other service providers to complete portions of this Consolidated Plan. Data provided by these housing and service providers helped the County to understand the needs of the assisted housing, homeless and community development community.

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

The Rockland County Office of Community Development is the lead agency for the Rockland County Continuum of Care (CoC). The CoC Executive Committee, the primary decision-making group, meets monthly to coordinate all sub-committees, set project priorities, and oversee the application review and approval process for funding. The CoC also has a Planning Committee, Writing Committee, Resource Committee and HMIS Committee. The CoC is responsible for conducting needs assessments, exploring gaps in services, reviewing proposals for new programs, preparing all final CoC submissions to HUD, establishing a county wide directory of services and providing technical support.

Rockland County CoC reaches out to community groups, as well as, government agencies to describe programs and services that are available to homeless households. Special emphasis is placed upon assisting homeless families with children. First and foremost, the Department of Social Services immediately places homeless families with children in a County operated shelter or with various community groups and religious institutions that provide temporary shelter and food during the winter months.

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

The CoC Executive Committee, the primary decision-making group, meets monthly to coordinate all sub-committees and determine the allocation of ESG funds.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.**

See Table 2 below.

**Table 2 – Agencies, groups, organizations who participated**

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Rockland County - Department of Social Services</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Tony Petriccione, Director of the DSS Housing Unit, attended the May 18, 2015 Stakeholder Meeting.
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Village of Nyack Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Toni Keys, Manager of the Village of Nyack Housing Authority and Lucia martin attended the May 18, 2015 Stakeholder meeting. VNHA also filled out and returned a questionnaire.
<b>3</b>	<b>Agency/Group/Organization</b>	<b>Town of Stony Point</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town Supervisor, Geoffrey Finn, returned a questionnaire.

4	<b>Agency/Group/Organization</b>	<b>Rockland County - Department of Mental Health</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Services - Victims Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Jennifer Clark attended the May 21, 2015 Stakeholder Meeting.
5	<b>Agency/Group/Organization</b>	<b>JOSEPH'S HOME INC. (LOEB HOUSE)</b>
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ingrid Watzka and Tom Zimmerman attended the May 21, 2015 Stakeholder Meeting.
6	<b>Agency/Group/Organization</b>	<b>ROCKLAND HOUSING ACTION COALITION</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Gerri Levy attended the May 21, 2015 Stakeholder Meeting.

7	<b>Agency/Group/Organization</b>	<b>VILLAGE OF SPRING VALLEY</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Matthew Jones attended the May 21, 2015 Stakeholder Meeting on behalf of the Village of Spring Valley.
8	<b>Agency/Group/Organization</b>	<b>JEWISH FAMILY SERVICES OF ROCKLAND INC</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Doris Zuckerberg completed a service provider questionnaire on behalf of Jewish Family Services of Rockland, Inc.
9	<b>Agency/Group/Organization</b>	<b>VILLAGE OF SLOATSBURG</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Mayor Carl S. Wright completed a questionnaire.
10	<b>Agency/Group/Organization</b>	<b>Center for Safety &amp; Change</b>
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Venesia Defrank and Dilcia Suazo completed and returned a service provider questionnaire.

11	<b>Agency/Group/Organization</b>	<b>CHIKU AWALI</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alexandraeena Dixon completed a service provider questionnaire.
12	<b>Agency/Group/Organization</b>	<b>Village of Kaser</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Binyomin Mermelstein returned a service provider questionnaire.
14	<b>Agency/Group/Organization</b>	<b>Spring Valley Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Keith H. Burrell, Executive Director, returned a service provider questionnaire.

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

The County reached out to a wide range of agencies and not-for-profits as part of its Consultation for the Needs Assessment, Housing Market Analysis and Strategic Plan development process. See Appendix C for complete list of service providers contacted.

**Table 3 - Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Rockland County – Office of Community Development	Rockland County Office of Community Development is the lead agency in the Rockland County Continuum of Care in its efforts to address homelessness and priority needs of homeless individual and families, including sub-populations. The CoC addresses the housing and supportive service needs in each stage of the process to help homeless persons make the transition to permanent housing and independent living. Rockland County will continue to support the CoC strategy to meet the needs of the homeless persons and those at risk of becoming homeless by providing entitlement funding for programs that emphasize support services to the homeless, in an effort to move the homeless toward self-sufficiency.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).**

All 24 municipalities included in the Rockland County consortium area were invited to participate in an all stakeholder meetings and public outreach efforts as part of the 2015-2019 Consolidated Plan process. Copies of the stakeholder questionnaire and the public needs assessment survey were also sent to representatives of all 24 municipalities.

Additionally, County departments that coordinate with the Office of Community Development on the implementation of the Consolidated Plan were consulted as part of the process, including the Department of Social Services and Department of Mental Health.

In implementing the 2015-2019 Consolidated Plan, each consortium member community will be responsible for its own public hearings and group meetings, a public information program and responding to citizen proposals for their respective communities. The Office of Community Development will coordinate the aggregation of all funding requests and preparation of the annual action plan for all consortium member communities.

## PR-15 Citizen Participation

### Summary of citizen participation process/Efforts made to broaden citizen participation

In determining its housing, homeless and non-housing community development needs and priorities, the County consulted with services providers and the wider public through a number of media, including online surveys, stakeholder meetings and two public forums.

The online Survey was designed to obtain the public's opinion as to the housing, homeless and non-housing community development needs of Rockland County. The Survey asked the public to indicate the relative priority (high vs. low) of the availability of affordable housing for certain populations, the availability of affordable apartments/homes for low income renters and homebuyers, the availability of homeless services, and the County's needs for public facility, infrastructure, economic development and public services investments. The Survey also asked the public to rank the eligible housing activities in terms of their impact on the County and to identify the communities that should be targeted for funds. The information obtained through the Survey is referenced in the Consolidated Plan's Needs Assessment and Strategic Plan sections and the 2015 Annual Action Plan. The Survey (in English and Spanish) was posted online and was available in hard copies at several locations throughout the County from May 7, 2015 through June 5, 2015. The Survey was advertised (in English and Spanish) on the County's website as well as in *The Rockland Journal News* and *The Rockland Times*. Links to the surveys were also sent to all of the County's service providers. Six (6) responses were received to the English version of the survey, no Spanish language versions were received (see Appendix B for summary of survey results).

The County, in coordination with its Consultant, facilitated two meetings with small groups of stakeholders, including the County's housing, community development and Continuum of Care providers. See Appendix C for complete list of service providers contacted. The meetings informed the Housing and Homeless Needs Assessment and Strategic Plan, and also identified activities the County can undertake to enhance coordination among public and assisted housing providers, private and governmental, mental health, and service agencies. The meetings also focused on the barriers to obtaining and creating of affordable rental and ownership housing in the County, methods and strategies to mitigate or eliminate these barriers. The second session also referred to the *Analysis of Impediments to Fair Housing (AI)* attached to this Plan. The County also distributed a Housing and Homeless Needs and Impediments to Fair Housing Choice Questionnaire to its 62 housing, community development and Continuum of Care providers to help inform the housing, homeless and market needs analysis of the Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI). Eleven (11) questionnaires were returned.

To encourage citizen participation, the Rockland County Office of Community Development held two public forums to provide a mechanism for public input into the needs assessment, priorities, and other sections of the Plan. Notice, in English and Spanish, of the two meetings was placed

in *The Rockland Journal News* and *The Rockland Times* on March 31, 2015 as well as on the County's website. The purpose of the hearings was to obtain views of citizens, public agencies and other interested parties, and respond to proposals and comments at all stages of the Consolidated Plan submission process. All comments received through public hearings or the comment period were recorded and addressed in the Consolidated Plan. The first public forum obtained the public's opinion as to the housing, homeless and non-housing community development needs of Rockland County and the location of "target areas" where the County should concentrate its resources. The second public forum was an opportunity for the public to respond to and provide comments on the results of the County's Needs Assessment survey and draft Consolidated Plan's Strategic Plan and priorities. An announcement detailing proposed funding allocations and the availability of the proposed Consolidated Plan and First Year Action Plan and soliciting public comments was published in *The Rockland Journal News* and *The Rockland Times* by the County prior to the second public hearing. See Appendix G for minutes from the two public forums.

## Summarize citizen participation process and how it impacted goal-setting

**Table 3 – Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/ broad community	ON-LINE COMMUNITY SURVEY FOR HOUSING & COMMUNITY DEVELOPMENT NEEDS AND PRIORITIES. The survey was available on the internet via <a href="http://www.surveymonkey.com">www.surveymonkey.com</a> , an on-line survey tool. The survey posed a total of 12 questions and was officially launched on May 7, 2015 and closed at 5PM on June 5, 2015 giving area residents approximately 4 weeks to complete the survey. The link was advertised on the County's website and included in Public Notice of the survey which was printed in <i>The Rockland Journal News</i> and <i>The Rockland Time</i> . Additionally, the survey was emailed to all service providers. A total of 6 responses were received and analyzed.	See Appendix B for analysis of survey results.	No comments were rejected.	
2			SERVICE PROVIDER QUESTIONNAIRE. The County also distributed a Housing and Homeless Needs and Impediments to Fair Housing Choice Questionnaire to its 62 housing, community development and Continuum of Care providers to help inform the housing, homeless and market needs analysis of the Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI).	See Appendix D.	No comments were rejected.	
3	Public Meeting	Non-targeted/ broad community	PUBLIC FORUM #1. The first public meeting, which covered topics including housing and community development needs, was held at the Office of Community Development on Thursday May 21, 2015 at 3:00 PM. No members of the public attended. The public forum was closed at 3:30 PM. Notice of the meeting was placed in <i>The Rockland Journal News</i> and <i>The Rockland Time</i> and on the County's website.	See Appendix G.	NA	

4	Public Meeting	Non-targeted/ broad community	PUBLIC FORUM #2. The second public forum was an opportunity for the public to respond to and provide comments on the results of the County's Needs Assessment survey and draft Consolidated Plan's Strategic Plan and priorities. The public forum was held at the Office of Community Development on Thursday June 25, 2015 at 3:00 PM. An announcement detailing proposed funding allocations and the availability of the proposed Consolidated Plan and First Year Action Plan and soliciting public comments was published in <i>The Rockland Journal News</i> and <i>The Rockland Time</i> by the County prior to the second public hearing.			
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# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Between 2000 and 2011 the population of Rockland County grew by 7 percent to 299,975 persons while the number of households grew by 5 percent to 96,162 households. During that same time period, the median household income in the County grew from \$67,971 to \$84,661. In 2013, according to *2009-2013 American Community Survey (ACS)* data, the population of Rockland County was 315,069, an increase of 5 percent from 2011, with 98,326 households and a median household income of \$84,951.

In 2011, 12.8 percent of the County households were identified as extremely low-income (0-30% AMI), 10.9 percent were low-income (30-50% AMI) and 8.1 percent were moderate-income households (50-80% AMI). Housing cost burden is an issue for Rockland County households across most income groups but is significant for extremely low-income renter and owner households. Extremely low income renters represent 65 percent of extremely cost burdened renter households in the County while extremely low income owners represent 36 percent of extremely cost burdened owner households (Table 4).

Rockland County is rich in services for the homeless and special needs populations, but suffers from a large deficit in affordable housing for these populations. The following populations were identified as having the greatest needs:

- Youth ages 16 to 24
- Single homeless adults
- Single heads of households and large families
- Persons with mental illness and dual-diagnoses
- Persons with drug and alcohol abuse issues

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The HUD Area Median Family Income (HAMFI) for Rockland County in 2011 was \$101,700. For the purposes of analysis in this Consolidated Plan income levels are defined as follows:

- Extremely Low-Income: 0-30 percent AMI
- Low-Income: 30-50 percent AMI
- Moderate-Income: 50-80 percent AMI
- Middle-Income: 80-100 percent AMI

In 2011, according to the CHAS data in Table 2 below, 12.8 percent of the County households were identified as extremely low-income, 10.9 percent were low-income and 8.1 percent were moderate-income households. Large family households are slightly more prevalent among low income households (16.6% of all 0-80% HAMFI households) compared with middle and upper-income households (15.6% of >80% HAMFI households). Households earning 0-30% HAMFI have the highest rates of large family households at 17.5 percent. Approximately 41 percent of all lower income households (0-80% HAMFI) in the County contain at least one person aged 62 years or older. Just under one quarter (24%) of all households in the County have one or more children aged 6 years or younger.

Approximately one in three (30.2%) of households in Rockland County have at least one housing problem (Table 3) with one in five (20%) having at least one severe housing problem (Table 4). For this analysis housing problems are defined as: lack of complete kitchen facilities, lack of plumbing facilities; overcrowding (more than one person per room); cost burden where more than 30 percent of gross income is spent on housing costs; and zero or negative income. Housing cost burden is the most prevalent housing problem in the County accounting for 74.4 percent of the housing problems among renters and 92.8 percent of the housing problems among owners. Severe housing cost burden (greater than 50% of income is spent on housing costs) accounts for 43.2 percent of the housing problems among renters and 60.5 percent of the housing problems among owners. Overcrowding is the second greatest housing problem in Rockland County, with 20.2 percent of renter and 4.6 percent of owner households experiencing this problem. Substandard accounts for 2.9 percent and 1.0 percent of the reported housing problems for renters and owners respectively, with negative income accounting for the remaining 2.4 percent and 1.5 percent of housing problems for renters and owners respectively.

Housing cost burden is an issue for Rockland County households across most income groups but is significant for extremely low-income renter and owner households. Extremely low income renters represent 65 percent of extremely cost burdened renter households in the County while extremely low income owners represent 36 percent of extremely cost burdened owner households (Table 4). Seniors account for 34.2 percent of all cost burdened households and 31.2 percent of all severe-cost burdened households (Tables 5 & 6). Extremely low income

senior households represent 22.8 percent of renter and 39.7 percent of owner severe cost burdened households.

Overcrowding is predominantly an issue for renter households in Rockland County, accounting for 74.6 percent of all reported overcrowding. Extremely low-income, single family renter households account for 37 percent of all reported overcrowding incidents (Table 7). There is no reliable data at the County level on the number of households with children that experience overcrowding.

**Table 5 - Housing Needs Assessment Demographics**

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	280,266	299,975	7%
Households	91,164	96,162	5%
Median Income	\$67,971.00	\$84,661.00	25%

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

**Table 6 - Total Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	12,335	10,465	7,769	7,167	58,425
Small Family Households *	3,418	3,677	2,921	2,822	31,605
Large Family Households *	2,154	1,687	1,239	1,023	9,199
Household contains at least one person 62-74 years of age	2,390	2,050	1,574	1,858	12,797
Household contains at least one person age 75 or older	3,012	2,216	1,277	1,047	4,614
Households with one or more children 6 years old or younger *	3,239	2,375	1,750	1,345	5,198
* the highest income category for these family types is >80% HAMFI					

**Data Source:** 2007-2011 CHAS

**Table 7 – Housing Problems Table**

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	199	75	60	85	419	49	15	40	50	154
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	355	260	35	40	690	24	20	0	40	84
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,124	665	288	191	2,268	155	168	139	119	581
Housing cost burden greater than 50% of income (and none of the above problems)	4,093	1,613	473	119	6,298	3,129	2,619	1,746	1,273	8,767
Housing cost burden greater than 30% of income (and none of the above problems)	989	1,800	1,154	613	4,556	353	1,424	1,271	1,628	4,676
Zero/negative Income (and none of the above problems)	355	0	0	0	355	222	0	0	0	222
					14,586					14,484

Data Source: 2007-2011 CHAS

**Table 8 – Housing Problems: Households with one or more Severe Housing Problems:  
Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	5,783	2,604	851	448	9,686	3,364	2,834	1,921	1,479	9,598
Having none of four housing problems	2,119	2,744	2,294	1,834	8,991	513	2,273	2,691	3,408	8,885
Household has negative income, but none of the other housing problems	355	0	0	0	355	222	0	0	0	222

Data Source: 2007-2011 CHAS

**Table 9 – Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	2,218	2,184	786	5,188	832	1,006	1,038	2,876
Large Related	1,378	674	264	2,316	487	728	595	1,810
Elderly	1,977	710	367	3,054	1,928	2,109	988	5,025
Other	988	645	462	2,095	442	360	466	1,268
Total need by income	6,561	4,213	1,879	12,653	3,689	4,203	3,087	10,979

Data Source: 2007-2011 CHAS

**Table 10 – Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	2,028	784	209	3,021	802	791	690	2,283
Large Related	1,229	379	80	1,688	412	593	440	1,445
Elderly	1,273	361	144	1,778	1,685	1,060	359	3,104
Other	888	375	45	1,308	393	265	328	986
Total need by income	5,418	1,899	478	7,795	3,292	2,709	1,817	7,818

Data Source: 2007-2011 CHAS

**Table 11 – Crowding Information**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	1,353	810	313	246	2,722	179	184	139	120	622
Multiple, unrelated family households	90	115	10	0	215	0	4	0	39	43
Other, non-family households	35	0	0	10	45	0	0	0	0	0
Total need by income	1,478	925	323	256	2,982	179	188	139	159	665

Data Source: 2007-2011 CHAS

**Table 12 – Crowding Information: Households with Children Present**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Data Source

Comments:

**Describe the number and type of single person households in need of housing assistance.**

The greatest need for single person household housing assistance in Rockland County is for the elderly (including frail elderly). According to 2007-2011 ACS data, there are an estimated 41,033 persons aged 65 and older living in the County, 39.7 percent of whom live alone (16,290 persons). Approximately 3,118 (7.6%) of seniors live below 100 percent of the poverty level which in 2011 was \$14,710 for a household of two and 2,790 (6.8%) live between 100 and 149 percent of the poverty level. Senior households, who rent, are particularly burdened with 61.4 percent paying more than 30 percent of their income towards housing costs. This population is expected to continue to grow as the “baby boom” generation ages.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

There are limited data on the numbers of persons who are victims of domestic violence, dating violence, sexual assaults and stalking. Often these incidents are under reported. Women, children and men may all become victims of domestic violence. According to New York State Domestic Violence Dashboard Data Project, in 2013 there were 112,094 total assaults and

187,710 domestic incidents reported by police agencies outside of New York City. Of the assaults, 28 percent (31,106) were committed by intimate partners; females were the victim in 80 percent of these assaults. It is estimated that about one-third of American women report experiencing abuse by an intimate partner at some time in their lives. Research suggests that women with disabilities are victims of domestic violence at similar or higher rates compared with women without disabilities (“Out & About”, Office for the Disabled, Westchester County, Summer 2008).

## **What are the most common housing problems?**

According to the CHAS data above, the most common housing problem in Rockland County is the cost burden of affording and maintaining a household. As defined by HUD, households that pay more than 30 percent of their gross income on housing are cost burdened and households that pay more than 50 percent of their gross income on housing are extremely cost burdened. This is a problem for Rockland County households across most income groups but is significant for low-income renter and owner households. There are a total of 10,854 renter households that are cost burdened or extremely cost burdened in Rockland County including 6,293 renter households who pay more than 50 percent of their income for housing costs, composed of 4,093 extremely low income (0-30% AMI) renter households (65%), with another 1,612 (26%) low income (>30-50% AMI) renter households. Additionally, there are a total of 13,443 owner households that are cost burdened or extremely cost burdened in Rockland County, including 8,767 owner households who pay more than 50 percent of their income for housing costs, composed of 3,129 extremely low income (0-30% AMI) owner households (36%) with another 2,619 (30%) low income (>30-50% AMI) owner households.

The second most common housing problem in the County is overcrowding. According to HUD, overcrowding is defined as households with 1.01 to 1.5 people per room and severely overcrowded households have over 1.51 people per room. According to the CHAS data, over 3,623 households are overcrowded or severely overcrowded, 82 percent of which are renter households. Of these, 50 percent were extremely low income households (0-30% AMI). Overcrowding among owner households is relatively evenly distributed. The CHAS data provided above may understate the issue of overcrowding for Rockland County. Illegal units are a common problem in the County, especially in the Villages of Haverstraw and Spring Valley, with many property owners converting garages, basements and attics to residential units. The population housed in these illegal units is often composed of recent or undocumented immigrants who face barriers to finding better housing alternatives. Rockland County Executive, Ed Day recently announced the Rockland Codes Initiative to crack down on illegally subdivided dwellings around the County. The County will hire more housing inspectors, levy larger penalties against landlords and launch an online reporting system so residents can anonymously report suspected illegal dwellings.

Substandard housing is another problem that a number of Rockland County households face, with 72 percent of the County’s occupied housing stock constructed fifty or more years ago and a total of 573 households lacking complete plumbing or kitchen facilities. To compound this

issue, New York State Department of State's Division of Buildings Standards and Codes has preliminarily found that the Town of Ramapo and Village of Spring Valley have inadequate building inspections and enforcement of zoning and fire-safety regulations. The agency found that Ramapo has given temporary approvals to buildings used for religious schools that remain in violation and rarely face court or government penalties.

These housing problems are not mutually exclusive; 29,070 renter and owner households have at least one housing problem, which represents nearly one in three households in the County, and many households have more than one housing problem.

### **Are any populations/household types more affected than others by these problems?**

Based upon the data above, renters, small households, the elderly and extremely low (0-30% AMI) and low income (>30-50% AMI) households are more likely to be affected by the housing problems identified above. Renters represent 50 percent of all households with at least one housing problem; however, they only represent 29 percent of the total number of occupied housing units in the County. Small households represent 34 percent and the elderly represent 34 percent of all households (both renter and owner, all income groups) that are cost burdened (>30% of income to housing). Additionally, single family extremely low and low income (0-50% AMI) renter households represent 69 percent of all households (both renter and owner, all income groups) that experience overcrowding.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The following populations have been identified as most "at risk" of becoming homeless:

- Young head of households
- Persons who experience loss of income/benefits (i.e. unemployment benefits)
- Persons who are sanctioned by the Rockland County Department of Social Services
- Persons with impediments to employment (e.g. mental or physical disabilities)
- Persons recently released from jail and/or out on parole
- Recent immigrants

Single head of households with young children (most often young women with children or victims of domestic violence) face great difficulties in finding appropriate housing (2+ bedrooms) with the limited assistance that can be afforded to them.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

No estimates provided.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

High rents and overall lack of affordable housing are the two housing characteristics which have been most strongly identified by the County's stakeholders as being linked to housing instability and increased risk of homelessness. With a large deficit of housing for extremely low income households (0-30% AMI), many low income households in Rockland County simply cannot afford the rents for the limited number of existing rental units. Unemployment and underemployment have also been cited as leading causes of homelessness, as many low income households live paycheck to paycheck. If they have no savings, the loss of a job or a cut back in the number of hours worked may make it impossible for low-income families to pay their rent leading to eviction and homelessness. Non-compliance with affordable housing or emergency shelter rules may also lead to homelessness; this is particularly an issue for persons with mental illness or drug abuse issues which contributes to the high rates of chronic homelessness seen among these populations.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater housing need is defined by HUD as when a racial or ethnic group experiences problems at a rate greater than 10 percent of the income level as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. The four housing problems identified above are: lack of complete kitchen facilities, lack of plumbing facilities, overcrowding (more than one person per room) and cost burden where more than 30 percent of gross income is spent on housing costs. The tables below capture the breakdown of housing problems by income level, race and ethnicity. Each table provides data for a different income level. The income levels are defined as follows:

- Extremely Low-Income: 0-30 percent AMI
- Low-Income: 30-50 percent AMI
- Moderate-Income: 50-80 percent AMI
- Middle-Income: 80-100 percent AMI

Tables 9 – 12 capture the number of housing problems by income, race and ethnicity. Each table provides data for a different income level.

Based upon the data provided, no single race or ethnic group in Rockland County has a disproportionate housing need, as the overall rate of housing problems is so high (84.9%) for all lower and middle income households. White households represent approximately two-thirds of all households who have at least one or more housing problems at each income level.

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,479	1,268	577
White	6,648	815	306
Black / African American	1,545	168	139
Asian	215	110	40
American Indian, Alaska Native	50	0	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	1,896	155	80

**Data Source:** 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,655	1,813	0
White	5,350	1,327	0
Black / African American	1,113	170	0
Asian	353	55	0
American Indian, Alaska Native	15	15	0
Pacific Islander	0	0	0
Hispanic	1,759	244	0

**Data Source:** 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,184	2,574	0
White	3,208	1,608	0
Black / African American	588	625	0
Asian	319	65	0
American Indian, Alaska Native	10	60	0
Pacific Islander	0	0	0
Hispanic	1,057	200	0

**Data Source:** 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,173 (58.2)	2,987	0
White	2,793 (66.9)	2,000	0
Black / African American	559 (13.4)	414	0
Asian	165	115	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	608 (14.5)	389	0

**Data Source:** 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

**0-30 Percent AMI:** The total number of households in Rockland County within the extremely low income group (0-30 percent AMI) is 10,479; households with at least one housing problem comprise 84.9 percent of this income level. While no single race or ethnic group has a disproportionate need at this income level, White households (63.4%), Black/African American households (14.7%) and Hispanic households (18.1%) comprise the race/ethnicities with the greatest housing needs at this income level.

**30-50 Percent AMI:** The total number of households in Rockland County within the low income group (30-50 percent AMI) is 8,655; households with at least one housing problem comprise 82.7 percent of this income level. While no single race or ethnic group has a disproportionate need at this income level, White households (61.4%), Black/African American households (12.8%) and Hispanic households (20.3%) comprise the race/ethnicities with the greatest housing needs at this income level.

**50-80 Percent AMI:** The total number of households in Rockland County within the moderate income group (50-80 percent AMI) is 5,184; households with at least one housing problem comprise 66.7 percent of this income level. While no single race or ethnic group has a disproportionate need at this income level, White households (62.0%), Black/African American households (12.8%) and Hispanic households (20.3%) comprise the race/ethnicities with the greatest housing needs at this income level.

**80-100 Percent AMI:** The total number of households in Rockland County within the moderate income group (80-100 percent AMI) is 4,173; households with at least one housing problem comprise 58.2 percent of this income level. While no single race or ethnic group has a disproportionate need at this income level, White households (66.9%), Black/African American

households (13.4%) and Hispanic households (14.5%) comprise the race/ethnicities with the greatest housing needs at this income level.

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## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater housing need is defined by HUD as when a racial or ethnic group experiences problems at a rate greater than 10 percent of the income level as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. The four housing problems identified above are: lack of complete kitchen facilities, lack of plumbing facilities, overcrowding (more than 1.5 person per room) and cost burden where more than 50 percent of gross income is spent on housing costs. The tables below capture the breakdown of housing problems by income level, race and ethnicity. Each table provides data for a different income level. Tables 13 – 16 capture the number of severe housing problems by income, race and ethnicity. Each table provides data for a different income level.

Based upon the data provided, White households in Rockland County earning between 30-50% AMI, 50-80% AMI and 80-100% AMI have a disproportionately greater need than other races and ethnic groups at all income levels. While White households earning between 0-30% AMI represent 63.8 percent of the households with housing problems in the County at that income level, the overall need is so high (74.0%) that no one race or ethnic group has a disproportionately greater need, by definition.

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,129	2,614	577
White	5,823	1,629	306
Black / African American	1,180	530	139
Asian	215	110	40
American Indian, Alaska Native	50	0	0
Pacific Islander	0	0	0
Hispanic	1,726	325	80

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Table 18 – Severe Housing Problems 30 - 50% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,449	5,024	0
White	3,510	3,183	0
Black / African American	551	714	0
Asian	218	185	0
American Indian, Alaska Native	15	15	0
Pacific Islander	0	0	0
Hispanic	1,129	864	0

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Table 19 – Severe Housing Problems 50 - 80% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,788	5,009	0
White	1,570	3,222	0
Black / African American	264	954	0
Asian	209	170	0
American Indian, Alaska Native	0	70	0
Pacific Islander	0	0	0
Hispanic	717	544	0

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Table 20 – Severe Housing Problems 80 - 100% AMI**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,930	5,242	0
White	1,170	3,636	0
Black / African American	288	683	0
Asian	74	205	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	363	634	0

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

**0-30 Percent AMI:** The total number of households experiencing severe housing problems in Rockland County within the extremely low-income group (0-30% AMI) is 9,129 and comprised 74.0 percent of the total households at that income level. Of these households having one or more housing problems, no racial or ethnic group is represented more than 10 percent greater than the percentage of all households in the extremely low income category. White households represented the highest number with housing problems at 63.9 percent. Hispanic households represented the second highest number at 18.9 percent while Black/African American households represented the third highest number at 12.9 percent.

**30-50 Percent AMI:** The total number of households experiencing severe housing problems within the low-income group (31-50% AMI) is 5,449 and comprised 52.0 percent of the total households at that income level. White households have a disproportionate housing need at this income level, comprising 64.4 percent of the total number of households at this income level. Hispanic households represented the second highest number at 20.7 percent while Black/African American households represented the third highest number at 10.1 percent.

**50-80 Percent AMI:** The total number of households experiencing severe housing problems within the moderate-income group (50-80% AMI) is 2,788 and comprised 35.9 percent of the total households sampled. White households have a disproportionate housing need at this income level, comprising 56.3 percent of the total number of households at this income level. Hispanic households represented the second highest number at 25.7 percent while Black/African American households represented the third highest number at 9.5 percent.

**80-100 Percent AMI:** The total number of households experiencing severe housing problems within the middle-income group (80-100% AMI) is 1,930 and comprised 26.9 percent of the total households sampled. White households have a disproportionate housing need at this income level, comprising 60.6 percent of the total number of households at this income level. Hispanic households represented the second highest number at 18.8 percent while Black/African American households represented the third highest number at 14.9 percent.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

A disproportionately greater housing need is defined by HUD as when a racial or ethnic group experiences problems at a rate greater than 10 percent of the income level as a whole. For example, assume that 60 percent of all low-income households within a jurisdiction have a housing problem and 70 percent of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Table 17 captures the number of households experiencing housing cost burdens (30% of income spent on housing costs) by income, race and ethnicity.

The data provided by CHAS below are flawed and thus cannot be used to calculate the disproportionate housing cost burden for each race/ethnicity. However, while it is not possible to draw meaningful conclusions from the data provided below, some generalizations can be inferred from section **NA-15 Disproportionately Greater Need: Housing Problems** above. According to CHAS data in section **NA-10 Housing Needs Assessment** above, housing cost burden is the biggest housing issue in Rockland County. Severe housing cost burden (greater than 50% of income is spent on housing costs) is the most prevalent housing problem in the County accounting for 43.2 percent of the housing problems among renters and 60.5 percent of the housing problems among owners. White households in Rockland County earning between 50-80% AMI and 80-100% AMI likely face a disproportionately greater housing cost burden need than other races and ethnic groups at all income levels.

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,577	10,428	17,118	627
White	39,089	14,377	13,100	356
Black / African American	5,274	2,718	2,350	139
Asian	3,628	1,437	812	40
American Indian, Alaska Native	135	54	65	0
Pacific Islander	0	0	0	0
Hispanic	5,207	3,101	3,348	80

Data Source: 2007-2011 CHAS

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Based upon the data provided, White households in Rockland County earning between 30-50% AMI, 50-80% AMI and 80-100% AMI have a disproportionately greater housing need due to severe housing cost burden than other races and ethnic groups at all income levels. While White households earning between 0-30% AMI represent 63.8 percent of the households with housing problems in the County at that income level, the overall need is so high (74.0%) that no one race or ethnic group has a disproportionately greater need, by definition.

**If they have needs not identified above, what are those needs?**

None identified.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Rockland County's Black/African American population is concentrated (45.37-74.1%) in the Village of Spring Valley, and the County's Hispanic population is concentrated (46.54-76.83%) in the Villages of Haverstraw and Spring Valley. (See Section **MA-50 Needs and Market Analysis Discussion** of this Plan for more information).

## NA-35 Public Housing – 91.205(b)

### Introduction

Rockland County has 3,492 units of housing assisted by Federal funding through the Section 8 Housing Choice Voucher Program. An additional 510 units of public housing are operated with Federal and/or State Assistance (please see section **MA-25 Public and Assisted Housing** for more information). Privately owned/managed low-income properties also exist within Rockland.

The Rockland County Office of Community Development serves as the Local Administrator for New York State Homes and Community Renewal (HCR) Section 8 Housing Choice Vouchers for Rockland County. Additionally there are five local Public Housing Authorities (PHAs) which administer Section 8 programs as well as public housing.

#### Rockland County Office of Community Development

The County of Rockland has an allocation of 1,082 vouchers, of which as of May 5, 2015, 1,013 vouchers are currently under lease. As of May 2013, due to Federal Sequester and loss of funding, the County has not been able to utilize all of the vouchers that were originally issued to them by NYS Homes and Community Renewal (HCR). As the unused vouchers were available due to households leaving the program, the County was not able to re-lease the vouchers. However, the County is presently requesting of HCR that it be allowed to “fill” 30 additional vouchers.

Of the County’s 1,082 allocated vouchers, 2 are special purpose vouchers for disabled households. Additionally, 228 of the vouchers currently in use are for elderly households and 121 are for disabled families. White households make up 80 percent of voucher holders in the County, with 19 percent Black/African American households and Asian, American Indian/Alaskan Native and Pacific Islander households comprising the remaining 1 percent. The county does not track ethnicity of voucher holders.

There are currently 148 households on the County’s waiting list for Section 8 vouchers. When the County last opened its waiting list in 2007, 1,350 applications were received. The County plans to request to HCR to open the waiting list within the next 6 to 12 months. This will be done following all Federal rules and regulations and the NYS HCR Administrative Plan that was updated April 1, 2015. The acceptance of applications will be only to add to the waiting list in the event that the County receives an allocation of additional vouchers or if additional vouchers become available. It will be clearly noted, when the wait list is opened, that no vouchers are currently available.

#### Kaser Public Housing Authority

The Kaser Public Housing Authority (KPHA), which services the Village of Kaser, currently administers 89 tenant based vouchers and 38 portability vouchers, for a total of 127 Section 8

Vouchers. Nine vouchers are for seniors (5 for the Village plus 4 portable vouchers). All vouchers currently administered by KPHA are for non-Hispanic White heads of household (data on race/ethnicity of voucher holder only captures the head of household).

#### Nyack Housing Authority

Chartered by the State of New York, the Village of Nyack Housing Authority (NHA) was first established in 1960 as an institution to provide and facilitate access to affordable housing for the least financially fortunate of Nyack's citizens. NHA currently administers 188 Section 8 vouchers, 28 project based and 160 tenant based. Additionally, 67 of the vouchers currently in use are for elderly households and 110 are for disabled families. Whites make up 33 percent of Section 8 population in the Nyack, with 64 percent Black/African American and Asian, American Indian/Alaskan Native, Pacific Islander and other comprising the remaining 3 percent. Hispanics comprise 13 percent of the Section 8 population. The Section 8 Housing Assistance program is currently closed and not accepting applications.

The Authority also owns and operates two Public Housing facilities, totaling 164 units exclusively for qualifying Nyack residents: Waldron Terrace for families and Depew Manor for senior citizens. Separately and not part of the NHA are privately held facilities that operate under NYS and HUD housing programs which include Rockland Gardens, Nyack Plaza and Tallman Towers.

#### Town of Ramapo Housing Authority

The Town of Ramapo Housing Authority (TRHA) manages the administration of 584 Tenant-based Section 8 vouchers. Forty-six (46) vouchers are dedicated to seniors and 29 are for persons with disabilities and their families. Black/African American heads of household consist of 19 (3%) of the vouchers, the remaining are White.

#### Village of New Square Housing Authority

The Village of New Square Housing Authority (VNSPHA) manages the administration of 696 Section 8 vouchers, 45 of which are project based and 651 of which are tenant based. Eighteen vouchers are dedicated to seniors (2 project based and 16 tenant based). Asian households (head-of-households) consist of 1.9 percent (13 vouchers: 3 project-based and 10 tenant-based) of all voucher holders and Hispanic households consist of 1.4 percent (10 vouchers: 1 project-based and 9 tenant-based) of voucher holders.

#### Village of Spring Valley

The Village of Spring Valley administers its own Housing Choice Vouchers (Section 8), separately from the Spring Valley Housing Authority which administers the Village's public housing. The Village of Spring Valley has 815 tenant based vouchers with 560 of the vouchers

leased as of April 2015. The Village has 168 households on its Section 8 waiting list, with an estimated wait time of at least 3 years.

The tables below are based off data provided by the five PHAs in Rockland County. Not all data provided were complete.

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**Table 22 - Public Housing by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	510	3,492	73	3,419	0	0	2

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

**Table 23 – Characteristics of Public Housing Residents by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0							
# of Elderly Program Participants (>62)	0	0	251	322	14	354			
# of Disabled Families	0	0	35	231	28	232			
# of Families requesting accessibility features	0	0	97						
# of HIV/AIDS program participants	0	0							
# of DV victims	0	0							

Data Source: PIC (PIH Information Center)

**Table 24 – Race of Public Housing Residents by Program Type**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	113	1775	58	2275			
Black/African American	0	0	195	478	29	468			
Asian	0	0	22	20	3	17			
American Indian/Alaska Native	0	0	0	13	0	13			
Pacific Islander	0	0	2	6	0	6			
Other	0	0	2	3	0	3			

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	20	70	8	69			
Not Hispanic	0	0	319			570			

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that in new construction built after 1991, 5 percent of all public housing units be accessible to persons with mobility impairments. Another 2 percent of public housing units must be accessible to persons with sensory impairments. In addition, an Authority's administrative offices, application offices and other non-residential facilities must be accessible to persons with disabilities. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

Only the County of Rockland and the Nyack Housing Authority provided data on the number of disabled families with Housing Choice Vouchers. None of the County's PHAs track data on the number of households on their waiting lists requesting accessible units. Anecdotal information supplied by the County's stakeholders, including the Nyack Housing Authority, Joseph's Home Inc., Rockland Housing Action Coalition, Village of Spring Valley, Village of Sloatsburg, Village of Kaser and Spring Valley Housing Authority indicates that additional accessible (Section 504 compliant) units are needed.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The waiting list for Section 8 Vouchers (316 households) demonstrates an unmet affordable housing need that disproportionately affects members of the protected classes.

### **How do these needs compare to the housing needs of the population at large**

The needs of affordable housing tenants and Housing Choice Voucher holders and applicants on the waiting list for accessible units are greater than that the population at large due to restricted housing options caused by their low incomes and the County's high housing costs.

## **Discussion**

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Rockland County applies a two-pronged approach when addressing the needs of the County's homeless. The Office of Community Development administers the County's Continuum of Care (CoC) program, which is designed to promote County-wide commitment to the goal of ending homelessness; provide funding for efforts by local governments and nonprofit providers to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

The Department of Social Services Housing Unit offers comprehensive housing services to those individuals who are homeless or potentially homeless. The goal is to address and ultimately eliminate the crisis or urgent circumstances surrounding the homeless individual or family. When an emergency housing placement is diverted, these cases are retained until issues such as domestic violence, substance abuse, lack of employment, mental health, and childcare are addressed. Casework counseling and referral to needed services are provided on an ongoing basis. The Housing Unit is notified of all eviction notices, utility disconnects and residential Health Department violations. Staff meets with individuals and family members in an attempt to help them retain safe and affordable housing. In many instances, home visits are conducted to insure that frail, elderly and minor children's health and safety needs are met. Emphasis is placed on maintaining family stability and in protecting the health and safety of all individuals at risk. Housing staff also communicates with attorneys and landlords to prevent impending evictions. Staff negotiates payments of rent arrears, seeks out rent subsidies, explores housing alternatives, and secures permanent housing for the homeless.

The Rockland County Continuum of Care conducts an annual Point-In-Time Homeless (PIT) count for Rockland County. The PIT count offers information about individuals and families experiencing homelessness on a given night. The most recent PIT count was conducted on January 30, 2015 and enumerated homeless individuals living on the street, in emergency shelters, transitional housing and other locations. HUD defines transitional housing as a project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD. The PIT count's (survey) homeless definition includes persons/families housed in transitional housing and does not include individuals or families doubled up in homes or apartments, formerly homeless people living in permanent housing units, those residing in treatment facilities, detention facilities, mental health facilities and/or chemical dependency facilities.

The PIT Count provides a breakdown of a range of demographic data on the sheltered and unsheltered homeless counted in Rockland County each year. There are a total of 100 homeless households (41 in emergency shelters, 34 in transitional housing and 25 unsheltered)

and 117 homeless persons (55 in emergency shelters, 37 in transitional housing and 25 unsheltered) in the Rockland County CoC survey area. Findings from the 2015 count show that the largest portion of homeless persons in Rockland County are in the over the age of 24 (70%) category, followed by persons aged 18 to 24 (15%) and children under the age of 18 (15%). Men constitute approximately two thirds of the County's homeless population. The majority of homeless are in households without children (76%) with the remainder (24%) in households with children under 18. HUD has defined chronic homelessness as an individual or family with a disabling condition who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. There is only one (1) chronic homeless person in the survey area.

**Table 26 – Homeless Population**

Population	Sheltered	Unsheltered	Estimate # experiencing homelessness/yr	Estimate # becoming homeless/yr	Estimate # existing homeless/yr	Estimate # of days persons experience homelessness
Persons in Households with Adult(s) and Child(ren)	11	0				
Persons in Households with Only Children	0	0				
Persons in households with only adults	64	25				
Chronically Homeless Individuals	1	0				
Chronically Homeless Families*	0	0				
Veterans	1	0				
Unaccompanied Youth	0	0				
Persons with HIV	0	0				

Source: HMIS Point-In-Time Count for Rockland County Homeless

\*Chronically Homeless Persons in Families

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

There were 11 family households with at least one adult and one child counted in the survey, with a total of 17 youth under the age of 18. There were no unsheltered youth in the study area, with 82 percent of all youth living in emergency shelters and the remaining 18 percent of youth in transitional housing. There were no veteran family households captured in the survey.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

More than half of all homeless persons in the Rockland County CoC survey area are Black/African American (60%), with White (32%) and multiple races (7%). Black/African Americans represent 85 percent of the 25 unsheltered homeless, with Whites at 13 percent and Asians at 2 percent.

**Table 27-Nature and Extent of Homelessness: (Optional)**

Race	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	9	25	0	3	37
Black or African-American	38	11	0	21	70
Asian	0	1	0	1	2
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Multiple Races	8	0	0	0	8

Source: HMIS Point-In-Time Count for Rockland County Homeless

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2015 PIT Counts, there are 25 (21%) unsheltered homeless in the survey area. The remaining 79 percent of homeless are sheltered, with 55 (47%) housed in emergency shelters and 37 (32%) in transitional housing. The vast majority of unsheltered homeless are Male (80%), with Black/African Americans represent 85 percent of the 25 unsheltered homeless, with Whites at 13 percent and Asians at 2 percent. One of the sheltered homeless was an adult with a serious mental illness and another was an adult with a substance use disorder.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

This section describes the housing needs of persons who are not homeless but require supportive housing services. The non-homeless populations with special needs include the elderly and frail elderly; persons with disabilities; persons who chronically abuse drugs and alcohol; victims of domestic violence, dating violence or sexual assault; veterans and persons living with HIV/AIDS.

Discussions with the County stakeholders indicate that while Rockland County has a wealth of services for the various special needs populations, there is a deficit in affordable housing for all populations.

### **Describe the characteristics of special needs populations in your community: What are the housing and supportive service needs of these populations and how are these needs determined?**

#### Elderly and Frail Elderly

According to 2007-2011 ACS data, there are an estimated 41,033 persons aged 65 and older living in the County, 39.7 percent of whom live alone (16,290 persons). This population increased to 43,739 in 2013 (ACS 2009-2013) a 6.6 percent increase, compared to a 2.1 percent increase in the total population since 2011. Approximately 3,118 (7.6%) of seniors live below 100 percent of the poverty level which in 2011 was \$14,710 for a household of two and 2,790 (6.8%) live between 100 and 149 percent of the poverty level.

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 has been for seniors to “age in place”, remaining close to their family and community. As the predominant housing type in the County is single family detached (see Table 1 in the Housing Market Analysis section), there is a significant need for new or renovated housing designed to meet the accessibility and supportive care needs of the County’s aging population.

Discussions with the County’s stakeholders indicate that while there is still a need for housing and services for this population, it is not the number one priority. There are more housing and services resources available to this group than other special needs populations.

## Youth

Approximately one in five (20.5%) of the County's population is under the age of 18 with another 27,164 (8.8%) between the ages of 18 to 24. County stakeholders identified young adults (age 16-21) as a population in need of services and affordable housing in Rockland County. Services for job development and training are also needed for this age cohort. Youth unemployment in Rockland County is 14.3 percent. Youth aging out of the foster care systems are particularly vulnerable to becoming homeless. The County has no shelters specifically designed to meet the needs of this population.

## Persons with Disabilities (Physical)

According to 2009-2013 ACS data (2007-2011 data are unavailable), there are an estimated 26,301 persons (8.4% of the total population) with a disability in Rockland County. The physical disabilities tracked by the ACS include persons with hearing difficulties, vision difficulties, ambulatory difficulties, self-care difficulties and independent living difficulties. Almost 30 percent of the population 65 years and over reported at least one disability: 10.3 percent with a hearing difficulty, 4.7 percent with a vision difficulty, 2.8 percent with an ambulatory difficulty, 7.7 percent with a self-care difficulty and 14.7 percent with an independent living difficulty. Among the population 18 to 64, 6.4 percent reported at least one disability; additionally, 3.2 percent of the population aged 5 to 17 years reported at least one disability and 1.0 percent of the population under 5 reported a disability.

More affordable accessible units are needed in Rockland County. There are waiting lists for the limited number of existing units. New units or retrofitted units are a priority need in Rockland County.

## Persons with Disabilities (Mental and Developmental)

According to 2009-2013 ACS data (2007-2011 data are unavailable), there are an estimated 9,481 persons aged 5 and over (3.0% of the total population) with a reported cognitive disability in Rockland County. The County estimates that there are approximately 3,000 to 4,000 people with serious mental illness to the point of disability in Rockland County.

Discussions with County stakeholders indicate that there is a need for additional affordable housing for persons with mental disabilities and dual diagnoses (mental and substance abuse issues). As this population often requires a round the clock care or supervision, they often end up in nursing homes. A recent push has been to move this population out of nursing homes and into alternative housing, which in the case of Rockland County often requires moving this population out of county.

### Persons who Chronically Abuse Drugs and Alcohol

The New York State Office of Alcoholism and Substance Abuse Services (OASAS) estimates that 11 percent, or 1.8 million, NYS residents age 12 and older (including 160,000 adolescents ages 12-17) experience a substance abuse disorder (substance dependence or abuse) annually. These figures do not fully depict the widespread impact of addiction in New York. There are the millions of other individuals whose lives are also affected: children, spouses and extended families. (*2012 Interim Report: OASAS 2011-2015 Statewide Comprehensive Plan*). Between 2010 and 2012, Rockland County's drug-related hospitalization rate was 1,896 per 10,000 population (*Department of Health, Tobacco, Alcohol and Other Substance Abuse Indicators*).

Based upon discussions with Rockland County stakeholders, there is a need for more affordable "sober" housing and affordable supportive housing for persons with drug and alcohol abuse problems. Open Arms Inc. is the only organization with any housing of this type in the County, and they only have 8 beds for women.

### Victims of Domestic Violence

There are limited data on the numbers of persons who are victims of domestic violence, dating violence, sexual assaults and stalking. Often these incidents are under reported. Women, children and men may all become victims of domestic violence. According to New York State Domestic Violence Dashboard Data Project, in 2013 there were 112,094 total assaults and 187,710 domestic incidents reported by police agencies outside of New York City. Of the assaults, 28 percent (31,106) were committed by intimate partners; females were the victim in 80 percent of these assaults. It is estimated that about one-third of American women report experiencing abuse by an intimate partner at some time in their lives. Research suggests that women with disabilities are victims of domestic violence at similar or higher rates compared with women without disabilities.

Women and families fleeing domestic violence need "safe havens" where they are beyond the reach of their abuser as well as services that help them become independent. Discussions with the County's stakeholders indicate that there are a number of existing housing and services for this special needs population (see MA-30 Homeless Facilities and Services and MA-35 Special Needs Facilities and Services for more information). Many victims ultimately leave Rockland County when looking for permanent housing to get farther away from their abuser.

### Veterans

The Rockland County Veterans Service Agency estimates that there are approximately 11,000 veterans in the County. Veterans often face multiple health issues which makes them vulnerable to homelessness. While some health services are available in Rockland County through the New City Community Clinic, many veterans are bused to the Montrose VA Hospital in Westchester for more specialized services. Veterans who have physical disabilities are often

unable to find existing affordable apartments in Rockland County that have been modified to accommodate their physical/medical needs. Discussions with the County's stakeholders indicate that while this population is not a high priority, there is a need for housing for veterans and their families. Most veteran housing, such as the County's Homes for Heroes, is designed for single veterans. This often leads to families which are separated, with the veteran housed separately and the families placed into shelters or other assisted housing. Only one homeless veteran was counted during the 2015 Point-in-Time count.

Persons Living with HIV/AIDS

See below.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

In 2012 there were a reported 685 cases of HIV or AIDS in Rockland County (Table 29). Black/African Americans represent 43 percent of all cases reported, with Hispanics representing 23 percent followed by Whites (21%) and persons of more than one race (12%). In Rockland County, the majority of services are being provided to Haitians arriving, getting tested and coming up positive.

In the past 5 years, the trend in new HIV and AIDS cases has been toward heterosexual transmission, with many couples showing up together and infected. There is also a trend toward younger men, who have sex with men, now showing up in their late teens and early 20s. This may be due to the fact that this age cohort did not live through the hysteria of the 70s and 80s where people were dying week after week and the only drug available was AZT, which also killed people when the doses were too high.

**Table 29 – HOPWA Data**

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	1,008
Area incidence of AIDS	432
Rate per population	144.5*
Number of new cases prior year (3 years of data)	15
Rate per population (3 years of data)	5*
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIC (PLWH)	253
Area Prevalence (PLWH per population)	84.6*
Number of new HIV cases reported last year	20

**Data Source:** New York State HIV/AIDS Surveillance Annual Report: For Cases Diagnosed Through December 2012. [http://www.health.ny.gov/diseases/aids/general/statistics/annual/2012/2012\\_annual\\_surveillance\\_report.pdf](http://www.health.ny.gov/diseases/aids/general/statistics/annual/2012/2012_annual_surveillance_report.pdf)

\* Per 100,000 population.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities: How were these needs determined?**

The following priority need has been identified through the Public Survey and Stakeholder Outreach: Community parks

### **Describe the jurisdiction's need for Public Improvements: How were these needs determined?**

The following priority needs have been identified through the Public Survey and Stakeholder Outreach:

- Improved sidewalks and crosswalks
- Street lights

### **Describe the jurisdiction's need for Public Services: How were these needs determined?**

The following priority needs have been identified through the Public Survey and Stakeholder Outreach:

- Job training and placement programs for persons aged 16-24
- Financial/budgeting education and counselling programs
- Transportation services (focus on nights and weekends)
- Short-term help with utilities
- Short-term help with medical costs

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Rockland County, New York is at the north end of the New York-New Jersey metropolitan region. It 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 percent of the County is contiguous undeveloped State parklands along the northwest boundary with Orange County. Rockland County 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. To a large extent, Rockland County's employment growth is directly related to the New York PMSA and the continuing 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 standpoint. 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 a crisis for affordable housing programs.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Rockland County largely consists of suburban developments, punctuated by a few higher density villages. Approximately two thirds (67%) of the 101,353 housing units in Rockland County are either single-family detached or single-family attached. Multifamily units, consisting of two or more units, consist of 32 percent of the housing stock and mobile home, boat, RV, or vans are the remaining 1 percent of units. Residential properties consisting of 20 or more units comprise only 7 percent of the total number of housing units in the County.

Of the 96,162 occupied housing units in the County, 71 percent are owner-occupied, with 28 percent being renter occupied (Table 32). The County has a housing vacancy rate of 5.1 percent. The vast majority (83%) of owner occupied housing units consists of 3 or more bedroom units with only five percent of all owner housing units consisting of one bedroom or less. By comparison, rental housing units are much more evenly distributed among one-, two-, and three or more bedroom units.

**Table 31 – Residential Properties by Unit Number**

Property Type	Number	%
1-unit detached structure	60,860	60%
1-unit, attached structure	7,538	7%
2-4 units	14,279	14%
5-19 units	10,088	10%
20 or more units	7,219	7%
Mobile Home, boat, RV, van, etc	1,369	1%
<b>Total</b>	<b>101,353</b>	<b>100%</b>

Data Source: 2007-2011 ACS

**Table 32 – Unit Size by Tenure**

	Owners		Renters	
	Number	%	Number	%
No bedroom	104	0%	1,372	5%
1 bedroom	3,431	5%	10,555	38%
2 bedrooms	8,134	12%	7,616	28%
3 or more bedrooms	56,797	83%	8,153	29%
<b>Total</b>	<b>68,466</b>	<b>100%</b>	<b>27,696</b>	<b>100%</b>

Data Source: 2007-2011 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The five municipal housing authorities located in Rockland County operate 11 public/low-income housing complexes, consisting of 510 units, within their own jurisdictions. Additionally, the County has 2,908 Housing Choice Vouchers (Section 8), 73 of which are project based. Privately owned/managed low-income properties also exist within Rockland. See section **MA-25 Public and Assisted Housing** for more information.

## **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The County does not anticipate a significant loss of affordable or subsidized units from the overall housing inventory over the next five years. However; the allocation of tenant-based Section 8 vouchers is dependent on funding from HUD and is thus subject to fluctuation which is outside the County's control.

Additionally, the Town of Haverstraw and the Village of Spring Valley have experienced the gradual erosion of rent control/stabilized buildings and units within their communities. For the past two decades, the rent laws have provided for the deregulation of rent controlled/stabilized apartments based on rents and occupant's incomes reaching certain levels. Effective June 24, 2011, if an apartment is vacant and the legal rent reaches \$2,500 or more, such apartment qualifies for permanent deregulation and would no longer be subject to either rent stabilization or rent control. The Rent Code Amendments of 2014 require owners to provide the first tenant of a newly deregulated apartment with a New York State Homes and Community Renewal (HCR) promulgated notice detailing the last legal rent, the reason for deregulation and detailed calculations, including individual apartment improvements and costs, of the rent qualifying for deregulation. In addition, the owner must serve HCR and the tenant with an HCR registration form indicating the deregulation. Additionally, effective July 1, 2011, in order for HCR to issue an order of deregulation, the subject apartment must have had a legal rent of \$2,500 or more and be occupied by persons whose total annual Federal adjusted gross incomes as reported on their New York State income tax returns, have been in excess of \$200,000 for each of the two preceding calendar years. The Rent Code Amendments of 2014 specify that recipients of Senior Citizen Rent Increase Exemption (SCRIE) or Disability Rent Increase Exemption (DRIE) certificates are exempt from this application process.

Additionally, many older, and more affordable, multi-family buildings in the County's villages are being torn down and replaced with newer, and more expensive, housing. This loss of affordable housing in what is already a very tight market further exacerbates the County's affordable fair housing issues.

## **Does the availability of housing units meet the needs of the population?**

The County has identified a priority need for more affordable rental housing. See **MA-15 Cost of Housing** and the specific types of housing below for more details.

## **Describe the need for specific types of housing:**

Based upon the public survey and stakeholder input, the following types of housing need have been identified:

- Affordable rental housing – there is a very limited number of affordable rental units in Rockland County. Most new rental housing being constructed in the County is targeted at middle and upper income households.

- Housing for large families – three plus (3+) bedroom units have been identified as a need. These units are often not cost effective for developers to build. Additionally, many communities, worried about school children enrollment, prefer to see smaller 1 and 2-bedroom units constructed.
- Studios – smaller rental units, appropriate for the elderly, single homeless individuals or young adults, are identified as a need. These units typically rent for less than a one bedroom unit.
- Accessible units – there are a limited number of accessible units in the County which are in high demand by a range of special needs populations (elderly, persons with disabilities, disabled veterans, etc.). New units or retrofitted units are a priority need.
- Housing for veterans and their families – existing veterans housing is targeted to single veterans. The County's stakeholders identified a need for housing designed for veterans and their families to avoid having these families split up when entering the assisted housing system.
- Housing for grandparents and grandchildren – low income grandparents living in age restricted housing, who are raising or helping to care for their grandchildren, are in danger of eviction. This can lead to compounding homelessness for the senior and for the children. Housing designed to meet the needs of the elderly and youth is needed.
- Supportive housing for persons with disabilities – there is a push to move mentally ill or disabled adults out of nursing homes and into alternative housing. Currently there are limited options for this population in Rockland which often forces them to leave the County.

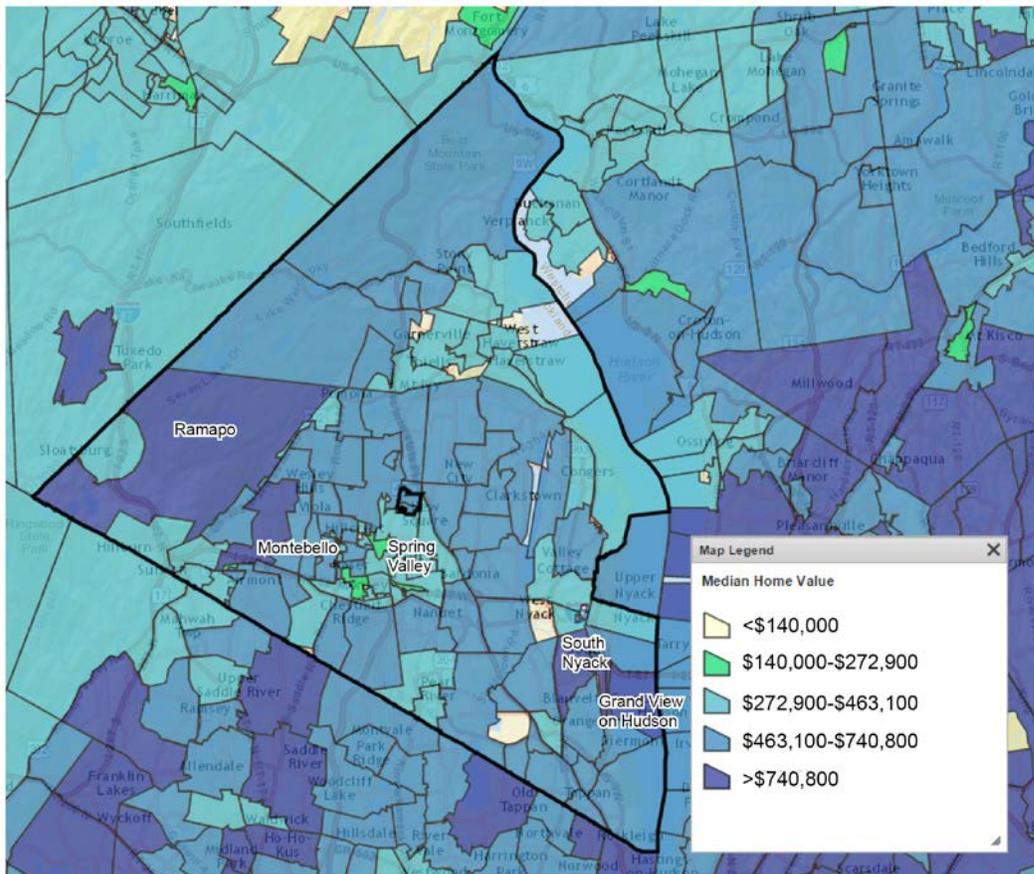
# MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

## Introduction

Proximity to the New York City job market has bolstered high property values in the southern areas of Rockland County in the past decade. Median home prices have been soaring in recent years as home buyers and renters get priced out of other markets, including Westchester County and parts of New Jersey and Connecticut. The 2011 median home value was \$465,100, a 99 percent increase over the 2000 median home values of \$234,300. Contract rents also increased from \$811 in 2000 to \$1,156 in 2011 (a 43% increase).

Rockland County has the highest average median household income (\$84,661) and the highest allowable fair market rental rates in the State of New York. However, while the median home value has dramatically increased over the past decade to \$465,100, Rockland County remains relatively affordable compared with neighboring Westchester County where the average median home value is \$547,000. Median home values vary by community from a high of \$740,800 in parts of the Town of Ramapo and Villages of Montebello, South Nyack and Grand View on Hudson, to a low of \$140,000-\$272,900 in portions of the Village of Spring Valley.

Median Home Value in Rockland County



In 2011 Rockland County's Fair Market Rent for a two-bedroom unit was \$1,474 (Table 36), which increased modestly to \$1,481 in 2015. The HUD Fair Market Rents are higher than the County's median contract rent (\$1,156), but in line with the actual rents paid with approximately three out of four renters (73.8%) in the County paying less than \$1,500 per month on rent. In order to be able to afford to pay \$1,500 in rent without being cost-burdened (spending 30 percent or more on housing costs), a Rockland County household would need to earn \$5,000 monthly/\$60,000 annually which is 29 percent less than the average median household income for the County. Additionally, while there are 10,854 households (39% of all occupied rental households) who spend more than 30 percent of their income on housing (Table 7 in **NA-10 Housing Needs Assessment**) this number has decreased from 13,361 rental households in 2008.

**Table 33 – Cost of Housing**

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	234,300	465,100	99%
Median Contract Rent	811	1,156	43%

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

**Table 34 - Rent Paid**

Rent Paid	Number	%
Less than \$500	3,836	13.9%
\$500-999	6,568	23.7%
\$1,000-1,499	10,015	36.2%
\$1,500-1,999	4,479	16.2%
\$2,000 or more	2,798	10.1%
<b>Total</b>	<b>27,696</b>	<b>100.0%</b>

Data Source: 2007-2011 ACS

**Table 35 – Housing Affordability**

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,625	No Data
50% HAMFI	5,842	968
80% HAMFI	11,216	1,808
100% HAMFI	No Data	3,571
<b>Total</b>	<b>19,683</b>	<b>6,347</b>

Data Source: 2007-2011 CHAS

**Table 36 – Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,191	1,243	1,474	1,895	2,124
High HOME Rent	1,118	1,199	1,440	1,656	1,828
Low HOME Rent	922	988	1,186	1,370	1,528

Data Source: HUD FMR and HOME Rents

## **Is there sufficient housing for households at all income levels?**

The County has insufficient housing for households at the lowest income cohorts. While there are 12,335 households earning 0-30% AMI (Table 6 in **NA-10 Housing Needs Assessment**), there are only 2,625 units available which are affordable to this income group. For the 30-50% AMI cohort, there are only 5,842 units available for 10,465 households. For these two cohorts there is a deficit of 14,333 housing units needed in Rockland County.

## **How is affordability of housing likely to change considering changes to home values and/or rents?**

Continued increases in home value or rents, without a concurrent increase in the average median household income, as is the case in neighboring Westchester County, will make housing in Rockland County less affordable.

The long term affordability of housing in Rockland County faces several challenges:

- Continued increase in home values and rental rates
- Limited development opportunities for multi-family housing
- Lack of development for lowest income cohorts (0-30% AMI and 30-50% AMI)
- Lack of political will to approve affordable and multi-family housing

## **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Fair market rents (\$1,191 for a studio to \$2,124 for a four-bedroom unit) are higher than the median contract rent (\$1,156) for all bedroom counts. High HOME rents are also higher than the median contract rent, except for studio apartments and low HOME rents are higher except for studio and one-bedroom units.

With median contract rents so low and Rockland County operating costs (taxes, utilities, etc.) so high many public housing and assisted housing facilities struggle to maintain their units. In order to rehabilitate their public housing stock, the Village of Nyack Housing Authority is considering privatizing their public housing in order to apply for low income housing tax credits.

# MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

## Introduction

While Rockland County includes a number of densely populated older villages, the bulk of the County's population lives in sprawling post World War II suburban developments. Over half of the County's housing stock (59%) was built between 1950 and 1979, with an additional quarter built since 1980. Only 16 percent of the County's housing stock was built prior to 1950.

In 2011, 39 percent of owner occupied and 48 percent of renter occupied housing units reported at least one housing "condition" problem. Selected conditions reported include [1] lack of complete plumbing facilities, [2] lack of complete kitchen facilities, [3] more than one person per room and [4] cost burden greater than 30 percent of household income. Based on information in Table 7 of section **NA-10 Housing Needs Assessment**, in 2011, 154 low income owner-occupied and 419 low income renter-occupied units reported substandard housing problems including lack of complete plumbing or kitchen facilities.

## Definitions

All programs funded through the Office of Community Development must meet, at minimum, all local and State codes and HUD's Housing Quality Standards (HQS). All housing that fails to meet the minimum requirements of the HQS are considered to be sub-standard. The County uses the HUD Housing Quality Standards to define "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).*

#### **(a) Performance and acceptability requirements.**

(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)

**Table 37 - Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	26,964	39%	13,379	48%
With two selected Conditions	979	1%	2,665	10%
With three selected Conditions	108	0%	113	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	40,415	59%	11,539	42%
<b>Total</b>	<b>68,466</b>	<b>99%</b>	<b>27,696</b>	<b>100%</b>

Data Source: 2007-2011 ACS

**Table 38 – Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,189	5%	2,568	9%
1980-1999	13,941	20%	6,280	23%
1950-1979	40,479	59%	13,182	48%
Before 1950	10,857	16%	5,666	20%
<b>Total</b>	<b>68,466</b>	<b>100%</b>	<b>27,696</b>	<b>100%</b>

Data Source: 2007-2011 CHAS

**Table 39 – Risk of Lead-Based Paint**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	51,336	75%	18,848	68%
Housing Units build before 1980 with children present	3,636	5%	2,523	9%

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

**Table 40 - Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

## Need for Owner and Rental Rehabilitation

Rockland County has a significant need for owner and rental housing rehabilitation, as approximately 39 percent of owner occupied and 48 percent of renter occupied housing units reported at least one housing “condition” problem. Since the majority (75%) of the County’s housing stock was constructed on or before 1979, these problems will likely continue to accelerate as the need for home repair assistance for low and moderate income households increases.

The County does not track the number of vacant units which are suitable for rehabilitation.

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As a result of the passage of the Housing and Community Development Act of 1992, communities are now required to assess the hazards of housing related environmental concerns for low and extremely low income households. One such concern is the extent of lead-based paint in housing units in the community. Lead poisoning is a particular concern for households with children, as it causes IQ reductions, reading and learning disabilities, a decreased attention span and aggressive behavior. As lead paint was banned for residential use in 1978, housing units constructed prior to 1980 are typically viewed as being at risk for containing lead-based paint.

Based on 2007-2011 ACS data, HUD estimated that 75 percent of the owner occupied units and 68 percent of the renter occupied units in the County were built before 1980 and are at risk of lead-based paint hazards (See table 39). Of these, 3,636 owner-occupied units and 2,523 renter occupied units include one or more children. However, it is likely that these numbers are inflated as the likelihood that a structure would contain lead paint varies based upon its age: for buildings constructed prior to 1939 the likelihood that they contain lead is 81 percent, the likelihood for lead hazards in a building constructed from 1940-1959 is 57 percent and after 1960 is 9 percent (HUD *Lead Hazard Control Study*, 2002). As of this date, there have been no comprehensive surveys undertaken in Rockland County to determine the extent of the units containing lead-based paint. However, in the past five years the Rockland County Department of Health has undertaken 25 inspections of units referred for lead-based paint hazards. Rockland County does not have as many cases of lead poisoning as some of the surrounding counties, with most cases concentrated in the Villages of Spring Valley, Monsey and Haverstraw.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The five municipal housing authorities located in Rockland County operate 8 public/low-income housing complexes, consisting of 510 units, within their own jurisdictions. Some of these properties are project-based Section 8 properties. More than 2,500 privately owned/managed low-income housing units also exist within Rockland.

### Totals Number of Units

**Table 41 – Total Number of Units by Program Type**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
# of units vouchers available	0	0	510	3,492	73	3,419	0	0	2
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The five Municipal Housing Authorities located in Rockland County operate 8 public/low-income housing complexes, consisting of 510 units, within their own jurisdictions. Some of these properties are project-based Section 8 properties.

### Public Housing in Rockland County

	PHA/ Authority	Funding	Total	Studio	1-BR	2-BR	3+ BR
Waldron Terrace	NHA	NYS 115 A&B	88	0	11 6 – Accessible	31	40
Depew Manor	NHA	NYS 115 A&B	48	24	24	0	0
Pine St. Home Apartments	NHA	LIHTC	28	0	16	10	2
Airmont Apartments (Pondview Dr.)	RHA		121				
Hillcrest Apartments (Catamount Dr.)	RHA		79				

<b>Gesner Gardens</b>	SVHA		<b>75</b>	0	0	39	36
<b>Harvest House</b>	SVHA		<b>51</b>	7	44	0	0
<b>Franklin Court Apartments</b>	SVHA		<b>20</b>	0	0	14	6
		<b>TOTAL</b>	<b>510</b>				

The Nyack Housing Authority (NHA) operates three State public housing developments with a total of 164 units. Waldron Terrace is targeted to families and consists of 8 four-bedroom, 32 three-bedroom units, 31 two-bedroom units, 11 one bedroom units and 6 one-bedroom handicapped-accessible units. Depew Manor is targeted to seniors and consists of 24 studio and 24 one-bedroom units. Pine Street Home Apartments has 28 units for persons with mobility-impairment disabilities. None of these complexes receives an operating subsidy from any source.

The Ramapo Housing Authority (RHA) operates two public housing developments with a total of 200 units. Airmont Apartments (Pondview Drive) consists of 121 units, 90 targeted to senior citizens and 31 targeted to families. Hillcrest Apartments (Catamount Drive) consists of 79 units, 60 targeted to seniors and 19 to families.

The Spring Valley Housing Authority (SVHA) operates three public housing developments with a total of 146 units. Gesner Gardens has 75 units for families; 39 two-bedroom, 28 three-bedroom and 8 four-bedroom units. Harvest House has 51 units for seniors; 7 studio units and 44 one-bedroom units. Franklin Court Apartments has 20 units for families; 14 two-bedroom and 6 three-bedroom units.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The five Municipal Housing Authorities located in Rockland County operate 11 public/low-income housing complexes, consisting of 510 units, within their own jurisdictions. Airmont Apartments and Gesner Gardens are the only two public housing developments with an average inspection score with Nyack Plaza and Rockland Gardens scored under multifamily housing.

**Table 42 - Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Nyack Plaza	<b>91</b>
Rockland Gardens	<b>94</b>
Airmont Apartments (Pondview Dr.)	<b>92</b>
Gesner Gardens	<b>81</b>

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Each PHA is responsible for preparing its own Public Housing Agency Plan which includes the actions that the PHA will undertake to maintain and upgrade their facilities.

### **Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Each PHA is responsible for preparing its own Public Housing Agency Plan which includes the actions that the PHA will undertake to improve the living environment of low and moderate income families residing in their public housing.

### **Discussion:**

In addition to the Public Housing described above, Rockland County has 2,553 low income assisted living units in 24 facilities, 21 of which contain units for seniors. These facilities provide subsidized housing through a variety of funding sources including the Section 8 and Section 202 programs and low-income housing tax credits (LIHTC). Nyack Housing Authority, through its corporation, Nyack Housing Assistance Corp. (NYAC), serves as Contract Administrator for two site-based HUD Section 8 programs. Nyack Plaza has 30 studio and 66 one-bedroom units for seniors and 43 two-bedroom and 34 three-bedroom units for families. Rockland Gardens has 35 one-bedroom and 33 two-bedroom units for families. Nyack Plaza is a Section 8 New Construction program, while Rockland Gardens is a Section 8 Substantial Rehabilitation program. The majority (over 80%) of units are one-bedroom, with 273 units having 2 or more bedrooms.

### **Low Income Assisted Housing**

	<b>Population</b>	<b>Funding</b>	<b>Total</b>	<b>Studio</b>	<b>1-BR</b>	<b>2-BR</b>	<b>3+ BR</b>
<b>Airmont Gardens</b>	Senior	LIHTC	<b>140</b>	0	110	40	0
<b>Esther Dashew Apts.</b>	Senior	PB Section 8	<b>105</b>	0	105	0	0
<b>Esther Gitlow Towers</b>	Senior	--	<b>115</b>	0	115	0	0
<b>Esther Gitlow Towers II</b>	Senior	Section 202, Section 8	<b>79</b>	0	79	0	0
<b>Haverstraw Place</b>	Senior	LIHTC, HOME	<b>89</b>	2	87	0	0

<b>Hyenga Lake Senior Housing</b>	Senior	LIHTC	<b>65</b>	0	65	0	0
<b>Sopko Apartments (Knights Corner)</b>	Senior	--	<b>75</b>	--	--	--	--
<b>Lakeview Village</b>	Senior & Family	LIHTC	<b>220</b>	16	151	32	21
<b>Middlewood Apts.</b>	Senior	PB Section 8	<b>102</b>	0	102	0	0
<b>Monterey Gardens</b>	Senior	Section 8	<b>106</b>	0	106	0	0
<b>Murphy Manor</b>	Family	LIHTC, HTF Loan	<b>25</b>	0	0	25	0
<b>New Square I, II &amp; III</b>	Family	LIHTC	<b>30</b>	0	0	6	24
<b>Nyack Plaza Apts.</b>	Senior & Family	Section 8 New Const.	<b>173</b>	30	66	43	34
<b>Red Schoolhouse Road</b>	Senior	Section 202, Section 8	<b>100</b>	0	94	6	0
<b>Rockland Gardens</b>	Family	Section 8 Sub Rehab	<b>68</b>	0	35	33	0
<b>Seton Village</b>	Senior	LIHTC	<b>34</b>	0	34	0	0
<b>Spook Rock Sr. Citizen Apts.</b>	Senior	LIHTC	<b>231</b>	0	231	0	0
<b>Squadron Gardens</b>	Senior	PB Section 8	<b>100</b>	0	100	0	0
<b>Sycamore Crest</b>	Senior	LIHTC	<b>96</b>	0	48	48	0
<b>Thorpe Village</b>	Senior	Section 202, Section 8	<b>198</b>	0	197	1	0
<b>Walnut Hill Apts.</b>	Senior	LIHTC	<b>180</b>	0	180	0	0
<b>Warren Knolls Apts.</b>	Senior	PB Section 8	<b>96</b>	0	96	0	0
<b>West Haverstraw Senior Housing</b>	Senior	PB Section 8	<b>100</b>	0	100	0	0
<b>Youngblood Senior Housing</b>	Senior	LIHTC	<b>26</b>	0	26	0	0
		<b>TOTAL</b>	<b>2,553</b>	46	1,566	194	79

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The Office of Community Development administers the County's Continuum of Care (CoC) program, which is designed to promote County-wide commitment to the goal of ending homelessness; provide funding for efforts by local governments and nonprofit providers to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

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 is 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.

Once a homeless family has been referred to a 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.

The 2015 Housing Inventory Count (HIC) for the Rockland County CoC is provided below. It provides data on the number of beds currently located in the region ready to meet the needs of homeless persons and families. A total of 310 beds exist in the County, including temporary

shelter, longer-term transitional ones, and permanent housing with supportive services. The 2015 HIC for Rockland County lists a total of 12 homeless related facilities, 4 emergency shelters (142 emergency shelter beds), 2 transitional housing facilities (54 transitional housing beds), and 6 permanent supportive housing developments (114 permanent supportive housing beds) for the entire County. The facilities are described below:

### ***Emergency Shelter***

The Rockland County Department of Social Services (DSS) operates an Emergency Family Shelter (40 beds) to provide temporary housing to families who are homeless due to fire, flood, eviction, and other emergencies that require immediate attention. Shelter staff assists families in locating affordable permanent housing. Additionally DSS has 37 emergency shelter voucher beds targeted to single men and women. Other services include case management, childcare, and after-school tutorial and recreation programs for the children and educational workshops for the parents. Forty-three families were placed in the Emergency Family Shelter during 2013. By year end, 81 percent, or 36, were moved to permanent housing.

The Center for Safety & Change is a nonprofit, tax-exempt community organization serving victims of domestic violence, sexual assault, and other violent crimes in Rockland County. Since its inception in 1979, Center for Safety & Change (formerly Rockland Family Shelter, Inc.) has worked to end violence against women and their children through:

- Direct services for survivors of domestic violence, sexual assault and other violent crimes
- Survivor advocacy and empowerment
- Prevention programs
- Outreach and education initiatives
- Inter-agency collaboration and technical assistance
- Leadership in coordinated community action

Center for Safety & Change provides both residential and non-residential services for survivors of intimate partner violence and their families, as well as targeted outreach and education programs for the larger Rockland County community. The Center for Safety & Change operates a shelter with 15 year round beds targeted at single-female heads of household with children who are victims of domestic violence.

Helping Hands for the Homeless of Rockland offers Safe Haven (50 seasonal beds) during the cold season and a broad range of homeless services throughout the year. From November 2013 to April 2014 Helping Hands Inc. provided over 4,100 nutritious meals and overnight stays in the Safe Haven. Their Outreach Center provided hundreds of Helping Hands guests with case management, referrals to services, clothing, showers, and laundry facilities, along with many other offerings, including guidance in resume writing and searching for employment, health screening, AA meetings and a workshop on housing rights.

### ***Transitional Housing***

Rockland County Department of Community Development funds 24 scattered transitional housing beds targeted at single female heads of household with children who are victims of domestic violence.

Open Arms Inc., is a not-for-profit corporation which provides housing and services for individuals struggling with addiction. Open Arms is dedicated to providing residents with a safe, sober living environment, quality counseling, ongoing education about the disease of alcoholism and other drug dependencies, an introduction to the recovery process and programs, and an individualized treatment program with appropriate opportunities leading to employment. The organization operates 30 transitional housing beds targeted for single men and women.

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.

### ***Permanent Supportive Housing***

Rockland County Department of Community Development funds scattered permanent supportive housing units with a total of 31 beds targeted to households with children.

Joseph's Home Inc.'s, a Community Housing Development Organization (CHDO), Fred Hecht Apartments provide permanent supportive housing for homeless individuals and families living with HIV/AIDS. 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 supportive housing. It consists of four two family units with a total of 48 beds. One bed is reserved for veterans. The Maggie Conway House provides 20 permanent supportive housing beds targeted to single men and women, with four beds reserved for veterans.

Rockland Housing Action Coalition, Inc. (RHAC), provides help to low and middle income families to obtain quality-built rental and for-sale housing and provides support to current homeowners. RHAC's Homes for Heros Veterans Housing Project provides permanent supportive housing for disabled and displaced veterans. Homes for Heroes provides 9 supportive housing beds, 3 set aside for chronic homeless.

Additionally, six (6) new supportive housing beds are currently under construction through the Rockland County Department of Social Services' Rapid Re-housing Program, which will be targeted to families with children.

**Table 43 - Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	55	0	24	79	6
Households with Only Adults	0	87	30	29	0
Chronically Homeless Households	0	0	0	3	0
Veterans	0	0	0	12	0
Unaccompanied Youth	0	0	0	0	0

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.**

Rockland County Department of Social 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.

Short term rental assistance is for families facing eviction who are unable to pay full monthly rent on an ongoing basis and already in the court system due to rental arrears. A rental subsidy is provided for no more than 3 months depending on case circumstances. The subsidy amount is 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 are provided for those families if they are in need of a deposit to secure housing or are faced with a utility shut off and have exhausted all other available benefits for security/utility deposits and utility payments. 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 can be used to prevent the initial occurrence of homelessness by providing legal counsel to eligible tenants who are subject to eviction proceedings and paying

the rent arrears to avoid eviction. The maximum benefit per family is \$3,000.00 to include all legal costs.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

There are a number of services available for homeless individuals and families in Rockland County. 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.

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

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.

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, Jawonio and YAI. Rockland County Mental Health Center offers an adult day program for individuals with mental illness.

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.

Meals on Wheels of Rockland provide homebound meals to those in need. Various food programs are provided by People to People, which distribute 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.

DRAFT

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

This section describes the housing needs of persons who are not homeless but require supportive housing services. The non-homeless populations with special needs include the elderly and frail elderly; persons with disabilities; persons who chronically abuse drugs and alcohol; victims of domestic violence, dating violence or sexual assault; veterans and persons living with HIV/AIDS.

Discussions with the County stakeholders indicate that while Rockland County has a wealth of services for the various special needs populations, there is a deficit of affordable housing for all populations.

**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, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.**

### Elderly and Frail Elderly

The Rockland County Office for the Aging provides a variety of housing and services programs for seniors either through its own efforts or through sub-contractors. The programs are designed to maintain maximum independence in the home and to provide employment and volunteer activities. The goal is a comprehensive and coordinated county-wide system of services. Services offered by the County include: Caregiver Respite, CHORE which provides free simple household repairs, EISEP (Expanded In-home Services for the Elderly Program), Empower NY which provides no-cost energy efficiency improvements for low-income seniors, HEAP (Home Energy Assistance Program), HIICAP (Health Insurance Information, Counseling and Assistance Program), Long-term Care Ombudsman Program, Senior Care Helpline, Senior Employment, Taxi Vouchers and Volunteer Opportunities.

Discussions with the County's stakeholders indicate that while there is still a need for housing and services for this population, it is not the number one priority. There are more housing and services resources available to this group than other special needs populations.

### Youth

The Rockland County Youth Bureau is a public planning, funding, advocacy and coordinating agency for youth and family programs in Rockland and has served the communities of Rockland since 1974. It is responsible for advocating on behalf of all children and youth, maintaining current information on youth needs, enhancing communication among youth-serving agencies and allocating state funds for youth and family programs.

The Youth Bureau facilitates several ongoing programs and annual events, including:

- Youth Employment Program: T.E.E.N. Works
- Rockland Conservation & Service Corps
- Funding and Scholarship Opportunities
- Youth Fest

As a component of the Rockland County Youth Employment Program, the Youth Bureau has introduced its newest program, T.E.E.N. Works (Teen Employment Education Network). The program is designed to provide eligible youth with a meaningful experience in the workforce. This 7-week program offers pre-employment training and experiential activities to teens and young adults between the ages of 14 and 21. Pending successful assessments and completion of the program, participants may be provided a job placement.

Persons in Need of Supervision (PINS/JD) is a partnership with the Rockland County Probation Department, the Mental Health Association, Rockland County Youth Bureau, BOCES, and the Rockland County Departments of Social Services and Mental Health. The program assists families with children of all ages, with the main focus on the adolescent child. The PINS Preventive Unit assists youth who are truant; acting out in the home, school or community; and who may be involved with drugs or alcohol. PINS Preventive Caseworkers assess the family's service needs and together with the family, develop a mutually agreed upon plan to prevent out-of-home placement. Services are voluntary, except when ordered by Family Court.

Youth aging out of the foster care systems are particularly vulnerable to becoming homeless. The County has no shelters specifically designed to meet the needs of this population.

#### Persons with Disabilities (Physical)

Many County departments provide services for people with disabilities. Information Rockland (InfoRock), Rockland County's information and referral service, has information on local and national agencies that assist persons with disabilities. Listed below are some of the most frequently utilized County programs and services for people with disabilities:

- CHORE is a program provided through the Rockland County Office for the Aging that offers free, simple household repairs for people with disabilities and seniors.
- COMMISSION ON HUMAN RIGHTS investigates allegations of unlawful discriminatory practices related to housing, employment and public accommodation.
- EARLY INTERVENTION PROGRAM is a statewide program administered by the County Department of Health which provides free therapeutic and support services for children with special needs who are younger than three years old.
- MEDICAID applications for extended care needs of seniors and for individuals who require long-term care for chronic conditions and disabilities are processed through the Department of Social Services.

- PHYSICALLY HANDICAPPED CHILDREN'S PROGRAM assists families with physically handicapped children under 21 in coordinating appropriate services for the child. The program is administered by the Department of Health.
- PROTECTIVE SERVICES FOR ADULTS (PSA) is a program to assist adults, age 18 or over, who because of mental or physical impairments cannot provide for their basic need for food, clothing, shelter, or medical care, or protect themselves from neglect, abuse, or hazardous conditions in a reasonable manner. Services are provided without regard to income and are based on the guiding principles of the individual's rights to self-determination and the least restrictive alternatives.
- TRIPS Paratransit is a curbside-to-curbside bus service for Rockland County residents who are physically or mentally disabled or senior citizens who find it difficult to use fixed route bus service. TRIPS is run by the Rockland County Department of Transportation.

More affordable accessible units are needed in Rockland County. There are waiting lists for the limited number of existing units. New units or retrofitted units are a priority need in Rockland County.

#### Persons with Disabilities (Mental and Developmental)

The Rockland County Department of Mental Health (RCDMH) is both a provider of behavioral health services and, as the Local Governmental Unit (LGU), is the lead agency in the Rockland County Local Services system of behavioral health care. As a provider of services to the citizens of Rockland County, the Department of Mental Health is licensed by the NYS Department of Health and the NYS Office of Mental Health. Services are coordinated with other behavioral health, health and social service agencies as required. The mission of the Department is to ensure and oversee delivery of high quality, comprehensive, person-centered and recovery oriented services for persons in Rockland County with mental illness, developmental disabilities and chemical dependence. As the LGU, the Department is responsible for the planning, coordination, administration and budgetary oversight of a comprehensive and integrated service delivery system in which County, State and voluntary not-for-profit agencies deliver mental health, developmental disabilities and chemical dependency services. The agencies are funded, regulated and/or licensed by the NYS Office of Mental Health (OMH), Office for People with Developmental Disabilities (OPWDD) and/or Office of Alcoholism and Substance Abuse Services (OASAS).

The Rockland County Single Point of Access Committee (SPOA) is a local intake committee to access housing, care management, and other community based services as required by New York State Office of Mental Health. The Rockland Department of Mental Health chairs this committee, comprised of representatives of all private non-profit housing providers, Health Home Care Management providers, Peer Advocacy and Support organizations, and inpatient hospital discharge planners. The SPOA meets weekly to review all service requests and make agency assignments. An important aspect of SPOA is to insure that all individuals living with serious mental illness receive the services and treatment they need and deserve. We review

and follow up all assignments. The committee is the “go to” place for any complicated planning and service requests, and generates good cross systems planning and county-wide needs assessment and feedback. The SPOA chair at RCDMH is able to respond to emergency requests and works closely with other county agencies and departments.

There are also a number of outpatient providers for both the mental health population and for those recovering from substance use disorder in Rockland. There is always too long a wait (up to 2 months) for an appointment with a psychiatrist in some of the clinics, unless the individual is being discharged from a hospital, in which case there must be an appointment within 5 business days.

Rockland County is unique in the number of adult homes (10) for its size. The Rockland Psychiatric Center located in the County contributes to a higher than average population with mental health needs, because of their movement from adult home to hospital to RPC.

There are 392 supervised beds licensed by NYS Office of Mental Health in Rockland. The County generally receives a new annual allocation of 6 supported housing beds (a rent subsidy for an apartment commercially available to anyone), with a waitlist for those of approximately 40. Many people live with family or double up with friends, which is less than ideal. As the best chance for recovery involves the least restrictive setting in an integrated community, more subsidized supported housing beds, or additional Section 8 subsidies, are desirable. The agencies providing supervised housing for people with mental illness in Rockland County are: The Rockland Hospital Guild; Loeb, Inc.; MHA, Inc.; and St. Dominic's Home.

Discussions with County Stakeholders indicate that there is a need for additional affordable housing for persons with mental disabilities and dual diagnoses (mental and substance abuse issues). As this population often requires round the clock care or supervision they often end up in nursing homes. A recent push has been to move this population out of nursing homes and into alternative housing, which in the case of Rockland County often requires moving this population out of county.

#### Persons who Chronically Abuse Drugs and Alcohol

The County would like to develop specialized housing for parolees returning to Rockland and for individuals recovering from substance abuse issues. There is only one halfway house for women, which is run by Open Arms, Inc. See the services provided by the Rockland County Department of Mental Health (RCDMH) above.

Based upon discussions with Rockland County stakeholders, there is a need for more affordable “sober” housing and affordable supportive housing for persons with drug and alcohol abuse problems. Open Arms Inc., is the only organization with any housing of this type in the County, and they only have 8 beds for women.

## Victims of Domestic Violence

The Rockland County Department of Social Services (DSS) contracts with Center for Safety and Change to provide shelter and non-residential services to victims of domestic violence. The Center for Safety and Change is the only domestic violence program in the County, with non-residential services as one of the many services offered under the Center for Safety and Change umbrella. Any person over 16 years of age who is battered or threatened with injury by an intimate partner or is a victim of stalking is legally entitled to, and provided with, emergency shelter, advocacy, legal services, information and referral, community education, and counseling. The Center for Safety and Change served 993 unduplicated families in 2013. Thirty-eight families were kept safe by being housed at the Residential Program of the Center for Safety and Change.

The Center for Safety and Change provides emergency shelter to victims of domestic violence, sexual assault and human trafficking. Their services include a 24/7 crisis hotline; individual and group counseling; support and empowerment groups; advocacy and accompaniment; safety planning; legal services; court assistance; information and referral services; community outreach and education; children's services and educational advocacy; education programs for professionals, for teens, and for others; transportation and translation services, as needed; and assistance with New York State Office of Victim Services applications.

Discussions with the County's stakeholders indicate that there are a number of existing housing and services for this special needs population (see MA-30 Homeless Facilities and Services and MA-35 Special Needs Facilities and Services for more information). Many victims ultimately leave Rockland County when looking for permanent housing to get farther away from their abuser.

## Veterans

The Rockland County Veterans Service Agency, which has been in existence continuously since 1945 to assist the veterans of Rockland County, provides assistance and information on: VA Hospital and Out-Patient Care, Rockland County VA Medical Clinic, disability compensation, discharge upgrades, education benefits, employment, GI Insurance Assistance, membership in vets organizations, acquiring medals and records, alcoholism and chemical dependence, post-traumatic stress information, cemetery and burial benefits, nursing homes, pension benefits including aid and attendance, VA and State of New York mortgage information and vocational rehabilitation.

While some health services are available in Rockland County through the New City Community Clinic, many veterans are bussed to the Montrose VA Hospital in Westchester for more specialized services. Veterans who have physical disabilities are often unable to find existing affordable apartments in Rockland County that have been modified to accommodate their physical/medical needs. Discussions with the County's stakeholders indicate that while this population is not a high priority, there is a need for housing for veterans and their families. Most

veteran housing, such as the County’s Homes for Heroes, is designed for single veterans. This often leads to families which are separated, with the veteran housed separately and the families placed into shelters or other assisted housing.

Persons Living with HIV/AIDS

In Rockland County, the Health Department offers comprehensive medical service to residents who are HIV/AIDS positive including medical case management services, rapid testing and education in the community. The Department undertakes outreach efforts countywide looking for HIV/AIDS positives providing a smooth transition from testing to care with no missed steps. They provide the full range of referrals while assisting all new patients in getting insurance and getting all services in place prior to their first visit to the clinic. The Department also offers emergency short-term housing financial assistance, funded through Ryan White, which helps with a portion of rent, utility or phone costs.

The Health Department works with a number of other County agencies and not-for-profits including the Rockland County Department of Social Services, the Rockland County Office of Community Development, Touch, Inc. of Rockland County, and Hudson Valley Community Services – Loeb House (formerly ARCS). The County has two (2) permanent housing units designated for HIV/AIDS positive veterans through the Homes for Heroes.

**Table 44– HOPWA Assistance Baseline**

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in Facilities	2
STRMU	0
ST or TH Facilities	0
PH Placement	0

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

Referrals for many of the County’s chronic homeless individuals are generated from jails, psychiatric and rehabilitation facilities. When the County receives early discharge notification, it 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.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).**

## MA-40 Barriers to Affordable Housing – 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

An extensive review of public policy was undertaken in the Analysis of Impediments to Fair Housing submitted with this Consolidated Plan. The public policy review covered aspects of local government that are directly related to housing, including an analysis of municipal zoning ordinances, provision of accommodations to persons with limited English proficiency, subsidized housing, taxes, affirmative marketing and transit. While specific actions were identified in a few areas of the County as ways to improve fair housing choice, the majority of County policy and program administration was found to be consistent with fair housing goals. The two most significant impacts on fair housing issues in the County from the public sector come from external factors or jurisdictions: 1) real estate market prices, compounded by property tax burden, 2) lack of land available and suitable for housing development and 3) local zoning ordinances.

Proximity to the New York City job market has bolstered high property values in the southern areas of Rockland County in the past decade. Median home prices have been soaring in recent years as home buyers and renters get priced out of other markets, including Westchester County and parts of New Jersey and Connecticut. The 2011 median home value was \$465,100, a 99 percent increase over the 2000 median home values of \$234,300. Contract rents also increased from \$811 in 2000 to \$1,156 in 2011 (a 43% increase). The tax burden in Rockland County is another significant influence on housing costs. The property tax burden in Rockland County adversely affects housing costs for people of all incomes but makes homeownership particularly challenging for extremely low to moderate income households. High tax rates can also be burdensome to owners of low-income housing and can result in high rents.

Rockland County is a small county with 40 percent of its land area dedicated to preserved parks and open space, with little available land for new development, posing significant challenges to financing affordable housing development. The County has assisted in the development of 93 new and reconstructed affordable housing units between July 1, 2010 and June 30, 2014. The creation of affordable housing units for low and moderate income households and protected classes has been made a priority by Rockland County, and was raised as a potential impediment in the *2010-2014 Analysis of Impediments to Fair Housing Choice* and the County's *2011 Comprehensive Plan*. Although a number of issues contribute to difficulties in creating affordable housing, including high property values and limited quantities of land available for construction, the development of local zoning laws that facilitate the development of affordable housing is recognized in the *Rockland County 2011 Comprehensive Plan* as a critical step toward creating more affordable housing units.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

In 2011, Rockland County had a total civilian population of 149,274 over the age of 16 and an unemployment rate of 6.5 percent (Table 46), which was lower than the unemployment rate for the nation as a whole and for New York State as a whole. Unemployment was higher for persons aged 16-24 at 14.3 percent and lower for those aged 25-65 at 4.4 percent. According to ACS 2009-2013 data, in 2013, while the total civilian population over the age of 16 in the County rose to 156,287, the unemployment rate also rose to 8.3 percent for the civilian labor force, which is lower than the unemployment rate for the nation as a whole and for New York State as a whole.

Education and health care services constitutes the largest business activity in Rockland County, by sector, accounting for 25 percent of all workers and jobs (Table 45). Management, business and financial and sales and office occupations employed the greatest number of persons in Rockland County by sector.

The majority of Rockland County residents (58%) have a commute to work time of less than 30 minutes with just over a quarter having between 31 and 59 minute commute. Only 16 percent have commute times of an hour or more.

In Rockland County, approximately 40 percent of the population 25 years and over have an educational attainment of a bachelor's degree, graduate or professional degree. Just under a quarter have some college or an associate's degree, another quarter are high school graduates or equivalent. Only 12 percent have less than a high school degree. Of the population employed in the civilian labor force, 47 percent have a bachelor's degree or higher, with only 8.3 having less than a high school diploma. Yearly earnings for someone with a bachelor's degree or higher is more than three times the earnings of someone with less than a high school degree.

### Economic Development Market Analysis

**Table 45 - Business Activity**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	209	199	0	0	0
Arts, Entertainment, Accommodations	9,555	8,747	9	10	1
Construction	4,666	5,079	4	6	1
Education and Health Care Services	26,878	22,970	25	25	0
Finance, Insurance, and Real Estate	8,262	3,722	8	4	-4
Information	3,955	3,200	4	3	0
Manufacturing	6,757	9,866	6	11	4
Other Services	5,365	4,758	5	5	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	11,310	6,850	11	7	-3
Public Administration	2	2	0	0	0
Retail Trade	14,083	13,386	13	15	1
Transportation and Warehousing	3,060	2,365	3	3	0
Wholesale Trade	6,111	4,951	6	5	0
Total	100,213	86,095	--	--	--

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

**Table 46 - Labor Force**

Total Population in the Civilian Labor Force	149,274
Civilian Employed Population 16 years and over	139,608
Unemployment Rate	6.48
Unemployment Rate for Ages 16-24	14.34
Unemployment Rate for Ages 25-65	4.36

Data Source: 2007-2011 ACS

**Table 47 – Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	37,569
Farming, fisheries and forestry occupations	5,588
Service	13,065
Sales and office	34,179
Construction, extraction, maintenance and repair	10,130
Production, transportation and material moving	5,657

Data Source: 2007-2011 ACS

**Table 48 - Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	75,531	58%
30-59 Minutes	34,234	26%
60 or More Minutes	20,807	16%
<b>Total</b>	<b>130,572</b>	<b>100%</b>

Data Source: 2007-2011 ACS

## Education

**Table 49 - Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	9,545	841	5,528
High school graduate (includes equivalency)	22,059	1,488	8,472
Some college or Associate's degree	28,861	2,270	6,195
Bachelor's degree or higher	54,661	1,985	9,101

Data Source: 2007-2011 ACS

**Table 50 - Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,253	2,827	2,309	2,773	3,480
9th to 12th grade, no diploma	2,863	1,696	2,445	3,864	3,744
High school graduate, GED, or alternative	7,130	7,079	7,011	17,963	13,224
Some college, no degree	9,682	5,414	5,776	13,716	5,733
Associate's degree	1,378	2,784	3,765	5,871	1,804
Bachelor's degree	3,480	8,696	10,718	18,451	6,036
Graduate or professional degree	407	4,670	6,734	16,490	6,669

Data Source: 2007-2011 ACS

**Table 51 - Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,829
High school graduate (includes equivalency)	31,838
Some college or Associate's degree	43,026
Bachelor's degree	62,296
Graduate or professional degree	77,990

Data Source: 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Education and health care services constitutes the largest business activity in Rockland County, by sector, accounting for 25 percent of all workers and jobs (Table 45) followed by retail trade and professional, scientific and management services.

**Describe the workforce and infrastructure needs of the business community:**

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The passage of the Upstate New York Gaming Economic Development Act of 2013 places areas in the Hudson Valley in line to have casinos built and operated in the area. This provides an increased opportunity for construction workers, administrative personnel and other jobs associated with the casino. Sullivan County is in the process of constructing the Montreign Resort Casino and other developers are exploring opportunities. This could result in an increase in jobs in the leisure and hospitality industry in Rockland County.

Rockland County has seen an increase of data centers being built in the area. These centers need IT technicians and others with degrees in Information Systems, Networking and other IT related educational skills and experience.

Healthcare facilities are also expected to move in to the area requiring those skilled in the industry. The Work Investment Boards have been working with the local community college to ensure that the area will have an educated workforce.

The closing of Novartis and downsizing of Pfizer will result in job losses in the area.

Primary change seen in Rockland is increased inquiries and site-selection requirements from real estate brokers, relocation consultants and end-users. Over last 36 months more than 20 firms were attracted or retained/expanded in Rockland totaling more than 2 million square feet of office/industrial/flex space. Velocity is expected to continue through 2015.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

There are some minor miss-matches in the County between the numbers of workers vs. jobs available in certain sectors. Rockland County has more jobs than workers in four sectors: manufacturing (4%), Arts, Entertainment and Accommodations (1%), Construction (1%) and Retail (1%). In two sectors there are more workers than jobs: Finance, Insurance and Real Estate (4%) and Professional, Scientific and Management Services (3%).

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Workforce Investment Board of Rockland County awarded the Workforce Innovation and Opportunity Action of 2014 (WIOA) contract to Rockland Community College (RCC) to operate the Rockland County Career Center. This partnership with RCC will facilitate the alignment of demand occupations and training of Career Center customers to ensure that the employment needs of local businesses are met.

A major project that Rockland Economic Development Corporation (REDC) and Rockland County is focusing on is the creation of The New York Innovation Accelerator, a public/private partnership with SUNY Rockland, SUNY Stony Brook, SUNY Research Foundation, and REDC--to be located at the Pfizer Pearl River Campus. The proposed New York Innovation Accelerator (NYIA) is a SUNY, non-profit, and private business partnership that is dedicated to helping technologically innovative companies scale up by providing access to state-of-art facilities, expertise, resources, and networking needed for next stage development and growth. NYIA comes at a critical time for Rockland County as the 535 acre Pfizer, Inc. campus in Pearl River undergoes repurposing, making NYIA a necessary and critical driver of economic growth in Rockland and the region.

Partnering businesses will have the opportunity to take advantage of the educational and training resources that will be available to their employees through SUNY. NYIA's goal for workforce development is aligned with the state's goal for educational/training that advances

skills necessary in the field so that workers and potential workers can obtain employment or improve opportunities for sustainable, long-term employment.

Another initiative is the Center for Innovation which is the establishment of a proposed partnership between SUNY Research Foundation, SUNY StonyBrook, SUNY RCC, and others such as the Rockland Economic Development Corp. and business representation. The project will promote innovation and entrepreneurship and add jobs by helping businesses launch and expand.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Yes, to the extent that the County provides information as needed. The County has offered to the Rockland Economic Development Corp. President and CEO as well as the Director of Economic Growth and Tourism to serve on the Committee.

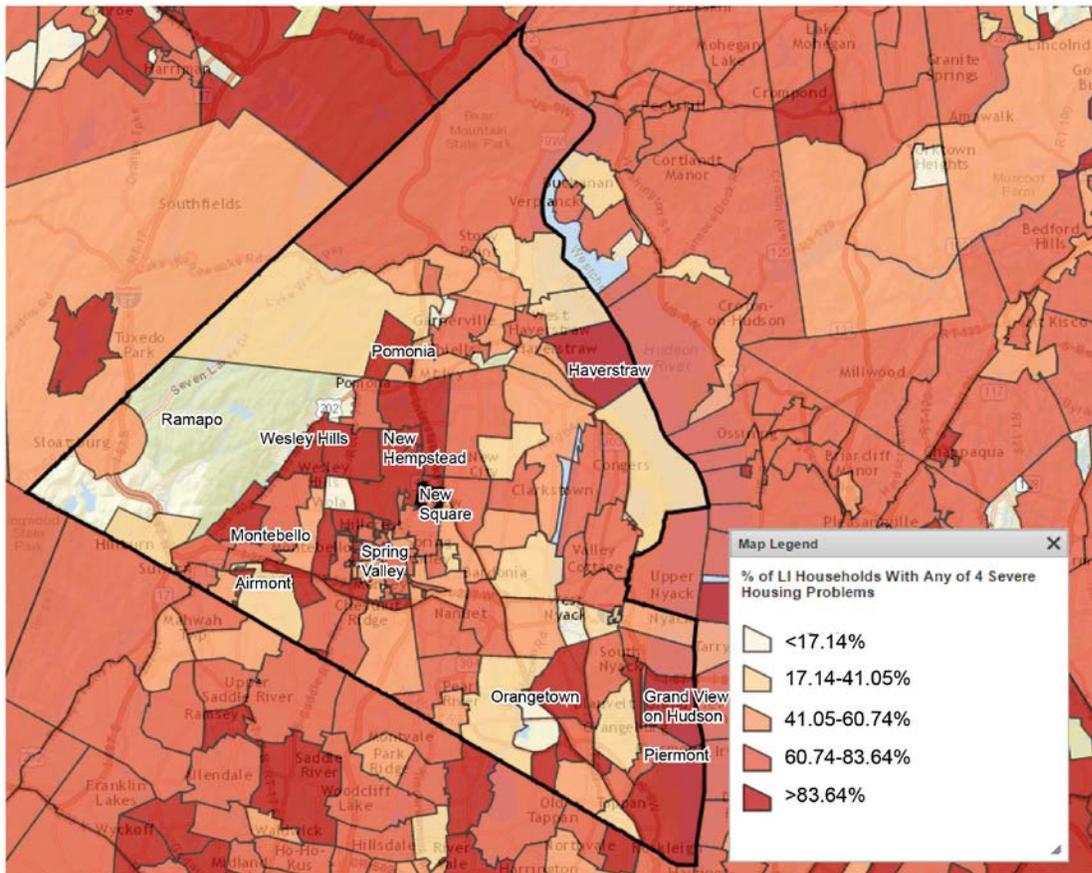
The County is embarking on a campaign to bring the Chinese tourist to Rockland County. The Chinese tourist has the time and financial capacity to spend approximately 10 days on vacation. Chinese visa regulations have changed so that now you can be issued a 10 year visa which makes it easier to travel. Many Chinese tourists are looking for a US experience that is not NYC.

## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Rockland County's low income population with at least one housing problem is concentrated (>83.64%) in unincorporated portions of the Town of Ramapo, the Town of Orangetown and the Villages of Airmont, Grandview on Hudson, Haverstraw, New Hempstead, New Square (which is not part of the County's CDBG area), Piermont, Pomona, Spring Valley and Wesley Hills.

**Percent Low Income Households with at Least One Housing Problem**

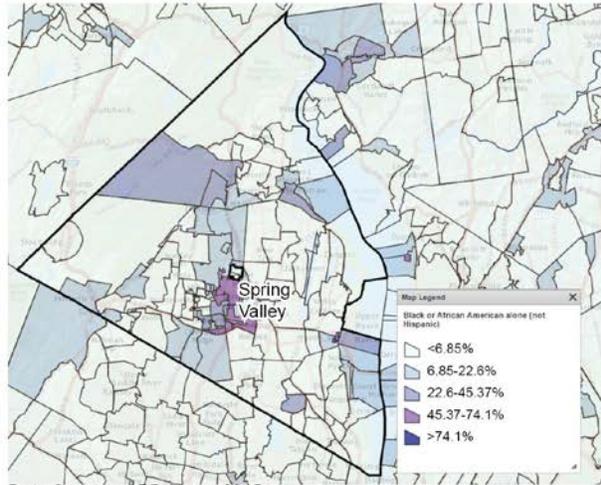


Data Source: CPD Maps, 2015

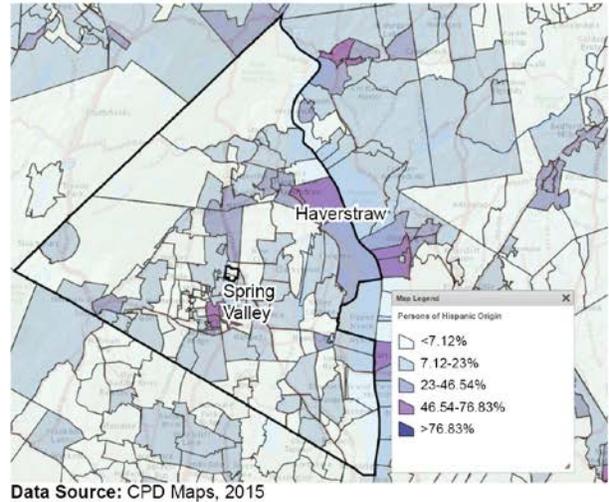
**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Rockland County's Black/African American population is concentrated (45.37-74.1%) in the Village of Spring Valley, and the County's Hispanic population is concentrated (46.54-76.83%) in the Villages of Haverstraw and Spring Valley.

**Concentration of Black/African American Population**



**Concentration of Hispanic Population**

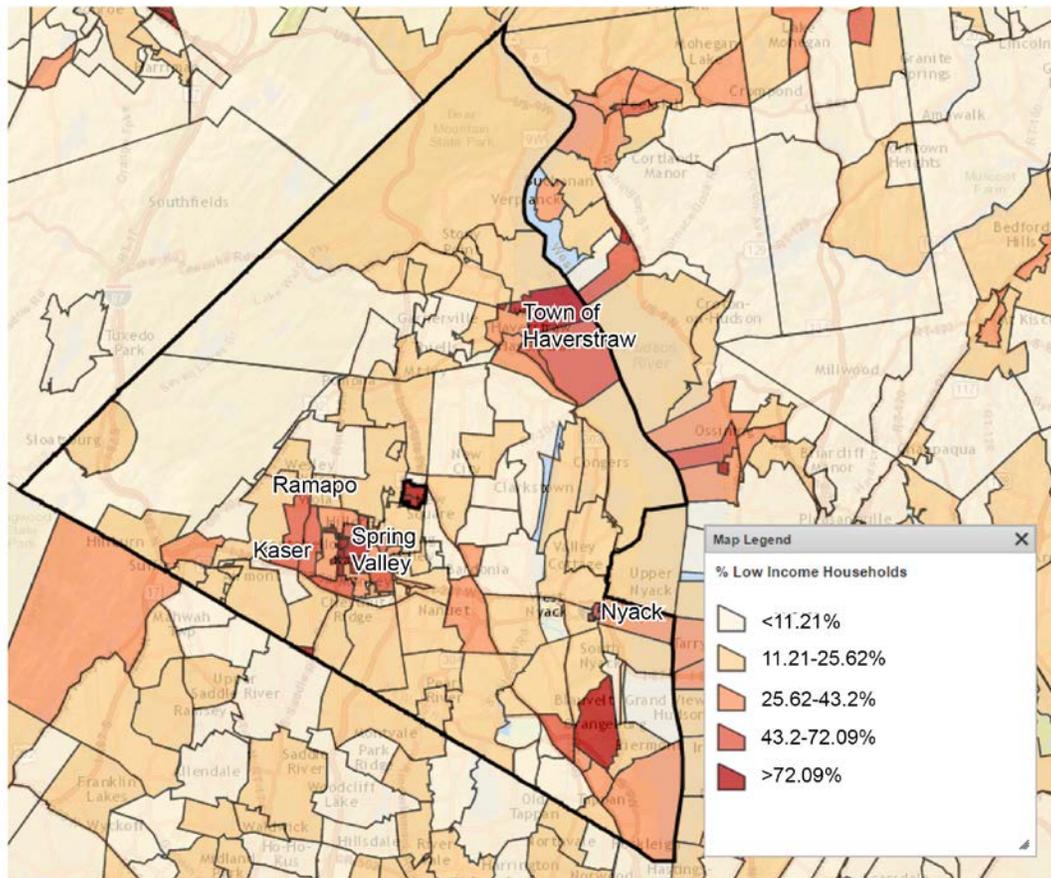


Low to Moderate Income (LMI), areas have a specific programmatic context withing the Community Development Block Grant (CDBG) program. Not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. HUD uses special tabulations of Census data to determine areas were at least 51 percent of households have incomes at or below 80 percent of the area median income (AMI). Additionally, the County only funds projects which have at least 42.52 percent LMI population.

The County’s LMI population is concentrated in the Town of Ramapo, and the Villages of Haverstraw, Kaser, Spring Valley and Nyack. In this instance “concentration” is defined as municipalities which have more than 42.52 percent LMI population as a whole. The percentage of LMI population by Census Block Group varies widely within these communities, from a low of 16.12 percent to a high of 96.44 percent. An additional six (6) communities have at least one Census Block Group (CBG) that contains 42.52 percent LMI population or higher, including: the Towns of Haverstraw (2 CBG), Clarkstown (4 CBG) and Orangetown (1 CBG), and the Villages of West Haverstraw (1 CBG), Suffern (2 CBG) and Chestnut Ridge (1 CBG). The Village of New Square, which also has a large LMI population is not part of the Rockland County consortium and receives HUD funding separately through the Small Cities program.

The below figure shows only the percent low income (30-50% AMI) population

### Percent Low Income Households



Data Source: CPD Maps, 2015

### What are the characteristics of the market in these areas/neighborhoods?

The Town of Ramapo includes 11 villages, including Kaser and Spring Valley which are the focus of the Town's housing and commercial characteristics. The low/mod Census Block Groups identified as part of this target area surround and include the Village of Kaser. The Town's main shopping districts lie along Routes 59, 45 and 306.

The Village of Haverstraw is more "urban" which has attracted former New York City residents, an artist community and weekend homes.

The Village of Kaser's population is almost entirely composed of Hasidic Jews and is more densely populated than the City of New York. The Village was established in 1990 in order to build denser housing than was permitted in the Town of Ramapo.

The Village of Nyack's main commercial streets, Main Street and North Broadway contain a mix of national and mom-and-pop businesses. The housing stock is primarily older Victorians, many of which have been subdivided.

Revitalization measures are currently underway in the downtown commercial area of the Village of Spring Valley, including mass demolition of abandoned buildings on Main Street and the construction of new mixed-use commercial/residential buildings.

**Are there any community assets in these areas/neighborhoods?**

These areas are densely populated and in many places “walkable” neighborhoods full of restaurants and shops, close to transit and the County’s major highways. The Village of Spring Valley includes a park along Memorial Park Drive that has waterfront. The Village also has a New Jersey Transit train station on the Pascack Valley Line which goes into Hoboken, NJ. The Village of Haverstraw also has waterfront along the Hudson River and the Bowline Point Park.

**Are there other strategic opportunities in any of these areas?**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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

Rockland County anticipates receiving the following allocations for the various entitlement programs that it operates over the course of this five-year Consolidated Plan: **\$11.6 million in CDBG funds, approximately \$2.8 million in HOME and \$0.9 million in ESG funds.** The County also anticipates receiving HOPWA funding through the New York City consortium. To date, the City of New York has not received its official HOPWA grand award notice, although an e-mail notification of the 2015 HOPWA grant award for the New York Eligible Metropolitan Statistical Area (EMSA). The estimated 2015 HOPWA grant award for Rockland County is \$284,885; however, this amount is subject to change based upon receipt of HUD's official 2015 HOPWA grant award notice for the EMSA. Assuming this funding level, Rockland expects to receive **\$1.4 million in HOPWA** funds over the five-year of this Plan.

Of the County's FY 2015 CDBG allocation of \$2,321,927, \$271,016 is reallocated funds subject to litigation and are currently unavailable for obligation by HUD pursuant to a court order. The expected \$9.3 million in available funds for the remainder of the five-year Consolidated Plan are based upon the initial \$2.3 million allocation. The anticipated funding for all portions of this Plan based upon the CDBG allocations will be proportionally decreased from the estimated funding levels to match actual allocation amounts.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 1 - Geographic Priority Areas

1	<b>Area Name:</b>	<b>Town of Ramapo</b>
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revitalization Type:</b>	Comprehensive
	<b>Other Revitalization Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Census Block Groups with at least 42.52 percent low/mod households. Census Block Groups: 121.01.001, 121.01.002, 121.01.003, 121.02.001, 121.02.002, 121.02.003, 121.03.001, 121.03.003, 121.05.001, 121.05.002, 121.06.001, 121.06.002, 122.04.002 and 124.01.001.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The Town of Ramapo includes 11 villages, including Kaser and Spring Valley which are the focus of the Town's housing and commercial characteristics. The low/mod Census Block Groups identified as part of this target area surround and include the Village of Kaser. The Town's main shopping districts lie along Routes 59, 45 and 306.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	Streetscape improvements: roadway repaving and curb and sidewalk improvements.	
<b>What are the opportunities for improvement in this target area?</b>	Proximity to the I-287/87 New York State Thruway, the Palisades Interstate Parkway and Route 202. The Town also hosts the Rockland County Community College.	
<b>Are there barriers to improvement in this target area?</b>	Lengthy approval process and limited funds.	
2	<b>Area Name:</b>	<b>Village of Haverstraw</b>
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revitalization Type:</b>	Comprehensive
	<b>Other Revitalization Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Census Block Groups with at least 42.52 percent low/mod households. Census Block Groups: 107.01.001, 107.02.001, 107.02.002, 107.02.003, 107.03.001 and 107.03.002.
<b>Include specific housing and commercial characteristics of this target area.</b>	Older rehabilitated housing is alongside new upscale luxury construction units due to proximity to NYC and transportation through the Ferry up the Hudson.	

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	Community revitalization: new/renovated parks and sidewalk replacement. Funding for community services.
	<b>What are the opportunities for improvement in this target area?</b>	The Village's overall walkability and density, extensive waterfront with a trans-Hudson ferry service to Ossining, and the Rockland Community College – Haverstraw Extension.
	<b>Are there barriers to improvement in this target area?</b>	Limited funding.
<b>3</b>	<b>Area Name:</b>	<b>Village of Kaser</b>
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revitalization Type:</b>	Comprehensive
	<b>Other Revitalization Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Census Block Groups with at least 42.52 percent low/mod households. Census Block Groups: 121.01.001, 121.02.001, 121.02.003, 121.03.001, 121.03.002 and 121.05.001.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The Village's population is almost entirely composed of Hasidic Jews and is more densely populated than the City of New York. The Village was established in 1990 in order to build denser housing than was permitted in the Town of Ramapo.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	Community revitalization and streetscape improvements.	
<b>What are the opportunities for improvement in this target area?</b>	Proximity to the I-287/87 New York State Thruway. Zoning which permits denser development.	
<b>Are there barriers to improvement in this target area?</b>	The Village is only 0.2 square miles, which limits its ability to continue growing. Lack of sufficient funds.	
<b>4</b>	<b>Area Name:</b>	<b>Village of Nyack</b>
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revitalization Type:</b>	Comprehensive
	<b>Other Revitalization Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Census Block Groups with at least 42.52 percent low/mod households. Census Block Groups: 131.00.001, 131.00.004 and 111.02.002.

	<b>Include specific housing and commercial characteristics of this target area.</b>	The Village's main commercial streets, Main Street and North Broadway contain a mix of national and mom-and-pop businesses. The housing stock is primarily older Victorians, many of which have been subdivided.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	Community revitalization and streetscape improvements.
	<b>What are the opportunities for improvement in this target area?</b>	Extensive waterfront and easy access to I-287/87 New York State Thruway.
	<b>Are there barriers to improvement in this target area?</b>	Limited funds.
<b>5</b>	<b>Area Name:</b>	<b>Village of Spring Valley</b>
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revitalization Type:</b>	Comprehensive
	<b>Other Revitalization Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Census Block Groups with at least 42.52 percent low/mod households. Census Block Groups: 122.02.002, 122.02.003, 122.03.001, 122.03.002, 122.04.001, 122.04.002, 123.00.001, 123.00.002, 123.00.003, 123.00.004, 124.01.001, 124.01.003, 124.02.001, 124.02.002, 124.02.003, 113.01.002, 113.01.003 and 113.01.004.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Revitalization measures are currently underway in the downtown commercial area of the village, including mass demolition of abandoned buildings on Main Street and the construction of new mixed-use commercial/residential buildings.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	Streetscape improvements: roadway repaving and curb and sidewalk improvements in the downtown. Community services funding.	
<b>What are the opportunities for improvement in this target area?</b>	Proximity to the I-287/87 New York Thruway. Spring Valley Train Station on the Pascack Valley line of NJ Transit.	
<b>Are there barriers to improvement in this target area?</b>	Lengthy approval processes and insufficient funding to implement all improvements and service requests.	
<b>6</b>	<b>Area Name:</b>	<b>CD Target Area</b>
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revitalization Type:</b>	Comprehensive
	<b>Other Revitalization Description:</b>	

<b>Identify the neighborhood boundaries for this target area.</b>	Census Block Groups with at least 42.52 percent low/mod households which are not included in the Town of Ramapo or Villages of Haverstraw, Kaser, Spring Valley and Nyack. Census Block Groups: 105.02.003, 105.02.004, 106.02.001, 111.01.004, 113.01.003, 113.01.004, 119.01.001, 119.02.001, 125.01.002 and 130.02.003.
<b>Include specific housing and commercial characteristics of this target area.</b>	These Census Block Groups include some form of existing public housing or low income housing.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	Community revitalization.
<b>What are the opportunities for improvement in this target area?</b>	Existing zoning which permits some forms of multi-family dwelling units.
<b>Are there barriers to improvement in this target area?</b>	Limited funds and lack of political will to create new housing for low and moderate income households.

### General Allocation Priorities

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

Funding priorities are based upon the following criteria:

- Meeting statutory requirements of the CDBG and HOME Programs
- Meeting the needs of low and moderate income (LMI) residents
- Focusing on LMI areas or neighborhoods
- Impacted areas of concentrated minorities or LMI persons
- Coordination and leveraging of resources
- Links to ongoing planning activities
- Response to expressed needs
- Ability to demonstrate measurable progress and success

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

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 2 – Priority Needs Summary

1	<b>Priority Need Name</b>	<b>Affordable Housing for LMI Households</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Associated Goals</b>	Affordable Housing New Accessible/Supportive Housing HOPWA
	<b>Description</b>	<p>Proximity to the New York City job market has bolstered high property values in the southern areas of Rockland County in the past decade. The 2011 median home value was \$465,100, a 99 percent increase over the 2000 median home values of \$234,300. Contract rents also increased from \$811 in 2000 to \$1,156 in 2011 (a 43% increase).</p> <p>The County has insufficient housing for households at the lowest income cohorts. While there are 12,335 households earning 0-30% AMI (Table 6 in <b>NA-10 Housing Needs Assessment</b>), there are only 2,625 units available which are affordable to this income group. For the 30-50% AMI cohort, there are only 5,842 units available for 10,465 households. For these two cohorts there is a deficit of 14,333 housing units needed in Rockland County.</p> <p>Additionally, with a rapidly growing elderly population, many of whom have one or more disabilities, accessible and supportive housing needs will continue to increase in the County, outpacing the construction of dedicated housing. Stakeholder input indicates that affordable housing for persons with disabilities, including veterans, is a high priority need in the County.</p>
<b>Basis for Relative Priority</b>	The results of the public survey, stakeholder input and the overwhelming need for more affordable and accessible housing for low income households makes the need for new affordable housing one of the highest priorities in the County.	
2	<b>Priority Need Name</b>	<b>Public Facilities &amp; Infrastructure Improvements</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development

	<b>Geographic Areas Affected</b>	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Associated Goals</b>	Neighborhood Revitalization
	<b>Description</b>	The following needs were identified through the public survey and stakeholder outreach: community parks, improved sidewalks, crosswalks and streetlights, improved public transportation (nights and weekends).
	<b>Basis for Relative Priority</b>	
<b>3</b>	<b>Priority Need Name</b>	<b>Services for Non-homeless Special Needs Populations</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Associated Goals</b>	Services for Non-Homeless Special Needs
	<b>Description</b>	The non-homeless populations with special needs include the elderly and frail elderly; youth; persons with disabilities; persons who chronically abuse drugs and alcohol; victims of domestic violence, dating violence or sexual assault; and veterans. Services provided for these populations include: continuing education, recreation, health care and other support services.
	<b>Basis for Relative Priority</b>	Continued services for these populations, with particular focus on seniors and youth, has been identified as a high priority by the County and its stakeholders.
<b>4</b>	<b>Priority Need Name</b>	<b>Employment Training &amp; Financial Education</b>
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	The following needs were identified through the public survey and stakeholder outreach: job training and placement programs for youth aged 16-24, financial and budgeting education and counselling programs for homeless and public housing residents, improved public transportation (nights and weekends), short-term financial help with utilities and medical costs.
	<b>Basis for Relative Priority</b>	Stakeholder input indicates that there is a need for the above economic development programs and services in Rockland County.
5	<b>Priority Need Name</b>	<b>Housing &amp; Services for Persons with HIV/AIDS</b>
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area

	<b>Associated Goals</b>	HOPWA
	<b>Description</b>	<p>In 2012 there were a reported 685 cases of HIV or AIDS in Rockland County. Black/African Americans represent 43 percent of all cases reported, with Hispanics representing 23 percent followed by Whites (21%) and persons of more than one race (12%). In Rockland County, the majority of services are being provided to Haitians arriving, getting tested and coming up positive.</p> <p>In the past 5 years, the trend in new HIV and AIDS cases has been toward heterosexual transmission, with many couples showing up together and infected. There is also a trend toward younger men, who have sex with men, now showing up in their late teens and early 20s.</p>
	<b>Basis for Relative Priority</b>	The County provides a range of services for persons who are HIV/AIDS positive; however, the County's stakeholders indicate that there is a need for more supportive housing for homeless persons with HIV/AIDS and their families. Currently there are only 2 beds for single homeless veterans who are HIV/AIDS positive in the County.
<b>6</b>	<b>Priority Need Name</b>	<b>Housing &amp; Services for Homeless</b>
	<b>Priority Level</b>	Low
	<b>Population</b>	<p>Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth</p>
	<b>Geographic Areas Affected</b>	<p>Town of Ramapo  Village of Haverstraw  Village of Kaser  Village of Spring Valley  Village of Nyack  CD Target Area</p>
	<b>Associated Goals</b>	Homeless Assistance and Prevention
	<b>Description</b>	According to the 2015 PIT Counts, there are a total of 100 homeless households (41 in emergency shelters, 34 in transitional housing and 25 unsheltered) and 117 homeless persons (55 in emergency shelters, 37 in transitional housing and 25 unsheltered) in the Rockland County CoC survey area.
	<b>Basis for Relative Priority</b>	County Stakeholder input indicates that there is a need for more transitional and permanent supportive housing for single homeless adults. Additionally, the County has no dedicated shelters or housing for homeless unaccompanied youth.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

**Table 3 – Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Continued increases in home value or rents, without a concurrent increase in the average median household income will make housing in Rockland County less affordable and increase the need for rental assistance for many low and moderate income households.
TBRA for Non-Homeless Special Needs	Continued increases in home value or rents, without a concurrent increase in the average median household income will make housing in Rockland County less affordable and increase the need for rental assistance for many low and moderate income households. This need will be particularly acute for persons with disabilities or illness which makes it difficult or impossible for them to work.
New Unit Production	<ul style="list-style-type: none"> <li>• The County has insufficient housing for households at the lowest income cohorts. While there are 12,335 households earning 0-30% AMI (Table 6 in <b>NA-10 Housing Needs Assessment</b>), there are only 2,625 units available which are affordable to this income group. For the 30-50% AMI cohort, there are only 5,842 units available for 10,465 households. For these two cohorts there is a deficit of 14,333 housing units needed in Rockland County.</li> <li>• Continued increases in home value or rents, without a concurrent increase in the average median household income will make housing in Rockland County less affordable.</li> </ul>
Rehabilitation	Rockland County has a significant need for owner and rental housing rehabilitation, as approximately 39 percent of owner occupied and 48 percent of renter occupied housing units reported at least one housing “condition” problem. Since the majority (75%) of the County’s housing stock was constructed on or before 1979, these problems will likely continue to accelerate as the need for home repair assistance for low and moderate income households increases.
Acquisition, including preservation	The County has a housing vacancy rate of 5.1 percent. Approximately two thirds (67%) of the 101,353 housing units in Rockland County are either single-family detached or single-family attached. Multifamily units, consisting of two or more units, consist of 32 percent of the housing stock and mobile home, boat, RV, or vans are the remaining 1 percent of units. Residential properties consisting of 20 or more units comprise only 7 percent of the total number of housing units in the County.

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

**Table 4 - Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,321,927*	0	0	2,321,927	9,287,708	Funds to support improvements in Low to Moderate Income (LMI) areas.
<b>HOME</b>	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	559,928	0	0	559,928	2,239,712	Funds will be used to assist households at or below 30% and up to 60% AMI for rental housing; and at or below 80% AMI for homeownership opportunities.
<b>HOPWA</b>	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	284,885	0	0	284,885	1,139,540	Housing for individuals with HIV and AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal		182,642	0	0	182,642	730,568	Funding for Housing for homeless individuals with disabilities for Westchester County.

\* Of Rockland County's FY 2015 CDBG allocation of \$2,321,927, \$271,016 is reallocated funds subject to litigation and are currently unavailable for obligation by HUD pursuant to a court order.

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

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

The Center for Safety and Change and the Legal Aid Society also match dollar for dollar funds used for the operational expenses at the battered women's shelter, funded by ESG from the State of New York Criminal Justice division, private donations, and through their annual support from the County of Rockland budget.

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

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

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

Not applicable.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**Table 5 - Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Rockland County – Office of Community Development	Government	Affordable Housing Rental Ownership Homelessness Non-homeless special needs Public facilities Public services Neighborhood improvements Economic development Planning	Jurisdiction
Rockland County Continuum of Care	Continuum of Care	Homelessness	Region
Rockland County – Department of Social Services	Government	Homelessness Non-homeless special needs	Jurisdiction
Rockland County – Department of Health	Government	Homelessness Non-homeless special needs	Jurisdiction
Rockland County – Department of Mental Health	Government	Homelessness Non-homeless special needs	Jurisdiction

### Assess of Strengths and Gaps in the Institutional Delivery System

The Rockland County Office of Community Development (OCD) has strong ties to many of the consortium communities. It works very closely with the elected and appointed officials as well as the not-for-profit agencies, and the private sector. 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.

Rockland County is continuing to accomplish the goals set forth in its 2010-2014 Consolidated Plan, by utilizing every resource available, including 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.

However, despite the strong ties that the OCD maintains with the majority of consortium communities and not-for-profit agencies, stakeholders expressed a desire for more coordination especially with the communities and agencies who currently do not actively participate. The

desire is for increased cooperation and coordination of services County wide to prevent costly duplication of services.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

**Table 6 - Homeless Prevention Services Summary**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X	X	
<b>Other</b>			
Other			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).**

The Office of Community Development administers the County's Continuum of Care (CoC) program, which is designed to promote County-wide commitment to the goal of ending homelessness; provide funding for efforts by local governments and nonprofit providers to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and

optimize self-sufficiency among individuals and families experiencing homelessness. The CoC includes all housing types to address the needs of the homeless population, including Emergency Shelters, Transitional Housing, Permanent Supportive Housing and Rapid Re-housing.

See section **NA-40 Homeless Needs Assessment** and **MA-30 Homeless Facilities and Services** for more information on how the CoC provides services to meet the needs of homeless persons.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

Rockland County's Continuum of Care (CoC) program provides comprehensive housing and services to the homeless, including case management services which assess each homeless individual or family and prepares 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.

The major gap the CoC faces is the limited funding and staff available to provide all of the housing and services needed for this population.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.**

The major gap in the institutional delivery system remains the scarce financial resources and limited staff to effectively operate service programs and projects. Additional funding is needed in order to support additional programs and the development of affordable housing for the special needs populations identified above. The County will continue to coordinate with its consortium member communities and agencies, as well as with State and Federal programs, in order to supplement the HUD funds currently received.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

**Table 7 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	<b>Affordable Housing</b>	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Affordable Housing	HOME: \$2,100,000	Rental units constructed: <b>30</b> Household Housing Unit  Rental units rehabilitated: <b>20</b> Household Housing Unit  Homeowner Housing Rehabilitated: <b>25</b> Household Housing Unit  Direct Financial Assistance to Homebuyers: 25 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: <b>100</b> Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	<b>Neighborhood Revitalization</b>	2015	2019	Non-Housing Community Development	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Public Facilities & Infrastructure Improvements	CDBG: \$2,350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: <b>12,000</b> Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: <b>150</b> Households Assisted
3	<b>Services for Non-Homeless Special Needs</b>	2015	2019	Non-Housing Community Development	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Services for Non-homeless Special Needs	CDBG: \$1,360,000	Public service activities other than Low/Moderate Income Housing Benefit: <b>1750</b> Persons Assisted
4	<b>Economic Development</b>	2015	2019	Non-Housing Community Development	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Employment Training & Financial Education	CDBG: \$220,000	Public service activities other than Low/Moderate Income Housing Benefit: <b>350</b> Persons Assisted  Homelessness Prevention: <b>175</b> Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Assistance and Prevention	2015	2019	Homeless	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Housing & Services for Homeless	ESG: \$900,000  CDBG: \$480,000  HOME: \$150,000	Tenant-based rental assistance / Rapid Rehousing: <b>100</b> Households Assisted  Homeless Person Overnight Shelter: <b>350</b> Persons Assisted  Homelessness Prevention: <b>500</b> Persons Assisted
6	HOPWA	2015	2019	Homeless Non-Homeless Special Needs	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Affordable Housing Housing & Services for Persons with HIV/AIDS	HOPWA: \$1,500,000	HIV/AIDS Housing Operations: <b>150</b> Household Housing Unit

### Goal Descriptions

1	<b>Goal Name</b>	<b>Affordable Housing</b>
	<b>Goal Description</b>	To preserve, upgrade and develop new dwelling units to increase the number of units affordable to extremely low, low and moderate income households (0-80% AMI), with particular emphasis on extremely low and low income households (0-50% AMI).
2	<b>Goal Name</b>	<b>Neighborhood Revitalization</b>
	<b>Goal Description</b>	Assist in revitalizing communities through streetscape and other public facility improvements.
3	<b>Goal Name</b>	<b>Services for Non-homeless Special Needs</b>
	<b>Goal Description</b>	Continue to support services for the non-homeless special needs populations, with particular focus on seniors and youth.

4	<b>Goal Name</b>	<b>Economic Development</b>
	<b>Goal Description</b>	Increase the incomes and future economic prospects of Rockland County's low income residents through increased private-sector employment opportunities.
5	<b>Goal Name</b>	<b>Homeless Assistance and Prevention</b>
	<b>Goal Description</b>	To continue to assist homeless residents by providing housing and supportive services and to prevent homelessness by providing those at-risk of homelessness with supportive services.
6	<b>Goal Name</b>	<b>HOPWA</b>
	<b>Goal Description</b>	To increase housing and services targeted to the HIV/AIDS population.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

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## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable.

### **Activities to Increase Resident Involvements**

Each PHA is responsible for preparing its own Public Housing Agency Plan which includes the actions that the PHA will undertake to increase resident involvement. Copies of all PHA Plans are on file in the office of Community Development,

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

None of the County's 5 PHAs are designated as troubled.

### **Plan to remove the 'troubled' designation**

Not applicable.

## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

The following summary is based upon the *2015-2019 Analysis of Impediments to Fair Housing* report which accompanies this Consolidated Plan.

#### Real Estate Market Prices

Proximity to the New York City job market has bolstered high property values in the southern areas of Rockland County in the past decade. Median home prices have been soaring in recent years as home buyers and renters get priced out of other markets, including Westchester County and parts of New Jersey and Connecticut. The 2011 median home value was \$465,100, a 99 percent increase over the 2000 median home values of \$234,300. Contract rents also increased from \$811 in 2000 to \$1,156 in 2011 (a 43% increase).

Rockland County has the highest average median household income (\$84,661) and the highest allowable fair market rental rates in the State of New York. However, while the median home value has dramatically increased over the past decade to \$465,100, Rockland County remains relatively affordable compared with neighboring Westchester County where the average median home value is \$547,000. Median home values vary by community from a high of \$740,800 in parts of the Town of Ramapo and Villages of Montebello, South Nyack and Grand View on Hudson, to a low of \$140,000-\$272,900 in portions of the Village of Spring Valley.

The Town of Haverstraw and the Village of Spring Valley have experienced the gradual erosion of rent control/stabilized buildings and units within their communities. For the past two decades, the rent laws have provided for the deregulation of rent controlled/stabilized apartments based on rents and occupants' incomes reaching certain levels. Additionally, many older, and more affordable, multi-family buildings in the County's villages are being torn down and replaced with newer, and more expensive, housing. This loss of affordable housing in what is already a very tight market further exacerbates the County's affordable fair housing issues. This loss of affordable units restricts housing choice for low and moderate income minority groups, particularly the Black and Hispanic demographic groups, who have significantly lower incomes than the White demographic group. According to service providers and County officials, the high cost of living has led to significant illegal housing issues in the County, particularly for the Haitian populations in Spring Valley, Ramapo and Haverstraw.

The Rockland County Fair Market Rents are typically not representative of fair market rents for the County's low and moderate income population who earn less than the County's median income. In 2011 Rockland County's Fair Market Rent for a two-bedroom unit was \$1,474 (Table 36), which increased modestly to \$1,481 in 2015. The HUD Fair Market Rents are higher than the County's median contract rent (\$1,156), but in line with the actual rents paid with approximately three out of four renters (73.8%) in the County paying less than \$1,500 per month on rent. In order to be able to afford to pay \$1,500 in rent without being cost-burdened

(spending 30 percent or more on housing costs), a Rockland County household would need to earn \$5,000 monthly/\$60,000 annually which is 29 percent less than the average median household income for the County. Additionally, while there are 10,854 households (39% of all occupied rental households) who spend more than 30 percent of their income on housing, this number has decreased from 13,361 rental households in 2008.

The tax burden in Rockland County is another significant influence on housing costs. The property tax burden in Rockland County adversely affects housing costs for people of all incomes but makes homeownership particularly challenging for extremely low to moderate income households. High tax rates can also be burdensome to low-income homeowners and can result in high rents.

#### Lack of Land Available and Suitable for Housing Development

Rockland County is a small county with 40 percent of its land area dedicated to preserved parks and open space, with little available land for new development, posing significant challenges to financing affordable housing development. The County has assisted in the development of 93 new and reconstructed affordable housing units between July 1, 2010 and June 30, 2014.

#### Local Zoning Ordinances

The creation of affordable housing units for low and moderate income households and protected classes has been made a priority by Rockland County, and was raised as a potential impediment in the *2010-2014 Analysis of Impediments to Fair Housing Choice* and the County's *2011 Comprehensive Plan*. Although a number of issues contribute to difficulties in creating affordable housing, including high property values and limited quantities of land available for construction, the development of local zoning laws that facilitate the development of affordable housing is recognized in the Rockland County 2011 Comprehensive Plan as a critical step toward creating more affordable housing units.

#### Lack of Affordable Housing to Serve Protected Classes

There is a very limited number of affordable rental units in Rockland County. Most new rental housing being constructed in the County is targeted at middle and upper income households. Based on input received from service providers, there is a need for the following types of housing:

- Housing for large families – three plus (3+) bedroom units have been identified as a need. These units are often not cost effective for developers to build. Additionally, many communities, worried about school children enrollment, prefer to see smaller 1 and 2-bedroom units constructed.
- Studios – smaller rental units, appropriate for the elderly, single homeless individuals or young adults, are identified as a need. These units typically rent for less than a one bedroom unit.

- Accessible units – there are a limited number of accessible units in the County which are in high demand by a range of special needs populations (elderly, persons with disabilities, disabled veterans, etc.). New units or retrofitted units are a priority need.
- Supportive housing for persons with disabilities – there is a push to move mentally ill or disabled adults out of nursing homes and into alternative housing. Currently there are limited options for this population in Rockland which often forces them to leave the County.

### Age and Condition of the Housing Stock

The overwhelming majority (75%) of the County's housing units was constructed on or before 1979. Approximately 48 percent of renters and 39 percent of homeowners have reported at least one major condition or problem on their property in need of repair. Because of the County's aging housing stock, substandard housing and lead based paint hazards are issues in Rockland County where there is a significant need for owner and rental household rehabilitation.

All new housing and rehabilitated housing of four units and above must follow New York State building code accessibility guidelines for the disabled. This means that first floor units must be handicapped adaptable. As the majority of the County's multifamily buildings were constructed prior to the March 13, 1991 enactment of the accessibility requirements of the Fair Housing Act, older multi-family structures are often exempt from accessibility requirements.

### Inadequate Knowledge of Fair Housing Rights and Requirements

Between January 2010 and March 2015, the Rockland County Commission on Human Rights Fair Housing Board received a total of 44 complaints while the New York State Division of Human Rights received 14 complaints. The 2009 AI reported that given the increasing diversity of the County's population, fair housing education is critical. The previous AI also reported that although the County continued to support fair housing programs, there are limited resources for staffing, funding and partnering with local nonprofit organizations for fair housing programs.

Rockland County has taken steps to address the issues revealed by the paired testing results, providing continuous funding for fair housing outreach from 2011-2014, the duration of the previous AI and Consolidated Plan. Activities funded included working with Legal Aid to educate very low income individuals on their rights and working with WRO to conduct public meetings providing fair housing education to home seekers and landlords within all of the County's towns and villages in 2012. WRO also conducted fair lending tests in 2013-2014, which includes some testing in Rockland County.

### Loss of Subsidized and Affordable Housing Stock

The Town of Haverstraw and the Village of Spring Valley have experienced the gradual erosion of rent control/stabilized buildings and units within their communities. For the past two decades, the rent laws have provided for the deregulation of rent controlled/stabilized apartments based on rents and occupants' incomes reaching certain levels. Additionally, many older, and more

affordable, multi-family buildings in the County's villages are being torn down and replaced with newer, and more expensive, housing. This loss of affordable housing in what is already a very tight market further exacerbates the County's affordable fair housing issues. This loss of affordable units restricts housing choice for low and moderate income minority groups, particularly the Black and Hispanic demographic groups, who have significantly lower incomes than the White demographic group.

### Overall Discrimination in the Housing Market

Between 2010 and 2014, 14 fair housing complaints were processed by NYSDHR and 44 were processed by RCCHR. Between 2009 and July 2010, WRO conducted 125 paired tests at real estate offices in Putnam, Rockland and Westchester Counties. WRO concluded that the highest percentage of unequal tests came from real estate agencies in Rockland County, where WRO had not previously engaged in extensive fair housing education of real estate professionals. Rockland County has taken steps to address the issues revealed by the paired testing results, providing continuous funding for fair housing outreach from 2011-2014, the duration of the previous AI and Consolidated Plan. Activities funded included working with Legal Aid to educate very low income individuals on their rights and working with WRO to conduct public meetings providing fair housing education to home seekers and landlords within all of the County's towns and villages in 2012. At the time this Plan was published, WRO informed the County that the results of their 2013-2014 fair lending tests would be released in the summer of 2015, which includes some testing in Rockland County.

### Discriminatory Lending Policies and Practices

The widespread housing finance market crisis of recent years has brought a new level of public attention to lending practices that victimize vulnerable populations. Subprime lending, designed for borrowers who are considered a credit risk, has increased the availability of credit to low-income persons. At the same time, subprime lending has often exploited borrowers, piling on excessive fees, penalties and interest rates that make financial stability difficult to achieve. Higher monthly mortgage payments make housing less affordable, increasing the risk of mortgage delinquency and foreclosure and the likelihood that properties will fall into disrepair. In 2013, there were 43,173 conventional home purchase loans made for single- to four-family houses in the New York-White Plains-Wayne, NY-NJ MSA/MD. Of this total, 211 reported pricing data of which 51 were reported as high-cost mortgages. Overall, upper-income households (24.7%) were less likely to have high-cost mortgages than lower-income households (47.6%).

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

### Real Estate Market Prices

#### **Goal:**

- Continue to increase the number of quality affordable rental and ownership housing opportunities in the County.

**Actions:**

- Work with local jurisdictions to identify appropriate opportunities for acquisition for the development and/or preservation of affordable housing units.
- Continue to provide Tenant Based Rental Assistance to low and moderate income households.

Lack of Land Available and Suitable for Housing Development

**Goals:**

- Continue to support affordable housing production in all areas of the County.
- Facilitate access to below market rate units.

**Actions:**

- Continue to support local affordable housing developers through a variety of strategies such as applications for State and Federal funding, entitlement assistance, outreach to the community and other stakeholders, financial support and site identification.
- Seek out and identify Federal and local funding opportunities for creating new affordable housing development.
- Continue to assist affordable housing developers in advertising the availability of below market rate units via the jurisdictions' websites and other media outlets.

Local Zoning Ordinances

**Goals:**

- Ensure low and moderate income residents have access to affordable housing opportunities in all communities.

**Actions:**

- Conduct an extensive zoning analysis, assessing definitions of family, the feasibility of building affordable multifamily development (dimensions and uses) and whether any zoning codes violate Federal, State and/or local fair housing regulations.
- Work with local jurisdictions to establish a model multifamily zoning ordinance encouraging the development of affordable housing that is appropriate for a range of jurisdictions.
- Establish a model affordable housing ordinance establishing specific requirements and incentives for the creation of affordable housing; encourage local jurisdictions to adopt a similar provision.
- Evaluate the feasibility of establishing a task force with representatives from a range of jurisdictions to address this issue.

## Lack of Affordable Housing to Serve Protected Classes

### **Goals:**

- Continue to support affordable housing production in all areas of the County (see *Lack of Land Available and Suitable for Housing Development*).
- Expand the number of affordable accessible units available.
- Increase housing opportunities for large families and families with children.
- Continue to provide housing opportunities for seniors.

### **Actions:**

- See *Lack of Land Available and Suitable for Housing Development*, above, for actions addressing the goal of continuing to support affordable housing production in all areas of the County.
- Facilitate communication between special needs service providers and affordable housing developers to ensure that persons with special needs have fair access to available units.
- Provide training workshops for design professionals and County staff addressing accessibility features.
- Work with developers to ensure there are accessible units.
- Evaluate establishing a provision requiring a specific set aside of accessible units for all new residential developments.
- Encourage the adoption of accessible universal design standards for new and substantial rehabilitation projects.
- Work with developers to ensure the creation of new three or more bedroom units.
- Continue to work with jurisdictions and developers to provide quality housing units for seniors.

## Age and Condition of the Housing Stock

### **Goals:**

- Rehabilitate aging and deteriorated housing stock.
- Continue to eliminate lead based paint hazards in existing units.
- Expand the number of affordable accessible units available (see *Lack of Affordable Housing to Serve Protected Classes*).

### **Actions:**

- Continue to utilize CDBG, HOME and related funds to provide for housing rehabilitation and related services.
- Continue to undertake inspections of housing units suspected of containing lead-based paint.
- See *Lack of Affordable Housing to Serve Protected Classes*, above, for actions addressing the goal of expanding the number of affordable accessible units available.

## Inadequate Knowledge of Fair Housing Rights and Requirements

### **Goal:**

- Expand local knowledge of fair housing rights, requirements and responsibilities.

### **Actions:**

- Work with service provider(s) to sponsor targeted workshops and training services to specific populations, which may include County staff members, landlords, realtors, design professionals, grant sub-recipients and the general public.
- Support housing counseling services and financial education sessions in Rockland County on a regular basis.
- Hold at least one County meeting annually to discuss issues related to fair housing, including education efforts and outreach.
- Work with service provider(s) to provide education to tenants regarding the availability of programs, their rules and procedure for obtaining information and filing complaints.

## Loss of Subsidized and Affordable Housing Stock

### **Goals:**

- Continue to support affordable housing production in all areas of the County (see *Lack of Land Available and Suitable for Housing Development*).
- Consider alternative strategies to maintain current levels of affordability in projects converting to market rate.
- Increase tenant education regarding their rights under existing rent regulation programs by expanding local knowledge of fair housing rights, requirements and responsibilities (see *Inadequate Knowledge of Fair Housing Rights and Requirements*).

### **Actions:**

- See *Lack of Land Available and Suitable for Housing Development* above for actions addressing the goal of continuing to support affordable housing production in all areas of the County.
- Work with service provider(s) to contact building owners regarding information on alternative funding sources.
- See *Inadequate Knowledge of Fair Housing Rights and Requirements* for actions addressing the goal of increasing tenant education regarding their rights under existing rent regulation programs by expanding local knowledge of fair housing rights, requirements and responsibilities.

## Overall Discrimination in the Housing Market

### **Goals:**

- Increase fair housing choice for low and moderate income households, particularly in the County's non-impacted areas and areas in need of reinvestment.

- Increase fair housing choice for the disabled by expanding the number of affordable accessible units available (see *Lack of Affordable Housing to Serve Protected Classes*)
- Increase fair housing choice for large families and families with children by expanding opportunities for these households (see *Lack of Affordable Housing to Serve Protected Classes*).
- Increase fair housing choice for seniors by continuing to provide housing opportunities to seniors (see *Lack of Affordable Housing to Serve Protected Classes*).
- Work to reduce local opposition to affordable housing when it occurs.
- Establish funding and economic development policies that will promote fair housing choice throughout the County via the creation of new affordable housing units.

**Actions:**

- Identify suitable properties in non-impacted areas and areas in need of reinvestment and collaborate with affordable housing developers.
- See *Lack of Affordable Housing to Serve Protected Classes above* for actions addressing the goal of expanding the number of affordable accessible units available.
- See *Lack of Affordable Housing to Serve Protected Classes above* for actions addressing the goal of increasing fair housing choice for large families and families with children by expanding opportunities for these households.
- See *Lack of Affordable Housing to Serve Protected Classes above* for actions addressing the goal of increasing fair housing choice for seniors by continuing to provide housing opportunities to seniors.
- Hold community-wide housing forums when significant opposition to affordable housing occurs.
- Applicants and developers receiving Federal funds administered by the County for housing purposes must give priority emphasis to the locations of greatest need within Rockland County:
  1. Areas in which affordable housing options are underrepresented.
  2. Areas which have experienced significant vacancy, abandonment or disinvestment.

Discriminatory Lending Policies and Practices

**Goals:**

- Reduce housing lending discrimination in Rockland County by expanding local knowledge of fair housing rights, requirements and responsibilities (see *Inadequate Knowledge of Fair Housing Rights and Requirements*).
- Educate households and housing-related organizations about fair housing law with respect to lending practices by expanding local knowledge of fair housing rights, requirements and responsibilities (see *Inadequate Knowledge of Fair Housing Rights and Requirements*).

**Actions:**

- See *Inadequate Knowledge of Fair Housing Rights and Requirements above* for actions addressing the goal of expanding local knowledge of fair housing rights, requirements and responsibilities
- See *Inadequate Knowledge of Fair Housing Rights and Requirements above* for actions addressing the goal of educating households and housing-related organizations about fair housing law with respect to lending practices by expanding local knowledge of fair housing rights, requirements and responsibilities.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

Members of the Continuum of Care collaborative, consisting of community groups, government agencies, housing advocates and others periodically visit areas where homeless individuals and families congregate. During these visits the CoC members refer the homeless to the Rockland County Department of Social Services and faith based organizations for temporary emergency housing and services to help them find more permanent housing.

### **Addressing the emergency and transitional housing needs of homeless persons.**

The Rockland County CoC transitional housing program services delivery model encompasses a case management approach. The program approach are specifically designed for families leaving the emergency residential shelter to find temporary and, ultimately, permanent affordable housing in the community. Applicants housed in the transitional housing program they work very closely with the County to access all available affordable housing list in the County while working on their self-sufficiency goals. The assistance provided includes, but is not limited to help with: locating transitional/permanent housing; moving into the new apartment; understanding and signing leases; completing paperwork related to utilities, telephone, and other services; getting utilities turned on; securing adequate furnishings as necessary; and assisting the women and their families to reestablish their lives after leaving the shelter.

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

Rockland's homeless (especially chronic homeless and veterans) 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 and independent living. The County's 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. This 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.

The County addresses these barriers to positive outcomes by developing a rapport with individuals that allows 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.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.**

Referrals for many of the County's chronic homeless individuals are generated from jails, psychiatric and rehabilitation facilities. When the County receives early discharge notification, it 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.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards.**

Recognizing the dangers of lead paint, Rockland County has implemented a wide-range strategy to control these hazards. All local government grant recipients are required to comply with 24 CFR 570.487 with respect to lead paint poisoning prevention. Sub-recipients that have a housing component which includes housing structures constructed or substantially rehabilitation 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. HOME program funds for Rockland County's owner-occupied housing rehabilitation program requirements are fully compliant with the HUD lead hazard control regulations at 24 CFR Part 35.

The Rockland County Office of Community Development does not utilize any of its entitlement funds for lead-based paint programs.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

In the past five years the Rockland County Department of Health has undertaken 25 inspections of units referred for lead-based paint hazards. Rockland County does not have as many cases of lead poisoning as some of the surrounding counties, with most cases concentrated in the Villages of Spring Valley, Monsey and Haverstraw.

### **How are the actions listed above integrated into housing policies and procedures?**

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 conducts a visual assessment of all painted surfaces in order to identify any deteriorated paint.

The property owner is responsible for stabilizing any deteriorated paint surfaces before commencement of assisted occupancy. If assisted occupancy has commenced prior to the 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 County regulations. If the owner does not complete the hazard reduction required, the dwelling unit is in violation of Housing Quality Standards (HSQ) until the hazard reduction is complete or the unit is no longer under a housing assistance payment (HAP) contract with the housing agency.

## SP-70 Anti-Poverty Strategy – 91.215(j)

### Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Rockland County Department of Social Services (DSS) offers a wide range of eligibility programs and services to families and individuals to assist them in meeting their basic needs for food, shelter and medical care. DDS offers a broad range of support services, including services to strengthen family life, prevent family disruption, promote individual functioning and keep families together; temporary placement in foster homes, group homes or institutions; and services to help the elderly or disabled remain in their own home.

The Department of Social Services' **Temporary Assistance Program** provides temporary help to needy men, women and children who are unable to work or are working in a job that pays less than the poverty level. Depending on individual case circumstances, cash benefits are issued under the Federal Temporary Assistance for Needy Families (TANF) or the New York State Safety Net Assistance guidelines. The Temporary Assistance Unit also determines eligibility for Medicaid and SNAP for Temporary Assistance applicants and recipients.

Approximately 3,600 individuals received Temporary Assistance during 2013. Five hundred thirty-eight grants were issued to prevent the loss of utilities and 473 grants were issued to prevent homelessness.

- **Supplemental Nutrition Assistance Program (SNAP) (formerly Food Stamps)** serves as the first line of defense against hunger and enables families to supplement their food budget and put additional food on their table. **SSI / SNAP Unit** serves single and childless couples that are receiving Supplemental Security Income benefits from the Social Security Administration. More than 16,000 families (approximately 46,000 individuals) were receiving SNAP at year end, an increase of 4.9%/5.1% over 2012.
- **Home Energy Assistance Program (HEAP)** is a Federally-funded program that provides a utility payment benefit directly to the service provider. Approximately \$3.5 million was provided to approximately 14,000 households of low-income, elderly and/or disabled residents to assist with their energy bills through HEAP.
- **Child Care Subsidy Unit** is responsible for the administration of Rockland's Childcare Subsidy Program funded by the New York State Childcare Block Grant. Child care subsidies are provided to: Temporary Assistance families so they can participate in employment and employment activities, working parents who have succeeded in leaving welfare, working families with incomes below 200% of the Federal Poverty Level, teenage parents in order to finish high school, and families who need help to prevent a child's out-of-home placement. In November, 2013, there were more than 647 families on a waiting list to receive subsidies. In December, the waiting list was opened for the

first time in four years. 1,205 children from 554 families received child care subsidies, enabling their parents/ caregivers to go to work or complete school.

- **Employment.** Applicants for, and recipients of, Temporary Assistance are all seen as job seekers receiving assistance just long enough to return them to the labor force. All non-exempt applicants and recipients must participate in work activities assigned by the Employment Unit. These work-related activities are intended to lead applicants and recipients to employment opportunities that will return them to self-sufficiency. These activities also count towards the Federal and State “participation rates”. The Federal government has set employment participation rates for all States. These rates mandate that under TANF a certain percentage of adults must be either working or in countable work preparation activities in order for the State to qualify for full TANF funding. Failure by the State to meet these participation rates has serious monetary consequences to the State and local districts. New York State also mandates similar participation rates in the Safety Net Assistance Program.

In order for these work activities to be considered countable towards the participation rate, the participant must be engaged in the activity for a minimum hourly requirement per week (may be up to 40 hours) averaged monthly, depending on the case type. An applicant or recipient may qualify for an exemption from work requirements due to a verifiable physical or mental disability. Exemptions are based on State and Federal law. Even with an exemption, applicants or recipients must follow a treatment program that will restore them to employable status.

The Employment Unit works with an average of 1,100 individuals per month. The Unit re-established procedures with Industrial Management Associates (IMA) to conduct physical and mental assessments for individuals who are contesting employability as well as ongoing and permanent disability as it affects employability. IMA gives an independent review of medical condition(s) that assists in clarifying or disputing medical documentation that has been submitted by the client.

The Department of Social Services’ **Housing Unit** was first established in 1994 in order to offer comprehensive services to those families and individuals potentially facing homelessness. Experienced workers in the Unit, as well as support staff and professionals, work as a team in order to address and ultimately eliminate the crisis or urgent circumstances surrounding the homeless individual or family. Housing staff attempts to uncover the underlying reasons why an individual has a housing problem. As a result, when emergency housing placement is diverted, these cases are retained until issues such as domestic violence, substance abuse, lack of employment, mental health, and childcare are addressed. Casework counseling and referral to needed services are provided on an on-going basis.

The Housing Unit is notified of all eviction notices, utility disconnects and residential Health Department violations for the entire County. Staff meets with individuals and family members in an attempt to help them retain safe and affordable housing. In many instances, home visits are

conducted to insure the frail, elderly and minor children's health and safety needs are met. Emphasis is placed on maintaining family stability and in protecting the health and safety of all individuals at risk.

Of the 835 families and single adults who were assessed by the Housing Unit, 710 were diverted from homelessness and 43 families/82 individuals were placed in emergency housing

The Department also operates an **Emergency Family Shelter** to provide temporary housing to families who are homeless due to fire, flood, eviction, and other emergencies that require immediate attention. Shelter staff assists families in locating 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.

Forty-three families were placed in the Emergency Family Shelter during 2013. By year end, 81%, or 36, were moved to permanent housing.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.**

The County has placed a priority on services for seniors and youth, including nutrition, education and job training programs. By helping these priority populations succeed the County reduces the number of individuals and families who live below the poverty line.

## SP-80 Monitoring – 91.230

**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 programs involved, including minority business outreach and the comprehensive planning requirements.**

Rockland County has developed a monitoring system to ensure that the activities carried out in furtherance of this Consolidated Plan are done so in a timely manner in accordance with the Federal monitoring requirements of 24 CFR and all other applicable laws, regulations, policies and sound management and accounting practices. The purpose of the County's monitoring is to ensure that the sub-recipients who have received funding for public service programs have the capacity to carry out the programs, comply with Federal program requirements, account for their use of CDBG, HOME, ESG or CoC funds and to determine whether the sub-recipients have implemented and administered the funded activities according to applicable Federal requirements and their sub-recipient agreement with the County.

The Rockland County Office of Community Development (OCD) conducts monitoring of sub-recipients throughout the year through review of files, voucher submission, via email, telephone and letter correspondence. 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 throughout the program year. A copy of all monitoring activities undertaken is maintained at the Office of Community Development.

The Office of Community Development staff prepares all HUD required reports including the Consolidated Annual Performance Evaluation Report (CAPER) and any other report required by HUD. In addition, the OCD is responsible for maintaining the Integrated Disbursement Information System (IDIS) up-to-date with all of the County's projects for prior and current allocations. This system is used as a tracking device to maintain accounts for program expenditures.

## Expected Resources

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

#### Introduction

The County of Rockland is submitting to the United States Department of Housing and Urban Development a five-year consolidated plan for the years 2015-2019. The County is required to submit its FY2015 Action Plan and Certifications as part of the five-year Consolidated Plan process. The County has received notification of funding of \$2,321,927 for the Community Development Block Grant (CDBG) program, \$559,928 for the HOME Investment Partnership program, and \$182,642 for the Emergency Solutions Grant (ESG) program. Additionally the County anticipates receiving \$285,885 in HOPWA funds from the New York City consortium. Of Rockland County's FY 2015 CDBG allocation of \$2,321,927, \$271,016 is reallocated funds subject to litigation and are currently unavailable for obligation by HUD pursuant to a court order. The projects that are listed are projections of funding and are subject to change based on the final grant from HUD.

The Rockland County Office of Community Development required all potential applicants for funding through any of the Entitlement Programs to attend a workshop. The workshops were offered over a 12-month period from February 2014 through the end of the application submission deadline of January 31, 2015. Through this process, not-for-profit agencies located in the County and Rockland County Towns/Villages were represented. The workshops included extensive training on each of the Entitlement programs and included reach-out on community needs.

The County of Rockland received 38 applications for Entitlement funding requests for a total of \$2,573,300 as a result of these meetings and workshops.

Through the selection process, the Office of Community Development scored each project using six scoring criteria's that the consortium has had in place, to include geographical distribution. Additional weight was given to applications that completed the citizen's participation process following the Citizen's Participation Plan. Subsequent meetings with two representatives of the consortium, a town supervisor and a village mayor lead to the final selection of the projects to submit as part of the Action Plan.

## Anticipated Resources

**Table 1 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,321,927*	0	0	2,321,927	9,287,708	Funds to support improvements in Low to Moderate Income (LMI) areas.
<b>HOME</b>	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	559,928	0	0	559,928	2,239,712	Funds will be used to assist households at or below 30% and up to 60% AMI for rental housing; and at or below 80% AMI for homeownership opportunities.
<b>HOPWA</b>	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	284,885	0	0	284,885	1,139,540	Housing for individuals with HIV and AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>ESG</b>	public - federal		182,642	0	0	182,642	730,568	Funding for Housing for homeless individuals with disabilities for Westchester County.

\* Of Rockland County's FY 2015 CDBG allocation of \$2,321,927, \$271,016 is reallocated funds subject to litigation and are currently unavailable for obligation by HUD pursuant to a court order.

DRAFT

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

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

The Center for Safety and Change and the Legal Aid Society also match dollar for dollar funds used for the operational expenses at the battered women's shelter, funded by ESG from the State of New York Criminal Justice division, private donations, and through their annual support from the County of Rockland budget.

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

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

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

Not applicable.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

**Table 2 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	<b>Affordable Housing</b>	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Affordable Housing Housing & Services for Persons with HIV/AIDS Housing & Services for Homeless	HOME: \$450,000	Rental units constructed: <b>6</b> Household Housing Unit Rental units rehabilitated: <b>4</b> Household Housing Unit Homeowner Housing Rehabilitated: <b>5</b> Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted Tenant-based rental assistance / Rapid Rehousing: <b>20</b> Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	<b>Neighborhood Revitalization</b>	2015	2019	Non-Housing Community Development	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Public Facilities & Infrastructure Improvements	CDBG: \$586,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: <b>2400</b> Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: <b>30</b> Households Assisted
3	<b>Services for Non-Homeless Special Needs</b>	2015	2019	Non-Housing Community Development	Town of Ramapo Village of Haverstraw Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Services for Non-homeless Special Needs	CDBG: \$273,300	Public service activities other than Low/Moderate Income Housing Benefit: <b>350</b> Persons Assisted
4	<b>Economic Development</b>	2015	2019	Non-Housing Community Development	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Employment Training & Financial Education	CDBG: \$44,000	Public service activities other than Low/Moderate Income Housing Benefit: <b>70</b> Persons Assisted Homeless Prevention: <b>35</b> Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Assistance and Prevention	2015	2019	Homeless	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Housing & Services for Homeless	ESG: \$180,000  CDBG: \$96,500  HOME: \$30,000	Tenant-based rental assistance / Rapid Rehousing: <b>20</b> Households Assisted Homeless Person Overnight Shelter: <b>70</b> Persons Assisted Homelessness Prevention: <b>100</b> Persons Assisted
6	HOPWA	2015	2019	Homeless Non-Homeless Special Needs	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area	Housing & Services for Persons with HIV/AIDS	HOPWA: \$285,000	Household Housing Unit HIV/AIDS Housing Operations: <b>30</b> Household Housing Unit

## Goal Descriptions

1	<b>Goal Name</b>	<b>Affordable Housing</b>
	<b>Goal Description</b>	To preserve, upgrade and develop new dwelling units to increase the number of units affordable to extremely low, low and moderate income households (0-80% AMI), with particular emphasis on extremely low and low income households (0-50% AMI). Despite continuing cuts in the HOME Investment Partnership Program, the County of Rockland continues to place an emphasis on affordable housing for low and moderate income residents. Affordable housing remains rated the highest priority in the Consolidated Plan 2015-2019.
2	<b>Goal Name</b>	<b>Neighborhood Revitalization</b>
	<b>Goal Description</b>	Assist in revitalizing communities through streetscape and other public facility improvements.
3	<b>Goal Name</b>	<b>Services for Non-homeless Special Needs</b>
	<b>Goal Description</b>	Continue to support services for the non-homeless special needs populations, with particular focus on seniors and youth.
4	<b>Goal Name</b>	<b>Economic Development</b>
	<b>Goal Description</b>	Increase the incomes and future economic prospects of Rockland County's low income residents through increased private-sector employment opportunities.
5	<b>Goal Name</b>	<b>Homeless Assistance and Prevention</b>
	<b>Goal Description</b>	To continue to assist homeless residents by providing housing and supportive services and to prevent homelessness by providing those at-risk of homelessness with supportive services.
6	<b>Goal Name</b>	<b>HOPWA</b>
	<b>Goal Description</b>	To increase housing and services targeted to the HIV/AIDS population.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

**Table 3 - Project Information**

#	Project Name
1	Housing Counseling
2	Operating Costs of Homeless Programs
3	Parks & Recreational Facilities
4	Street Improvements
5	Sidewalks
6	Senior Services
7	Planned Repayments of Section 108 Loans
8	General Program Administration
9	HESG Activities
10	Handicapped Services
11	Legal Services
12	Youth Services
13	Employment Training
14	HOME Rental Housing Subsidies
15	Direct Homeownership Assistance
16	Rehab: Single-Unit Residential
17	Economic Development: Technical Assistance

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

The County of Rockland received 38 applications for CDBG Entitlement funding requests for a total of \$2,573,300. To the extent possible, funds are geographically distributed so that all consortium communities receive assistance. However, this is based on a demonstrated need and eligibility and not purely on want.

The major obstacle to meeting the County's underserved needs is the limited funding and staff available to meet the County's needs.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	<b>Housing Counseling</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Housing counseling for renters, homeowners, and/or potential new homebuyers that is provided as an independent public service (i.e., not as part of another eligible housing activity).
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	HACSO First time Homebuyer, Advocacy & Financial Ed Program (\$ 20,000) - HACSO funding will support a variety of activities promoting homeownership; reduce homeless and increase safe healthy housing and living environment in underserved communities of color. The program will recruit and utilize expert volunteers in the different fields to perform a variety of services including making presentations at the different classes. Funding will support Homebuyer Counseling, Housing Advocacy and Homeless Prevention Activities, and Financial Education classes.
2	<b>Project Name</b>	<b>Operating Costs for Homeless Programs</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	Homeless Assistance and Prevention HOPWA
	<b>Needs Addressed</b>	

	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Costs associated with the operation of programs for the homeless or for AIDS patients, such as staff costs, utilities, maintenance, and insurance.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	<b>Parks &amp; Recreation Facilities</b>
	<b>Target Area</b>	CD Target Area
	<b>Goals Supported</b>	Neighborhood Revitalization
	<b>Needs Addressed</b>	Public Facilities & Infrastructure Improvements
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Development of open space areas or facilities intended primarily for recreational use.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Town of Haverstraw
	<b>Planned Activities</b>	Town of Haverstraw Shoreline Seawall and Jetties at Bowline Point Park - \$100,000. Funding will be used for a proposed project that will consist of a Seawall with construction of jetties to secure the shoreline at Bowline Point Park. The project will help protect all existing infrastructure at the park that is used by thousands of people during the course of each year.
<b>4</b>	<b>Project Name</b>	<b>Streets Improvements</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley CD Target Area
	<b>Goals Supported</b>	Neighborhood Revitalization
	<b>Needs Addressed</b>	Public Facilities & Infrastructure Improvements
	<b>Funding</b>	CDBG: \$361,000

	<b>Description</b>	Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs. I may also include improvements for landscaping, street lighting, and/or street signs (commonly referred to as streetscaping) and sidewalk improvements if they are part of more extensive street improvements.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Villages of Haverstraw, Kaser, Spring Valley and West Haverstraw and Town of Ramapo
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Elish Parkway widening in the Town of Ramapo (\$70,000) - the project will consist of the installation of almost 3,000 linear feet of concrete curb and sidewalk in an area primarily populated by low/moderate-income residents;</li> <li>• Village of Haverstraw Comprehensive Sidewalk Program (\$100,000) - the Comprehensive Sidewalk Replacement Program continues the Village's efforts to rehabilitate its decaying infrastructure;</li> <li>• Elyon Road improvements in the Village of Kaser (\$85,000) - To improve the public's safety the Kaser Terrace Road and sidewalk;</li> <li>• Commerce Street improvements in the Village of Spring Valley (\$26,000); and</li> <li>• Streetscape improvements in the Village of West Haverstraw (\$80,000).</li> </ul>
5	<b>Project Name</b>	<b>Sidewalks</b>
	<b>Target Area</b>	Village of Nyack CD Target Area
	<b>Goals Supported</b>	Neighborhood Revitalization
	<b>Needs Addressed</b>	Public Facilities & Infrastructure Improvements
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	Improvements to sidewalks, sidewalk improvements that include the installation of trash receptacles, lighting, benches, and trees.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Villages of Nyack and Suffern
	<b>Planned Activities</b>	Sidewalk improvements in the Village of Nyack (\$25,000) and Orange Avenue sidewalk project in the Village of Suffern (\$100,000) - the Suffern Business District Revitalization Project is a program to rejuvenate approximately 25 building facades over a five-year period.

6	<b>Project Name</b>	<b>Senior Services</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$140,000
	<b>Description</b>	Services for the elderly. May be used for an activity that serves both the elderly and the handicapped provided it is not intended primarily to serve persons with handicaps.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Support Mini-Trans Bus services in the Town of Clarkstown (\$60,000);</li> <li>• Senior citizen education and support services from Jeevan Jyoti Inc. (\$25,000);</li> <li>• Senior support network from the Jewish family Service (\$20,000);</li> <li>• Homebound meal delivery waitlist relief from Meals on Wheels of Rockland (\$25,000); and</li> <li>• Dowling Gardens services and activities for seniors (\$10,000).</li> </ul>
7	<b>Project Name</b>	<b>Planned Repayments of Section 108 Loans</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$700,000
	<b>Description</b>	Repayments of principal (\$700,000) for Section 108 loan guarantees.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

<b>8</b>	<b>Project Name</b>	<b>General Program Administration</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$464,358
	<b>Description</b>	Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	<b>HESG Activities</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	Homeless Assistance and Prevention
	<b>Needs Addressed</b>	Housing & Services for Homeless
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Emergency Solutions Grant Activities
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Helping Hands Thomas A. McCabe Outreach Center (\$20,000).
<b>10</b>	<b>Project Name</b>	<b>Handicapped Services</b>

	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Services for the handicapped, regardless of age.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	<b>Legal Services</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$36,500 HOME: \$30,000
	<b>Description</b>	Services providing legal aid to low- and moderate-income (LMI) persons.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Countywide

	<b>Planned Activities</b>	<p>Landlord Tenant Advocacy Program (\$36,500) - The purpose of LTAP is to prevent homelessness of families and individuals by providing legal representation in eviction proceedings. The Legal Aid Society of Rockland (LASRC) has always focused upon eviction representation as a sure fire way to ensure families remain stable in their current shelter and that evictions, and the resultant homelessness, with all of its disruptive consequences are avoided. Eviction and homeless prevention have become even more crucial over the years as the scarcity of decent affordable housing for low and moderate-income families has become a critical issue in Rockland County.</p> <p>Security Deposit Assistance Program (\$30,000) - One of the main impediments to a tenant's ability to move in, or, on occasion remain in his or her current dwelling is the lack of security deposit funds.</p>
12	<b>Project Name</b>	<b>Youth Services</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$103,300
	<b>Description</b>	Services for young people age 13 to 19 that include, for example, recreational services limited to teenagers and teen counseling programs. Also for counseling programs that target teens but include counseling for the family as well.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Hillburn Afterschool Program (\$25,000)</li> <li>• Marthin Luther King Center Afterschool Program (\$20,000)</li> <li>• Nyack Center Youth Enrichment Program (\$12,000)</li> <li>• Headstart of Rockland Healthy Children Initiative (\$9,900)</li> <li>• People to People Weekend Backpack Program (\$8,400)</li> <li>• Chiku Awali African Dance, Arts and Culture Program (\$8,000)</li> </ul>

13	<b>Project Name</b>	<b>Employment Training</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Employment Training & Financial Education
	<b>Funding</b>	CDBG: \$32,000
	<b>Description</b>	Assistance to increase self-sufficiency, including literacy, independent living skills, and job training.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Countywide
<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Konbit Neg Lakay Free HHA/CNA Training Programs (\$20,000)</li> <li>• Community Outreach Center Workplace Readiness Program (\$25,000)</li> </ul>	
14	<b>Project Name</b>	<b>HOME Rental Housing Subsidies</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	Affordable Housing Homeless Assistance and Prevention
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$200,000
	<b>Description</b>	Tenant (TBRA) subsidies, exclusively for rental payments for more than three months.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>		

	<b>Planned Activities</b>	
15	<b>Project Name</b>	<b>Direct Homeownership Assistance</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$200,000
	<b>Description</b>	Homeownership assistance to LMI households as authorized under 105(a)(24). Forms of assistance include subsidizing interest rates and mortgage principal, paying up to 50% of down payment costs, paying reasonable closing costs, acquiring guarantees for mortgage financing from private lenders, and financing the acquisition by LMI households of the housing they already occupy. If housing counseling is provided to households receiving direct homeownership assistance, the counseling is considered part of the activity.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
16	<b>Project Name</b>	<b>Rehab: Single-Unit Residential</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	Affordable Housing New Accessible/Supportive Housing
	<b>Needs Addressed</b>	Affordable Housing Accessible Housing
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	Rehabilitation of privately owned, single-unit homes to meet HQS.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>17</b>	<b>Project Name</b>	<b>Economic Development: Technical Assistance</b>
	<b>Target Area</b>	Village of Haverstraw Town of Ramapo Village of Kaser Village of Spring Valley Village of Nyack CD Target Area
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Employment Training & Financial Education
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	Technical assistance to for-profit businesses, including workshops, marketing, and referrals.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

## AP-50 Geographic Distribution – 91.220(f)

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

Low to Moderate Income (LMI), areas have a specific programmatic context withing the Community Development Block Grant (CDBG) program. Not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. HUD uses special tabulations of Census data to determine areas were at least 51 percent of households have incomes at or below 80 percent of the area median income (AMI). Additionally, the County only funds projects which have at least 42.52 percent LMI population.

The County's LMI population is concentrated in the Town of Ramapo, and the Villages of Haverstraw, Kaser, Spring Valley and Nyack. In this instance "concentration" is defined as municipalities which have more than 42.52 percent LMI population as a whole. The percentage of LMI population by Census Block Group varies widely within these communities, from a low of 16.12 percent to a high of 96.44 percent. An additional six (6) communities have at least one Census Block Group (CBG) that contains 42.52 percent LMI population or higher, including: the Towns of Haverstraw (2 CBG), Clarkstown (4 CBG) and Orangetown (1 CBG), and the Villages of West Haverstraw (1 CBG), Suffern (2 CBG) and Chestnut Ridge (1 CBG). The Village of New Square, which also has a large LMI population is not part of the Rockland County consortium and receives HUD funding separately through the Small Cities program.

Rockland County's Black/African American population is concentrated (45.37-74.1%) in the Village of Spring Valley, and the County's Hispanic population is concentrated (46.54-76.83%) in the Villages of Haverstraw and Spring Valley.

### Geographic Distribution

**Table 4 - Geographic Distribution**

Target Area	Percentage of Funds
Town of Ramapo	2%
Village of Haverstraw	3%
Village of Kaser	2%
Village of Nyack	>1%
Village of Spring Valley	>1%
CD Target Area	5%
Countywide	86%

### Rationale for the priorities for allocating investments geographically.

Federal CDBG and HOME funds are intended to provide low and moderate income households with decent housing, a suitable living environment and expanded economic opportunities.

Eligible activities include community facilities and improvements, housing preservation and rehabilitation, affordable housing development activities, public services, economic development, planning and administration.

Funding priorities are based upon the following criteria:

- Meeting statutory requirements of the CDBG and HOME Programs
- Meeting the needs of low and moderate income (LMI) residents
- Focusing on LMI areas or neighborhoods
- Impacted areas of concentrated minorities or LMI persons
- Coordination and leveraging of resources
- Links to ongoing planning activities
- Response to expressed needs
- Ability to demonstrate measurable progress and success

To the extent possible, funds are geographically distributed so that all consortium communities receive assistance. However, this is based on a demonstrated need and eligibility and not purely on want. The majority of funds are allocated for services that support the low and moderate income population County wide.

## **Discussion**

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	170
Non-Homeless	100
Special-Needs	350
Total	620

**Table 6 - One Year Goals for Affordable Housing by Support Type**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	20
The Production of New Units	6
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	35

### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The five Municipal Housing Authorities located in Rockland County (Nyack Housing Authority, Ramapo Housing Authority and Spring Valley Housing Authority) operate 8 public/low-income housing complexes, consisting of 510 units, within their own jurisdictions. Some of these properties are project-based Section 8 properties.

### **Actions planned during the next year to address the needs to public housing.**

Each PHA is responsible for preparing its own Public Housing Agency Plan which includes the actions that the PHA will undertake to address the needs of their residents.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership.**

Each PHA is responsible for preparing its own Public Housing Agency Plan which includes the actions that the PHA will undertake to address the needs of their residents.

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

Not applicable.

### **Discussion**

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

### **Introduction**

#### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

##### **Helping Hands Thomas A McCabe Outreach Center - \$20,000**

The safe haven program directly addresses the mission of Helping Hands which is to help homeless persons find alternatives to life on the streets through outreach, assignment and referrals, connecting to support services (housing, employment, medical, insurance etc) while also providing a safe alcohol and drug free haven and hot meals

##### **Legal Aid Landlord Tenant Advocacy /Security Deposit Programs - \$36,000**

Landlord Tenant Advocacy Program - The purpose of LTAP is to prevent homelessness of families and individuals by providing legal representation in eviction proceedings. The Legal Aid Society of Rockland (LASRC) has always focused upon eviction representation as a sure fire way to ensure families remain stable in their current shelter and that evictions, and the resultant homelessness, with all of its disruptive consequences are avoided. Eviction and homeless prevention have become even more crucial over the years as the scarcity of decent affordable housing for low and moderate-income families has become a critical issue in Rockland County.

##### **Security Deposit Assistance Program – \$30,000**

One of the main impediments to a tenant's ability to move in, or, on occasion remain in his or her current dwelling is the lack of security deposit funds.

##### **HACSO Firsttime Homebuyer, Advocacy & Financial Ed Program - \$ 25,000**

HACSO funding will support a variety of activities promoting homeownership; reduce homeless and increase safe healthy housing and living environment in underserved communities of color. The program will recruit and utilize expert volunteers in the different fields to perform a variety of services including making presentations at the different classes. Funding will support Homebuyer Counseling, Housing Advocacy and Homeless Prevention Activities, and Financial Education classes.

##### **Centers For Safety and Change (RFS) Emergency Residential Shelter - \$90,000**

The Center for Safety & Change (CSC) Emergency Residential Shelter is an ongoing CSC project that has been in continuous operation since 1979. A secure facility at an undisclosed location (for security purposes), the Shelter provides battered women and their children a safe place to live while they recover the trauma of domestic violence and plan for future safety. The

only facility of its kind in Rockland County, the Shelter is staffed by CSC Counselor/Advocates who offer residents counseling, support, safety planning and advocacy; educate them about domestic violence and their legal rights; facilitate access to social service resources and New York State Office of Victims Services (OVS) compensation; and assist with immigration documentation and translation when necessary. Therapeutic childcare, substance abuse referrals, transportation, accompaniment to legal and medical appointments, employment and permanent housing search assistance, and recreational activities are all available to Shelter residents, who are also able to meet and interact with each other for learning and mutual support. Shelter staff educates residents about the root causes of domestic violence, community programs available to assist them, and legal and medical options.

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Members of the Continuum of Care collaborative, consisting of community groups, government agencies, housing advocates and others periodically visit areas where homeless individuals and families congregate. During these visits the CoC members refer the homeless to the Rockland County Department of Social Services and faith based organizations for temporary emergency housing and services to help them find more permanent housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons.**

The Rockland County CoC transitional housing program services delivery model encompasses a case management approach. The program approach are specifically designed for families leaving the emergency residential shelter to find temporary and, ultimately, permanent affordable housing in the community. Applicants housed in the transitional housing program they work very closely with the County to access all available affordable housing list in the County while working on their self-sufficiency goals. The assistance provided includes, but is not limited to help with: locating transitional/permanent housing; moving into the new apartment; understanding and signing leases; completing paperwork related to utilities, telephone, and other services; getting utilities turned on; securing adequate furnishings as necessary; and assisting the women and their families to reestablish their lives after leaving the shelter.

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

Rockland's homeless (especially chronic homeless and veterans) 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 and independent living. The County's 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. This 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.

The County addresses these barriers to positive outcomes by developing a rapport with individuals that allows 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.

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

Referrals for many of the County's chronic homeless individuals are generated from jails, psychiatric and rehabilitation facilities. When the County receives early discharge notification, it 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.

## **Discussion**

## AP-70 HOPWA Goals– 91.220 (I)(3)

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	30
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>30</b>

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

### Introduction:

The following summary is based upon the *2015-2019 Analysis of Impediments to Fair Housing* report which accompanies this Consolidated Plan.

#### Real Estate Market Prices

Proximity to the New York City job market has bolstered high property values in the southern areas of Rockland County in the past decade. Median home prices have been soaring in recent years as home buyers and renters get priced out of other markets, including Westchester County and parts of New Jersey and Connecticut. The 2011 median home value was \$465,100, a 99 percent increase over the 2000 median home values of \$234,300. Contract rents also increased from \$811 in 2000 to \$1,156 in 2011 (a 43% increase).

The tax burden in Rockland County is another significant influence on housing costs. The property tax burden in Rockland County adversely affects housing costs for people of all incomes but makes homeownership particularly challenging for extremely low to moderate income households. High tax rates can also be burdensome to low-income homeowners and can result in high rents.

#### Lack of Land Available and Suitable for Housing Development

Rockland County is a small county with 40 percent of its land area dedicated to preserved parks and open space, with little available land for new development, posing significant challenges to financing affordable housing development. The County has assisted in the development of 93 new and reconstructed affordable housing units between July 1, 2010 and June 30, 2014.

#### Local Zoning Ordinances

The creation of affordable housing units for low and moderate income households and protected classes has been made a priority by Rockland County, and was raised as a potential impediment in the *2010-2014 Analysis of Impediments to Fair Housing Choice* and the County's *2011 Comprehensive Plan*. Although a number of issues contribute to difficulties in creating affordable housing, including high property values and limited quantities of land available for construction, the development of local zoning laws that facilitate the development of affordable housing is recognized in the Rockland County 2011 Comprehensive Plan as a critical step toward creating more affordable housing units.

#### Lack of Affordable Housing to Serve Protected Classes

There is a very limited number of affordable rental units in Rockland County. Most new rental housing being constructed in the County is targeted at middle and upper income households.

### Age and Condition of the Housing Stock

The overwhelming majority (75%) of the County's housing units was constructed on or before 1979. Approximately 48 percent of renters and 39 percent of homeowners have reported at least one major condition or problem on their property in need of repair. Because of the County's aging housing stock, substandard housing and lead based paint hazards are issues in Rockland County where there is a significant need for owner and rental household rehabilitation.

### Inadequate Knowledge of Fair Housing Rights and Requirements

Between January 2010 and March 2015, the Rockland County Commission on Human Rights Fair Housing Board received a total of 44 complaints while the New York State Division of Human Rights received 14 complaints. The 2009 AI reported that given the increasing diversity of the County's population, fair housing education is critical. The previous AI also reported that although the County continued to support fair housing programs, there are limited resources for staffing, funding and partnering with local nonprofit organizations for fair housing programs.

Rockland County has taken steps to address the issues revealed by the paired testing results, providing continuous funding for fair housing outreach from 2011-2014, the duration of the previous AI and Consolidated Plan. Activities funded included working with Legal Aid to educate very low income individuals on their rights and working with WRO to conduct public meetings providing fair housing education to home seekers and landlords within all of the County's towns and villages in 2012. WRO also conducted fair lending tests in 2013-2014, which includes some testing in Rockland County.

### Loss of Subsidized and Affordable Housing Stock

The Town of Haverstraw and the Village of Spring Valley have experienced the gradual erosion of rent control/stabilized buildings and units within their communities. For the past two decades, the rent laws have provided for the deregulation of rent controlled/stabilized apartments based on rents and occupants' incomes reaching certain levels. Additionally, many older, and more affordable, multi-family buildings in the County's villages are being torn down and replaced with newer, and more expensive, housing. This loss of affordable housing in what is already a very tight market further exacerbates the County's affordable fair housing issues. This loss of affordable units restricts housing choice for low and moderate income minority groups, particularly the Black and Hispanic demographic groups, who have significantly lower incomes than the White demographic group.

### Overall Discrimination in the Housing Market

Between 2010 and 2014, 14 fair housing complaints were processed by NYSDHR and 44 were processed by RCCHR. Between 2009 and July 2010, WRO conducted 125 paired tests at real estate offices in Putnam, Rockland and Westchester Counties. WRO concluded that the highest

percentage of unequal tests came from real estate agencies in Rockland County, where WRO had not previously engaged in extensive fair housing education of real estate professionals. Rockland County has taken steps to address the issues revealed by the paired testing results, providing continuous funding for fair housing outreach from 2011-2014, the duration of the previous AI and Consolidated Plan. Activities funded included working with Legal Aid to educate very low income individuals on their rights and working with WRO to conduct public meetings providing fair housing education to home seekers and landlords within all of the County's towns and villages in 2012. At the time this Plan was published, WRO informed the County that the results of their 2013-2014 fair lending tests would be released in the summer of 2015, which includes some testing in Rockland County.

### Discriminatory Lending Policies and Practices

The widespread housing finance market crisis of recent years has brought a new level of public attention to lending practices that victimize vulnerable populations. Subprime lending, designed for borrowers who are considered a credit risk, has increased the availability of credit to low-income persons. At the same time, subprime lending has often exploited borrowers, piling on excessive fees, penalties and interest rates that make financial stability difficult to achieve. Higher monthly mortgage payments make housing less affordable, increasing the risk of mortgage delinquency and foreclosure and the likelihood that properties will fall into disrepair. In 2013, there were 43,173 conventional home purchase loans made for single- to four-family houses in the New York-White Plains-Wayne, NY-NJ MSA/MD. Of this total, 211 reported pricing data of which 51 were reported as high-cost mortgages. Overall, upper-income households (24.7%) were less likely to have high-cost mortgages than lower-income households (47.6%).

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

The following summary is based upon the *2015-2019 Analysis of Impediments to Fair Housing* report which accompanies this Consolidated Plan.

### Real Estate Market Prices

#### **Goal:**

- Continue to increase the number of quality affordable rental and ownership housing opportunities in the County.

**Actions:**

- Continue to provide Tenant Based Rental Assistance to low and moderate income households.

Lack of Land Available and Suitable for Housing Development

**Goals:**

- Continue to support affordable housing production in all areas of the County.
- Facilitate access to below market rate units.

**Actions:**

- Continue to support local affordable housing developers through a variety of strategies such as applications for State and Federal funding, entitlement assistance, outreach to the community and other stakeholders, financial support and site identification.
- Continue to assist affordable housing developers in advertising the availability of below market rate units via the jurisdictions' websites and other media outlets.

Local Zoning Ordinances

**Goals:**

- Ensure low and moderate income residents have access to affordable housing opportunities in all communities.

**Actions:**

- Evaluate the feasibility of establishing a task force with representatives from a range of jurisdictions to address this issue.

Lack of Affordable Housing to Serve Protected Classes

**Goals:**

- Continue to support affordable housing production in all areas of the County (see *Lack of Land Available and Suitable for Housing Development*).
- Expand the number of affordable accessible units available.
- Increase housing opportunities for large families and families with children.
- Continue to provide housing opportunities for seniors.

**Actions:**

- See *Lack of Land Available and Suitable for Housing Development*, above, for actions addressing the goal of continuing to support affordable housing production in all areas of the County.

- Facilitate communication between special needs service providers and affordable housing developers to ensure that persons with special needs have fair access to available units.

### Age and Condition of the Housing Stock

#### **Goals:**

- Rehabilitate aging and deteriorated housing stock.
- Continue to eliminate lead based paint hazards in existing units.
- Expand the number of affordable accessible units available (see *Lack of Affordable Housing to Serve Protected Classes*).

#### **Actions:**

- Continue to utilize CDBG, HOME and related funds to provide for housing rehabilitation and related services.
- See *Lack of Affordable Housing to Serve Protected Classes*, above, for actions addressing the goal of expanding the number of affordable accessible units available.

### Inadequate Knowledge of Fair Housing Rights and Requirements

#### **Goal:**

- Expand local knowledge of fair housing rights, requirements and responsibilities.

#### **Actions:**

- Work with service provider(s) to sponsor targeted workshops and training services to specific populations, which may include County staff members, landlords, realtors, design professionals, grant sub-recipients and the general public.
- Hold at least one County meeting annually to discuss issues related to fair housing, including education efforts and outreach.

### Loss of Subsidized and Affordable Housing Stock

#### **Goals:**

- Continue to support affordable housing production in all areas of the County (see *Lack of Land Available and Suitable for Housing Development*).
- Consider alternative strategies to maintain current levels of affordability in projects converting to market rate.
- Increase tenant education regarding their rights under existing rent regulation programs by expanding local knowledge of fair housing rights, requirements and responsibilities (see *Inadequate Knowledge of Fair Housing Rights and Requirements*).

**Actions:**

- See *Lack of Land Available and Suitable for Housing Development* above for actions addressing the goal of continuing to support affordable housing production in all areas of the County.
- See *Inadequate Knowledge of Fair Housing Rights and Requirements* for actions addressing the goal of increasing tenant education regarding their rights under existing rent regulation programs by expanding local knowledge of fair housing rights, requirements and responsibilities.

**Overall Discrimination in the Housing Market****Goals:**

- Increase fair housing choice for low and moderate income households, particularly in the County's non-impacted areas and areas in need of reinvestment.
- Increase fair housing choice for the disabled by expanding the number of affordable accessible units available (see *Lack of Affordable Housing to Serve Protected Classes*)
- Increase fair housing choice for large families and families with children by expanding opportunities for these households (see *Lack of Affordable Housing to Serve Protected Classes*).
- Increase fair housing choice for seniors by continuing to provide housing opportunities to seniors (see *Lack of Affordable Housing to Serve Protected Classes*).
- Work to reduce local opposition to affordable housing when it occurs.
- Establish funding and economic development policies that will promote fair housing choice throughout the County via the creation of new affordable housing units.

**Actions:**

- See *Lack of Affordable Housing to Serve Protected Classes* above for actions addressing the goal of expanding the number of affordable accessible units available.
- See *Lack of Affordable Housing to Serve Protected Classes* above for actions addressing the goal of increasing fair housing choice for large families and families with children by expanding opportunities for these households.
- See *Lack of Affordable Housing to Serve Protected Classes* above for actions addressing the goal of increasing fair housing choice for seniors by continuing to provide housing opportunities to seniors.
- Applicants and developers receiving Federal funds administered by the County for housing purposes must give priority emphasis to the locations of greatest need within Rockland County:
  1. Areas in which affordable housing options are underrepresented.
  2. Areas which have experienced significant vacancy, abandonment or disinvestment.

## Discriminatory Lending Policies and Practices

### **Goals:**

- Reduce housing lending discrimination in Rockland County by expanding local knowledge of fair housing rights, requirements and responsibilities (see *Inadequate Knowledge of Fair Housing Rights and Requirements*).
- Educate households and housing-related organizations about fair housing law with respect to lending practices by expanding local knowledge of fair housing rights, requirements and responsibilities (see *Inadequate Knowledge of Fair Housing Rights and Requirements*).

### **Actions:**

- See *Inadequate Knowledge of Fair Housing Rights and Requirements* above for actions addressing the goal of expanding local knowledge of fair housing rights, requirements and responsibilities
- See *Inadequate Knowledge of Fair Housing Rights and Requirements* above for actions addressing the goal of educating households and housing-related organizations about fair housing law with respect to lending practices by expanding local knowledge of fair housing rights, requirements and responsibilities.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs.**

The major obstacle to meeting the County's underserved needs remains the limited funding and staff available to meet the County's needs.

#### **Actions planned to foster and maintain affordable housing.**

The County will continue to work with its CHDOs and other affordable housing providers to maintain and develop the County's supply of public and affordable housing.

#### **Actions planned to reduce lead-based paint hazards.**

The Rockland County Office of Community Development does not utilize any of its entitlement funds for lead-based paint programs. However, in the use of HOME Program funds for an owner-occupied housing rehabilitation programs the requirements are fully compliant with the HUD lead hazard control regulations at 24CFR Part 35. Providing safe and healthy homes is an objective that will be partially met through this program. In the CDBG program, all local government grant recipients are required to comply with 24CFR570.487 with respect to lead paint poisoning prevention. Sub-recipients 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.

#### **Actions planned to reduce the number of poverty-level families**

##### **Konbit Neg Lakay HHA/CNA Program - \$20,000**

This program is designed for individuals who have an interest in health care careers and would like dual training as Home Health Aides and Certified Nurse Aides. It prepares students to take and pass the New York State certification examination and for registration on the New York State Home Care Registry. This New York State approved program covers the basics of personal care for the elderly and homebound, and patient care for those in nursing homes, assisted living centers, and hospitals. Students are required to successfully complete two supervised clinical work experiences.

## **Community Outreach Center – Workplace Readiness Program - \$12,000**

The Workplace Readiness Initiative is looking to operate a 12 month program designed to provide skills that will assist qualifying participants for better job opportunities by teaching ESL classes and/or CDL classes.

### **Actions planned to develop institutional structure**

The major gap in the institutional delivery system remains the scarce financial resources and limited staff to effectively operate service programs and projects. Additional funding is needed in order to support additional programs and the development of affordable housing for the special needs populations identified above. The County will continue to coordinate with its consortium member communities and agencies, as well as with State and Federal programs, in order to supplement the HUD funds currently received.

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

The Office of Community Development will seek to facilitate bi-annual meetings of relevant County Agencies and service providers to oversee strategy implementation and to ensure coordination of efforts at the local level.

### **Discussion:**

# Program Specific Requirements

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

### Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	15,487.08
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	15,487.08

#### **Other CDBG Requirements**

1. The amount of urgent need activities	0
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#### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)**

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

None

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

The County will use the HUD Recapture Provisions for its Homebuyer Assistance Program to ensure that the amount of HOME funds provided directly to homebuyers are imposed for the duration of the period of affordability and are mandated to recapture provisions per 24

CFR 92.253(a)(5)(ii). This restriction is enforceable by a Mortgage & Note filed on the eligible property.

If the original homebuyer remains in the home for the full period of affordability, no recapture provisions apply. However, if the premises are sold, cease to be the Homebuyer's primary residence, or there is any change in the title during the term of the Mortgage & Note, which commences upon the Completion Date, or the Homebuyer is not in substantial compliance with the Mortgage & Note, the County will recapture the full HOME direct-subsidy assistance, which will be the amount remaining on the affordability period at time recapture is triggered; to include, any payments made or pro rata reduction amount applied during the affordability period.

If, however, the net proceeds are insufficient to repay both the HOME direct-subsidy assistance and the Homebuyer's investment, the County will recapture the net proceeds less the Homebuyer's investment. HUD defines the net proceeds as the sales price minus the loan repayments and closing costs. Under no circumstances will the County recapture more than is available from the net proceeds of the sale. During the recapture restriction period, the original homebuyer will be entitled to any increase in value that remains after all debts are repaid, including the Homebuyer Assistance Program second mortgage loan, with the following provisions to be incorporated into the Mortgage & Note.

1. Period of Affordability under Recapture Provision: The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enables the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The County will not require the original HOME assisted homebuyer to sell the housing unit to another low-income homebuyer. The homebuyer can sell the property to any willing buyer during the period of affordability, with the understanding that the County's recapture provisions will be enforced. The County has set the period of affordability at fifteen (15) years.
2. Repayment: Repayment of the Homebuyer assistance deferred second mortgage loan is on a pro rata reduction basis. During the first five years of the loan, repayment shall be the outstanding principal only. 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, if the homeowner owns and occupies the house as the primary residence for the required affordability period. Forgiveness of the full amount of assistance will only occur if the homeowner occupies and retains the property for the full affordability period. No interest shall accumulate on this loan during the affordability period. If the homeowner refinances the property during the affordability period, which involves a cash/equity out payment this will result in repayment of the total amount received as assistance of the deferred second mortgage loan minus any payments made or pro rate reduction amount applied during the affordability period. In the event of foreclosure by the first mortgage

lender, the affordability period will be suspended and will not be binding on that lender. The affordability restrictions shall be revived according to the original terms if, during the affordability period the owner of record before the termination event, or any entity that includes the former owner or those with whom the former owner has or had family or business ties obtains and ownership interest in the property. If recapture is triggered and there are insufficient net proceeds available at sale to recapture the full pro rata amount due, the County will not be required to repay the difference between the prorated direct HOME subsidy due and the amount the County is able to recapture from available from net proceeds.

3. Return on Investment: The County will administer its resale provisions by ensuring that the Owner receives a fair return on his/her investment. Fair Return on Investment means the total homeowner investment which includes the total cash contribution plus the approved capital improvements credits as described below:
  - a. the amount of the down payment;
  - b. the cost of any capital improvements,
  - c. documented with receipts provided by the homeowner, including but not limited to:
    - i. any additions to the home such as a bedroom, bathroom, or garage;
    - ii. replacement of heating, ventilation, and air conditioning systems;
    - iii. accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the Owner and which were not installed through a federal, state, or locally-funded grant program; and outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

Note: All capital improvements will be visually inspected to verify their existence.

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

New HUD HOME Program Guidelines require affordability after resale or recapture.

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

None

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

**1. Include written standards for providing ESG assistance (may include as attachment):**

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 2015-2019. The maximum benefit per family through the ESG program is \$3,000.00 except for the Rapid Re-housing program and the short term/medium term rental assistance.

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

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

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

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

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

Security/Utility Deposit and Utility payments- those families who have exhausted all available benefits for security/utility deposits and utility payments will be offered assistance if they are in need of a deposit to secure housing or are faced with a shut off. The maximum benefit per family is the two month's rent, for security purposes, as defined in a lease, and not to exceed the maximum allowable under New York State law. The maximum assistance for utility security or utility payment assistance is \$1000.

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

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

Qualifications - Persons who reside in a Rockland County that meet the "low-income" qualifications. A "very low income-person" is defined as having a household income of 30% of the Rockland County published Median Family Income (taxable or non taxable) that the household receives as defined by the United States Department of Housing and Urban Development.

For potential admission to any of the programs funded through the CoC the following HUD definition of homeless must be documented and met. They must also meet the criteria outlined in the CoC Project Application and the Technical Submission submitted and approved by HUD that is on file at the Rockland County Office of Community Development. This includes the DV Transitional Housing Program and the Permanent Housing Program through CD, and the Open Arms Permanent Housing Program.

Persons being referred to the DV Transitional Housing Program must be currently living in an emergency shelter, either the Rockland County Shelter, operated by the Department of Social Service or The Center for Safety and Change Emergency Shelter or meet #4 of the definition. If they have moved out of an emergency shelter and do not meet any of the 4 categories, they are not eligible. They cannot be living with friends or in an independent apartment, not subsidized through the homeless programs.

Persons being referred to the Permanent Housing Program must be homeless and permanently disabled. To meet the homeless criteria, DSS must first deem them homeless, meeting one of the four categories and they must be living in either the Rockland County Shelter or be living in a Transitional Housing unit, assisted by a Supportive Housing Grant.

**The definition includes four broad categories of homelessness:**

1. People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and were in shelter or a place not meant for human habitation immediately prior to entering that institution.

2. People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.

3. Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.

4. People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

- 2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**
- 3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The Office of Community Development is responsible for determining the adequacy of performance under sub-recipient 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 sub-recipient 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

4. **If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**
5. **Describe performance standards for evaluating ESG.**

**Discussion:**



# APPENDICES

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**APPENDIX A: CITIZEN PARTICIPATION PLAN AND RESOLUTION**

**APPENDIX B: HOUSING AND COMMUNITY DEVELOPMENT NEEDS &  
PRIORITIES SURVEY AND SUMMARY**

**APPENDIX C: CONSULTATION MAILING LIST**

**APPENDIX D: HOUSING AND HOMELESS NEEDS & IMPEDIMENTS TO  
FAIR HOUSING CHOICE QUESTIONNAIRE RESPONSES**

**APPENDIX E: PUBLIC NOTICES**

**APPENDIX F: STAKEHOLDER MEETINGS – ATTENDANCE AND MINUTES**

**APPENDIX G: PUBLIC HEARING MINUTES AND PUBLIC COMMENTS**





# APPENDIX A

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**CITIZEN PARTICIPATION PLAN AND RESOLUTION**





**COUNTY OF ROCKLAND  
OFFICE OF COMMUNITY DEVELOPMENT**

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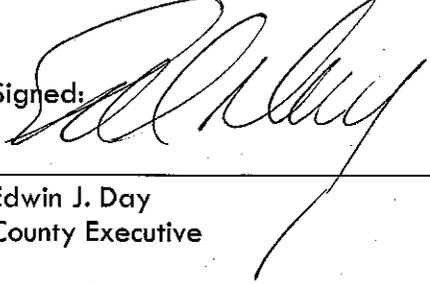
**EDWIN J. DAY**  
County Executive

**S. (RAM) NAGUBANDI**  
Director

May 6, 2015

The Rockland County Office of Community Development has modified the Citizens Participation Plan (CPP) to be used and included in the Rockland County Consolidated Plan that will be submitted to HUD for the years 2015 through 2019. The CPP was posted on the Community Development website for public comment. No public comment was received and the CPP is hereby adopted as of May 6, 2015.

Signed:

  
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Edwin J. Day  
County Executive

[May 6, 2015]

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# AMENDED CITIZEN PARTICIPATION PLAN

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For the U.S. Department of  
Housing and Urban  
Development

Five-Year Consolidated Plan  
and Annual Action Plan

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2015-2019

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**Ed Day, County Executive**

**S. Ram Nagubandi, Director**  
Office of Community Development

Rockland County, New York

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## **I. INTRODUCTION AND BACKGROUND**

The Rockland County Office of Community Development (County) serves the people of Rockland County by obtaining federal and State grants to provide affordable housing and improve the quality of life for low and moderate income residents in Rockland in an ethical, courteous, timely and cost-effective manner. The Office of Community Development is the overall administrative agent for the Federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with HIV/AIDS (HOPWA) programs for the County. These programs, which are all funded through the U.S. Department of Housing & Urban Development (HUD), are intended to support the goals of providing decent housing, providing a suitable living environment and expanding economic opportunities for low and moderate income people.

Starting in 1995, HUD requests grantees such as Rockland County to consolidate the submission requirements for all of the above formula grant programs in order to promote coordinated neighborhood and community development strategies to revitalize communities. The requirements of the Consolidated Plan submission, which includes the First Year Annual Action Plan<sup>1</sup> and Amended Citizen Participation Plan (if needed), also create the opportunity for citizen participation to occur in a comprehensive manner. As required by 24 CFR Part 91, in the development of its Consolidated Plan and Annual Action Plan, the Rockland County Office of Community Development will follow a detailed Citizen Participation Plan.

This Citizen Participation Plan (CPP) has been prepared to explain the Office of Community Development's role with the public in the preparation of the Five Year Consolidated Plan, Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPER). Citizens shall be given a fourteen (14) day comment period to review the proposed Citizen Participation Plan and any significant amendments to the Citizen Participation Plan. The County of Rockland will make the Citizen Participation Plan public in a format accessible to persons with disabilities.

Notification of the availability of the Citizen Participation Plan shall be posted on the Rockland County website. Upon completion of the fourteen (14) day citizen comment period, the proposed Citizen Participation Plan and a summary of comments shall then be forwarded to the County Executive for adoption.

## **II. CONSOLIDATED PLAN DEVELOPMENT**

The Rockland County Office of Community Development serves as the lead agency for the development of the Consolidated Plan and Annual Action Plan and administers a variety of Federal, State and locally funded programs designed to improve the physical, social and economic life of Rockland County. In addition to the entitlement programs listed above, the County is the lead agency for the Rockland County Continuum of Care Program and administers Economic Development Loan and Section 8 Housing Choice Voucher programs. The activities outlined in the Strategic Plan component of the Consolidated Plan will be coordinated by the County and carried out by its staff as well

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<sup>1</sup> The Annual Action Plan will be referred to as such in this document, except when submitted with the Five Year Consolidated Plan, where it will be referred to as the First Year Annual Action Plan.

as by other public agencies, nonprofit providers and private businesses. Rockland County has a well-developed nonprofit service sector consisting of agencies ranging from small neighborhood-focused community based organizations to large countywide organizations. These service providers offer a full range of housing and social services. The County has a long history of working with these agencies and with private and not-for-profit housing developers and other businesses through its housing and community development programs.

The Rockland County Office of Community Development is an active participant enhancing coordination among public and assisted housing providers, private and governmental agencies. County staff will gather information for the preparation of the Consolidated Plan and Annual Action Plan. The County convenes regular meetings with HUD-funded service providers to oversee strategy implementation and to ensure coordination of effort. The Office of Community Development is also the lead agency in the Rockland Continuum of Care Partnership for the Homeless, which coordinates a county-wide continuum of services for the homeless, including special needs populations.

The County will make a concerted effort to notify citizens, agencies and organizations of the development of the Consolidated Plan and Action Plan and the availability of CDBG funds through mailings, postings and public notices in the newspaper. Before the County adopts the Consolidated Plan and First Year Annual Action Plan, the County will make available to citizens, public agencies and other interested parties information that includes the amount of assistance the County expects to receive and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income.

### **III. CITIZEN PARTICIPATION PLAN OBJECTIVES**

The County of Rockland encourages citizens to participate in the development of the Consolidated Plan with particular emphasis on participation by 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 Participation Plan also incorporates the following provisions:

- Provides citizens with reasonable and timely access to local meetings, information and records relating to the amount of funds available to Rockland County and the County's proposed use of funds;
- Provides materials in a form accessible to persons with disabilities, upon request;
- Provides for technical assistance to groups representing persons of low and moderate income that request assistance in developing proposals with the level and type of assistance to be determined by Rockland County's Office of Community Development;

- Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including the assessment of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;
- Provides for a timely written response to written comments, complaints and grievances, within 20 working days where practicable; and
- Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

#### **IV. THE CONSOLIDATED PLANNING PROCESS**

##### **Overview of Public Input**

The Consolidated Plan is developed through a collaborative process to establish a long term vision for Rockland County's community development goals and objectives. Participation by citizens, community agencies and other interested stakeholders is a vital component of the process. Individual consultations, public meeting and hearings, public surveys and written comments inform the priority needs of the County. The County makes it a priority to reach out to citizens residing in CDBG-funded or targeted areas for their ongoing input into the Consolidated Plan. Additionally, the Office encourages the participation of all residents, including minorities, the non-English speaking population and persons with disabilities.

##### **Five Year Consolidated Plan and First Year Annual Action Plan**

This section outlines the steps for public participation in the Five Year Consolidated Plan and First Year Annual Action Plan.

##### *Consultations and Surveys*

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 consultations will include representatives from related County departments, the business community, social service agencies and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless and chronically homeless persons. 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. Two consultation meetings will be undertaken with the community stakeholders identified above. Individual meetings with stakeholders may also be undertaken on the day of these stakeholder meetings. The consultation meetings will be advertised to stakeholders as outlined in the "Notifications" section of this document.

A web-based survey will be undertaken to inform the Housing and Community Development Needs Assessment, measuring the extent of respondents' experience with housing problems and other community housing issues. The survey will be provided in both Spanish and English and will be made available to the public for at least 30 days. Hard copies of the surveys will be distributed to select locations to reach populations with low rates of computer and internet access. County residents will be notified the day the survey is issued as outlined in the "Delivery" subsection of the "Notifications" section of this document.

### *Public Hearings*

To encourage citizen participation, the Rockland County Office of Community Development will hold at least two public hearings to provide a mechanism for public input into the needs assessment, priorities, and other sections of the Plan. The purpose of the hearings will be to obtain views of citizens, public agencies and other interested parties, and respond to proposals and comments at all stages of the consolidated submission process. This includes identifying housing and community development needs, reviewing the proposed use of funds, and reviewing program performance.

The first hearing will be held to gather information on community needs from citizens to inform the draft Consolidated Plan. The second hearing will be held a minimum of ten (10) days after the draft Consolidated Plan is published to receive oral comments on the draft Consolidated Plan and First Year Annual Action Plan. Any comments received through public hearings or the comment period will be recorded and addressed in the Consolidated Plan. An announcement detailing proposed funding allocations and the availability of the proposed Consolidated Plan and/or First Year Action Plan and soliciting public comments will be published in the *Rockland Journal News* and *The Rockland County Times* prior to the second public hearing. The public hearings are advertised to citizens as outlined in the "Notification" section of this document.

### *Public Comment Period*

Prior to the adoption of the Consolidated Plan and First Year Annual Action 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 the Proposed Consolidated Plan and First Year Annual Action Plan. Full copies of the Proposed Consolidated Plan and First Year Annual Action Plan shall be available on the County's website and at the following location, as well as a copy sent to each Consortium Member Community:

**Rockland County Office of Community Development  
50 Sanatorium Rd, Bldg K  
Pomona, NY 10970**

The County will publish a summary in the *Rockland Journal News* and *The Rockland County Times* and on the County website describing the contents and purpose of the Consolidated Plan/First Year Action Plan and listing the locations where the entire document may be examined.

Citizens shall have at least 30 days to comment on the Proposed Consolidated Plan and First Year Action Plan; comments shall be submitted to the Rockland County Office of Community Development. A summary of comments and responses will be attached to the final Consolidated Plan/Action Plan document.

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.

### **Annual Action Plan**

The Annual Action Plan outlines the funding allocations that will be used to achieve the objectives outlined in the Consolidated Plan. During the last three program years, the County will hold at least one public hearing on the Annual Action Plan during its development, which follows the publication requirements outlined in the "Notifications" section of this document. The Action Plan is also published for at least fourteen (14) days for written public comment. Public hearings held during a Consolidated Planning year will address both the Consolidated Plan and Annual Action Plan and will follow the requirements outlined for the Consolidated Plan.

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. Each year in September the County will advise the Consortium Member Communities that it is time for their Citizen Advisory Committee to meet and discuss the needs in the municipality and recommendations for use of CDBG funds. The County requires that meeting minutes be submitted as part of the Consortium Member Community's Formal Application for funding that is usually due by the end of the following January.

The County further contacts the Consortium Member Community in December to request when the January meeting date is for their Town and/or Village. Once this is verified, the Office of Community Development publishes a Public Hearing Notice in the *Rockland Journal News* and *The Rockland County Times*. This public hearing is for discussion on past community development projects and the application for funding for new projects, allowing the general public to make their comments and opinions known. The minutes of this meeting is also required to be submitted with the application.

### **Consolidated Annual Performance and Evaluation Report (CAPER)**

The primary purpose of the Consolidated Annual Performance and Evaluation Report (CAPER) is to report on the accomplishments of the funded activities within the program year and evaluate the grantee's progress in meeting the one-year goals described in the Annual Action Plan and the long-term goals described in the Consolidated Plan. The CAPER is submitted to HUD annually. The County will hold one public hearing on the CAPER near the time of its submission and will notify the public according to the "Notifications" section of this document. The draft CAPER will be made available on the website and will be published for at least fourteen (14) days to receive comments on the performance report before it is submitted to HUD. The final CAPER report will consider any comments received in writing or orally at public hearings and will include a summary of all of these comments.

## **V. AMENDMENTS**

### **Citizen Participation Plan (CPP)**

Citizens shall be given a fourteen (14) day comment period to review any significant amendments proposed to the Citizen Participation Plan. The County of Rockland will make the Citizen Participation Plan public in a format accessible to persons with disabilities, upon request. Notification of the availability of the Citizen Participation Plan shall be published on the County website and other forms of media deemed appropriate. Upon completion of the fourteen (14) day citizen comment period, the proposed Citizen Participation Plan and a summary of comments shall then be forwarded to the County Executive for adoption.

### **Consolidated Plan and Annual Action Plan**

In accordance with 24 CFR 91.105, the County is required to amend its approved Consolidated Plan or Annual Action Plan whenever it performs one of the following actions:

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.

Rockland County is required by HUD (24 CFR 91.105(b)) to identify the criteria to be used in determining if a proposed action will be considered a "Substantial Amendment." The County defines a Substantial Amendment as any change in the allocation or distribution of funds, activity, or recipient where the dollar amount of that change is equal to or greater than 25 percent of the current fiscal year Federal allocation, which includes additions or reductions. This includes:

1. The addition of a new activity or project not previously described in the Consolidated Plan or Annual Action Plan;
2. The deletion of an activity or project previously described in the Consolidated Plan or Annual Action Plan;
3. Change in the purpose, scope, location or beneficiaries of an activity or project previously described in the Consolidated Plan or Annual Action Plan;
4. Change in the use of CDBG funds from one eligible activity or project to another previously described in its Consolidated Plan or Annual Action Plan;
5. Change in an activity or project previously described in its Consolidated Plan or Annual Action Plan.

Reasonable opportunity to comment on substantial amendments to the Consolidated Plan or Annual Action Plan will be provided. Notices will be published in the *Rockland Journal News* and *The Rockland County Times* providing for a 30 day comment period. Upon close of the comment period, the final revised Consolidated Plan or Annual Action Plan will be approved by the County Executive before being submitted to HUD. The amended Consolidated Plan or Annual Action Plan will be posted on the County website.

## **VI. GENERAL REQUIREMENTS**

### **Public Hearings**

At least two (2) public hearings per year shall be conducted during two different stages of the program year to obtain feedback and input from Rockland County residents, public agencies and other interested parties on the housing and community development needs of the County. One of the minimum of two (2) public hearings will be held in conjunction with the preparation of the Annual Action Plan, with the other public hearing directly tied to the public input component of the CAPER submission.

Public hearings shall be held annually in each Consortium Member Community prior to submission of their Formal Application for funding. In addition to the public hearings, the County shall continue to meet with particularly affected groups to discuss and plan specific projects.

Notice of the public hearings shall be advertised as outlined in the “Notifications” section below, may also (as is specifically addressed in the sections outlining the process for each HUD submission) provide the public with a description of the HUD Consolidated Planning process, a list of the types of eligible and ineligible CDBG, HOPWA and HOME activities, the amount of funds available to the County, the County’s past accomplishments and the proposed programs/projects. 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.

### **Notifications**

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*. Meeting announcements will also be posted on the County’s website. Announcements of the public hearings shall also be sent to each Consortium Member Community and local not-for-profit agencies. Public service agencies and other local neighborhood and civic groups shall also be informed.

Legal notification with fourteen (14) days’ notice shall be given for all public hearings in compliance with governing regulations. Details of the notice include date, time, place and purpose of the public hearing. All County website notices will be posted in both English and Spanish.

## **Accommodations**

### *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. 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. Upon request, interpreters for those who are hearing impaired will be provided. These or other provisions necessary to accommodate residents may be available if requested at least five working days prior to a hearing or meeting.
3. Outreach to community organizations representing disabled persons shall be part of the County's Consolidated Planning process.

## **Document Access**

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 Reports (CAPERs).
6. County of Rockland: Citizen Participation Plan (CPP)
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.

### **Access to 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.

Records pertaining to the County's use of funds will be available to the public in the form of the Consolidated Plan/First Year Action Plan, CAPER, and other documents submitted to HUD upon grant close-outs. As previously indicated, the County will publish proposed funding allocations in *The Rockland Journal News* and *The Rockland Times*, the local papers of record. The Draft Consolidated Plan/First Year Action Plan will be made available at Rockland County Office of Community Development for review and sent to the Consortium Member Communities, so that citizens are afforded sufficient opportunity to review and provide comments on the document. Citizens will be provided a period of not less than 30 days to review the document and make comments. A summary of comments and responses will be attached to the Consolidated Plan/First Year Action Plan document.

### **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.

### **Comments**

Prior to submission to HUD of the Consolidated Plan, Annual Action Plan, Program Amendments, or the Consolidated Annual Performance Evaluation Report (CAPER), 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 comments 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 Action Plan, Program Amendments, or the CAPER.

Citizens may submit comments to the County's Consolidated Plan, Annual Action Plan, Program Amendments, or the CAPER directly to the Director of Community 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:

S. Ram Nagubandi, Director  
Office of Community Development  
50 Sanatorium Road, Building K  
Pomona, NY 10970

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 Action Plan, Program Amendments, or the CAPER.

### **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 complaints 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 citizens' comments and complaints to staff members responsible for preparation/implementation of the program.



# APPENDIX B

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**HOUSING AND COMMUNITY DEVELOPMENT NEEDS  
& PRIORITIES SURVEY AND SUMMARY**





**2015-2019 CONSOLIDATED PLAN**  
 Rockland County, New York  
 Office of Community Development

**Housing and Community Development Needs & Priorities Survey**

Find this survey online at: [https://www.surveymonkey.com/s/Rockland\\_Eng](https://www.surveymonkey.com/s/Rockland_Eng)

As a recipient of Federal entitlement grant funds, Rockland County (County) is required to submit a Consolidated Plan to the U.S. Department of Housing & Urban Development (HUD) every five years. The Consolidated Plan describes the County’s community development priorities and multi-year goals, which are informed by an assessment of housing and community development needs and an analysis of housing and economic market conditions and available resources.

Rockland County is in the process of developing its 5-Year Consolidated Plan which will span the 2015-2019 funding years. This survey is intended to obtain your opinion as to the housing and community development needs of the County. The County appreciates your taking the time to complete this vital survey.

**1. Thinking about the availability of AFFORDABLE HOUSING, indicate the relative priority for each of the following populations.**

Select: “High” priority if the population is severely underserved in Rockland County housing market; “Low” priority if most or all of the needs are met but some gaps remain; or “Don’t Know”.

	High Priority	Low Priority	Don't Know
Extremely Low Income (30% Area Median Income (AMI) = \$29,650 for a family of 4)			
Low Income (50% AMI = \$49,400 for a family of 4)			
Moderate Income (80% AMI = \$69,050 for a family of 4)			
Elderly (age 55+)			
Frail Elderly (age 55+)			
Persons with severe mental illness			
Developmentally disabled			
Physically disabled			
Persons with addictions			
Persons with HIV/AIDS and their families			
Victims of domestic violence			
Other:			

**2. In Rockland County, can low income RENTERS (Below 80% AMI = \$69,050 for a family of four) find affordable apartments that are in decent condition?**

	Always	Usually	Sometimes	Rarely	Never	Don't Know
1 Bedroom Apartments						
2 Bedroom Apartments						
3 Bedroom Apartments						
4+ Bedroom Apartments						
Homes for rent						

**3. In Rockland County, can HOMEBUYERS find homes they can afford that are in decent condition?**

	Always	Usually	Sometimes	Rarely	Never	Don't Know
Moderate Income households (80% AMI = \$69,050 for a family of 4)						
Middle Income households						
Upper Income households						
First-time homebuyers						

**4. Which eligible housing activities are most important in helping the County meet its goals of enhancing the availability, accessibility and affordability of decent housing for priority populations? Please rank the following in priority order: 1 – Highest Priority and 6 – Lowest Priority.**

	Priority Ranking
Rehabilitating older rental and owner buildings to meet current standards (including energy efficiency upgrades)	
Supporting creation of new affordable rental housing	
Assisting first time home buyers	
Improving accessibility of existing homes/buildings for the elderly or physically disabled	
Supporting the creation of new affordable owner-occupied housing	
Rental assistance	

**5. Thinking about the availability of SERVICES FOR THE HOMELESS, indicate the relative priority for each of the following services.**

Select: "High" priority if the service is non-existent or severely limited in Rockland County; "Low" priority if most or all services are available but some gaps remain; or "Don't Know".

	<b>High Priority</b>	<b>Low Priority</b>	<b>Don't Know</b>
Emergency shelters for families			
Emergency shelters for men			
Emergency shelters for women			
Emergency shelter/services for youth (ages 16-19)			
Transitional housing (housing and services for homeless to move to independent housing)			
Permanent supportive housing (housing and services for the chronic homeless)			
Operation and maintenance of existing facilities			
Job training for homeless			
Case management			
Substance abuse treatment			
Mental health care			
Physical health care			
Housing placement			
Life skills training			
Housing First (housing as quickly as possible - and then provide services as needed.)			
Short term rental/mortgage/utility assistance			
Long term rental/mortgage/utility assistance			
Other support services:			

**6. Which “in need” communities should Rockland County focus its limited resources and funding on? Please select all that apply.**

	<b>In Need</b>
Airmont, Village of	
Chestnut Ridge, Village of	
Clarkstown, Town of	
Grand View-on-Hudson, Village of	
Haverstraw, Town of	
Haverstraw, Village of	
Hillburn, Village of	
Kaser, Village of	
Montebello, Village of	
New Hempstead, Village of	
New Square, Village of	
Nyack, Village of	
Orangetown, Town of	
Piermont, Village of	
Pomona, Village of	
Ramapo, Town of	
Sloatsburg, Village of	
South Nyack, Village of	
Spring Valley, Village of	
Stony Point, Town of	
Suffern, Village of	
Upper Nyack, Village of	
Wesley Hills, Village of	
West Haverstraw, Village of	

**7. Thinking about the PUBLIC FACILITY investments that the County should make in “in need” communities to create a better living environment, indicate the relative priority for each facility.**

Select: “High” priority if the public facility is non-existent or severely limited in Rockland County; “Low” priority if the public facilities exist and meets the County’s needs; or “Don’t Know”.

	<b>High Priority</b>	<b>Low Priority</b>	<b>Don’t Know</b>
Senior center(s)			
Youth center(s)			
Homeless facilities			
Centers for the disabled			
Child care centers			
Parks, playgrounds and/or recreation facilities			
Health care facilities (including mental health)			
Other:			

**8. Thinking about PUBLIC IMPROVEMENTS that the County should make in “in need” communities to create a better living environment, please indicate the relative priority for each investment.**

Select: “High” priority if the infrastructure is non-existent or severely limited in Rockland County; “Low” priority if the infrastructure exists and meets the County’s needs; or “Don’t Know”.

	<b>High Priority</b>	<b>Low Priority</b>	<b>Don’t Know</b>
Streetscape improvements along County roads (including street trees, street lights, etc.)			
Sidewalks along County roads			
Water/sewer improvements			
Flood drainage improvements			
Energy efficiency			
Other:			

**9. COUNTYWIDE, please indicate the relative priority of the PUBLIC SERVICE investments that the County should make to create a better living environment.**

Select: “High” priority if the service is non-existent or severely limited in Rockland County; “Low” priority if most or all services are available; or “Don’t Know”.

	<b>High Priority</b>	<b>Low Priority</b>	<b>Don’t Know</b>
Senior services			
Youth services			
Child care services			
Services for persons with disabilities			
Legal services			
Transportation services			
Substance abuse services			
Employment training			
Fair housing counseling			
Tenant/landlord counseling			
Crime awareness			
Health care services			
Lead hazard services			
Other:			

**10. Please indicate the relative priority of the ECONOMIC DEVELOPMENT investments that the County should make in order to support the competitiveness of the County and its residents.**

Select: "High" priority if the investment is non-existent or severely limited in Rockland County; "Low" priority if investments are available that meet the County's needs; or "Don't Know".

	<b>High Priority</b>	<b>Low Priority</b>	<b>Don't Know</b>
Job development/creation			
Commercial/industrial infrastructure development			
Commercial/industrial land acquisition/disposition			
Micro-business support			
Small business loans			
Brownfields redevelopment assistance			
Technical assistance to small businesses			
Other:			

**11. Please provide any additional comments:** \_\_\_\_\_  
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**PLEASE RETURN SURVEY TO: Rockland County Office of Community Development, 50 Sanatorium Rd, Pomona, NY 10970.**

**- OR -**

**COMPLETE SURVEY ONLINE AT: [https://www.surveymonkey.com/s/Rockland\\_Eng](https://www.surveymonkey.com/s/Rockland_Eng)**



**2015-2019 CONSOLIDATED PLAN**  
Rockland County, New York  
Office of Community Development

**Vivienda y Desarrollo de la Comunitario de  
Necesidades y Prioridades Encuesta**

**Encuentra esta encuesta en línea**  
en: [https://www.surveymonkey.com/s/Rockland\\_Esp](https://www.surveymonkey.com/s/Rockland_Esp)

Como beneficiario de fondos de la subvención derecho federal, Rockland County (el Condando) debe presentar un plan consolidado al Departamento de Vivienda y Desarrollo Urbano (HUD), cada cinco años. El Plan Consolidado (Consolidated Plan) describe las prioridades de desarrollo comunitario y de varios años las metas del Condando, que hayan sido informados por una evaluación de las necesidades de vivienda y desarrollo comunitario y un análisis de la vivienda y del mercado económico condiciones y los recursos disponibles.

Rockland County se encuentra en el proceso de desarrollo de su 5-Year Consolidated Plan que abarcará los años 2015-2019 de financiación. Esta encuesta pretende obtener su opinión en cuanto a las necesidades de vivienda y desarrollo comunitario del Condando. El Condando agradece su tomarse el tiempo para completar esta encuesta vital.

**1. Pensando en la disponibilidad de VIVIENDA ASEQUIBLE, indicar la prioridad relativa de cada una de las siguientes poblaciones.**

Seleccionar: "Alto" prioridad si la población está severamente desatendidos en el mercado de la vivienda Rockland County; Si se cumplen las necesidades más prioritarias "Bajo", pero sigue habiendo aspectos; o "No lo sé".

	<b>Alta Prioridad</b>	<b>Bajo Prioridad</b>	<b>No lo sé</b>
Extremadamente Bajos Ingresos (30% Ingreso Medio del Área (AMI) = \$29,650 para una familia de 4)			
Bajos Ingresos (50% AMI = \$49,400 para una familia de 4)			
Ingresos Moderados (80% AMI = \$69,050 para una familia de 4)			
La población de edad avanzada (age 55+)			
Anciano Frágil (edad 55+)			
Las personas con enfermedad mental grave			
Discapacidades del desarrollo			
Físicamente discapacitados			
Personas con adicciones			
Las personas con VIH/SIDA y/o sus familias			
Las víctimas de la violencia doméstica			
Otros:			

2. ¿En Rockland County, pueden INQUILINOS DE BAJOS INGRESOS (por debajo de 80% del AMI = \$69,050 para una familia de 4) encontrar apartamentos asequibles que están en condiciones decentes?

	Siempre	En general	A veces	Raramente	Nunca	No lo sé
1 para Apartamentos						
2 para Apartamentos						
3 para Apartamentos						
4+ para Apartamentos						
Viviendas en alquiler						

3. ¿En Rockland County, pueden encontrar hogares COMPRADORES DE VIVIENDA que puedan pagar que están en condiciones decentes?

	Siempre	En general	A veces	Raramente	Nunca	No lo sé
Los hogares de ingresos moderados (80 % AMI = \$69,050 para una familia de 4)						
Hogares de ingresos medio						
Los hogares de mayores ingresos						
Los compradores de vivienda por primera vez						

4. ¿Qué actividades de vivienda elegibles son los más importantes para ayudar al Condado a cumplir con sus objetivos de mejorar la disponibilidad, accesibilidad y asequibilidad de vivienda digna a las poblaciones prioritarias? Por favor, ordene la siguiente en orden de prioridad: 1 - La más alta prioridad y 6 - Prioridad más baja.

	Clasificación de prioridades
La rehabilitación de los edificios más viejos de alquiler y propietarios a cumplir con las normas actuales (incluyendo mejoras de eficiencia energética)	
Apoyar la creación de nuevas viviendas de alquiler asequible	
Ayudar a los compradores de vivienda por primera vez	
Mejorar la accesibilidad de viviendas / edificios existentes para los ancianos o discapacitados físicos	
Apoyo a la creación de nuevas viviendas ocupadas por sus propietarios asequible	
La asistencia de alquiler	

**5. Pensando en la disponibilidad de SERVICIOS PARA LOS SIN TECHO, indicar la prioridad relativa de cada uno de los siguientes servicios.**

Seleccionar: "Alto" prioridad si el servicio es inexistente o muy limitada en Rockland County; prioridad "Baja" si la mayoría de los servicios están disponibles; o " No lo sé".

	<b>Alta Prioridad</b>	<b>Bajo Prioridad</b>	<b>No lo sé</b>
Los refugios de emergencia para las familias			
Los refugios de emergencia para los hombres			
Los refugios de emergencia para las mujeres			
Refugio de emergencia / servicios para jóvenes (edades 16-19)			
Refugio de transición (vivienda y servicios para personas sin hogar para mover a una vivienda independiente)			
Vivenda de apoyo permanente (vivienda y servicios para las personas sin hogar crónica)			
Operación y mantenimiento de las instalaciones existentes			
La capacitación laboral para personas sin hogar			
La gestión de casos			
Tratamiento de las adicciones			
Atención de salud mental			
Cuidado de la salud física			
La búsqueda de viviendas			
Preparación para la vida			
Primera Vivienda (que alberga la mayor brevedad posible - y luego proporcionar servicios según sea necesario.)			
Alquiler a corto plazo / hipoteca asistencia / utilidad			
Renta largo plazo / hipoteca asistencia / utilidad			
Otros servicios de apoyo:			

**6. ¿Qué "necesitados" comunidades debe condado de Rockland centrar sus limitados recursos y la financiación en? Por favor seleccione todo lo que corresponda.**

	<b>Necesitados</b>
Airmont, Village of	
Chestnut Ridge, Village of	
Clarkstown, Town of	
Grand View-on-Hudson, Village of	
Haverstraw, Town of	
Haverstraw, Village of	
Hillburn, Village of	
Kaser, Village of	
Montebello, Village of	
New Hempstead, Village of	
New Square, Village of	
Nyack, Village of	
Orangetown, Town of	
Piermont, Village of	
Pomona, Village of	
Ramapo, Town of	
Sloatsburg, Village of	
South Nyack, Village of	
Spring Valley, Village of	
Stony Point, Town of	
Suffern, Village of	
Upper Nyack, Village of	
Wesley Hills, Village of	
West Haverstraw, Village of	

**7. Pensando en las inversiones de EQUIPAMIENTO PÚBLICO que el ayuntamiento debe hacer en los "necesitados" comunidades para crear un mejor entorno de vida, indicar la prioridad relativa de cada instalación.**

Seleccionar: "Alto" prioridad si la instalación pública es inexistente o muy limitada en Rockland County; si existen las instalaciones públicas prioridad "Baja" y responde a las necesidades de la Ciudad; o "No lo sé".

	<b>Alta Prioridad</b>	<b>Bajo Prioridad</b>	<b>No lo sé</b>
Centros para personas mayores			
Centros juveniles			
Instalaciones para personas sin hogar			
Centros para discapacitados			
Centros de cuidado infantil			
Parques, zonas de juegos y / o recreativas			
Los establecimientos de salud ( incluida la salud mental)			
Otras instalaciones públicas:			

**8. Pensando en MEJORAS PÚBLICAS que el Condado debe hacer en los "necesitados" comunidades para crear un mejor entorno de vida, por favor indique la prioridad relativa para cada inversión.**

Seleccionar: "Alto" prioridad si la infraestructura es inexistente o muy limitada en Rockland County; si existe la infraestructura prioritaria "Baja" y responde a las necesidades de la Ciudad; o "No lo sé".

	<b>Alta Prioridad</b>	<b>Bajo Prioridad</b>	<b>No lo sé</b>
Mejoras al paisaje urbano a lo largo de las carreteras del condado (incluyendo árboles en las calles, alumbrado público, etc.)			
Aceras a lo largo de las carreteras del Condado			
Mejoras de agua/alcantarillado			
Mejoras en el drenaje de inundaciones			
La eficiencia energética			
Otras mejoras necesarias:			

**9. CONDADO, indique la prioridad relativa de las inversiones de SERVICIO PÚBLICO que el Condado debe hacer para crear un mejor entorno de vida.**

Seleccionar: "Alto" prioridad si el servicio es inexistente o muy limitada en Rockland County; Prioridad "Baja" si la mayoría o todos los servicios están disponibles; o "No lo sé".

	<b>Alta Prioridad</b>	<b>Bajo Prioridad</b>	<b>No lo sé</b>
Servicios para adultos mayores			
Servicios para la juventud			
Servicios de cuidado infantil			
Servicios de discapacitados			
Servicios legales			
Servicios transporte			
Abuso de sustancias			
Formación para el empleo			
Asesoría de vivienda justa			
Consejería propietarios e inquilinos			
Conciencia crimen			
Servicios de salud			
Servicios de peligro del plomo			
Otros servicios públicos:			

**10. Indique la prioridad relativa de las inversiones de desarrollo económico que el Condado debe hacer con el fin de apoyar la competitividad del condado y sus residentes.**

Seleccionar: "Alto" prioridad si la inversión es inexistente o muy limitada en Rockland County; prioridad "Bajo" si las inversiones son disponibles que coinciden con las necesidades de la Ciudad; o "No lo sé".

	<b>Alta Prioridad</b>	<b>Bajo Prioridad</b>	<b>No lo sé</b>
Desarrollo de empleo/creación			
Desarrollo de la infraestructura comercial/industrial			
Comercial/industrial adquisición de tierras/disposición			
Apoyo de microempresas			
Préstamos a pequeñas empresas			
Asistencia reurbanización "brownfields"			
Asistencia técnica a las pequeñas empresas			
Otros:			

**11. Comentarios:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**POR FAVOR DEVUELVA LA ENCUESTA A: Rockland County Office of Community Development, 50 Sanatorium Rd, Pomona, NY 10970.**

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**TOMAR LA ENCUESTA EN INTERNET EN:**  
[https://www.surveymonkey.com/s/Rockland\\_Esp](https://www.surveymonkey.com/s/Rockland_Esp)

# Rockland County 2015-2019 Consolidated Plan: Housing and Community Development Needs & Priorities Survey

## SUMMARY OF RESULTS

The online Survey was designed to obtain the public's opinion as to the housing, homeless and non-housing community development needs of Rockland County. The Survey asked the public to indicate the relative priority (high vs. low) of the availability of affordable housing for certain populations, the availability of affordable apartments/homes for low income renters and homebuyers, the availability of homeless services, the County's needs for public facility, infrastructure, economic development and public services investments. The Survey also asked the public to rank the eligible housing activities in terms of their impact on the County and to identify the communities which should be targeted for funds. The information obtained through the Survey informed the Consolidated Plan's Needs Assessment and Strategic Plan sections and the 2015 Annual Action Plan.

The Survey (in English and Spanish) was posted online and was available in hard copies at the Office of Community Development offices from May 7, 2015 through May 5, 2015. The Survey was advertised (in English and Spanish) on the County's website as well as in the *Rockland Journal News* and *The Rockland County Times*. Links to the surveys were also sent to all of the County's service providers. Six (6) responses were received.

### RESULTS

Based upon the responses received in **Question 1** below, affordable housing for the **extremely low income (30% AMI) households** earning below \$29,650 and **low income (50% AMI) households** earning below \$49,400 remain the highest priorities for the County receiving six (6) "High Priority" responses each. **Persons with severe mental illness** rounded out the top three also receiving six (6) "High Priority" responses closely followed by the developmentally disabled with five (5) "High Priority" responses.

**Q1: Thinking about the availability of AFFORDABLE HOUSING, indicate the relative priority for each of the following populations. Select: “High” priority if the population is severely underserved in the Rockland County housing market; “Low” priority if most or all of the needs are met but some gaps remain; or “Don’t Know”.**

Answer Options	High Priority	Low Priority	Don't Know	Rating Average	Response Count
Extremely Low Income (30% Area Median Income (AMI) = \$29,650 for a family of 4)	6	0	0	1.00	6
Low Income (50% AMI = \$49,400 for a family of 4)	6	0	0	1.00	6
Persons with severe mental illness	6	0	0	1.00	6
Developmentally disabled	5	0	1	1.33	6
Persons with addictions	4	2	0	1.33	6
Moderate Income (80% AMI = \$69,050 for a family of 4)	3	3	0	1.50	6
Physically disabled	4	1	1	1.50	6
Elderly (age 55+)	3	1	2	1.83	6
Frail Elderly (age 55+)	3	1	2	1.83	6
Persons with HIV/AIDS and their families	2	2	2	2.00	6
Victims of domestic violence	2	2	2	2.00	6
Other (please specify)					1
				<i>answered question</i>	<b>6</b>
				<i>skipped question</i>	<b>0</b>

Based upon **Question 2** below, public opinion strongly indicates that low and moderate income renters can rarely find affordable apartments that are in decent condition. The majority of respondents indicated that moderate and low income renters can “Rarely” find **1, 2 or 3-bedroom apartments**; only five responses indicated that low and moderate income renters can “Usually” or “Sometimes” find units at these sizes. **Four bedroom plus** apartments and **homes for rent** were solidly in the “Rarely” category with one response each for “Never” and a few respondents who were not certain.

**Q2: In Rockland County, can moderate to low income RENTERS (below 80% AMI = \$69,050 for a family of four) find affordable apartments that are in decent condition?**

Answer Options	Always	Usually	Sometimes	Rarely	Never	Don't Know	Rating Average	Response Count
1 Bedroom Apartments	0	2	0	4	0	0	3.33	6
2 Bedroom Apartments	0	0	2	4	0	0	3.67	6
3 Bedroom Apartments	0	0	1	4	0	1	4.17	6
4+ Bedroom Apartments	0	0	0	3	1	2	4.83	6
Homes for rent	0	0	0	3	1	2	4.83	6
<i>answered question</i>								<b>6</b>
<i>skipped question</i>								<b>0</b>

**Q3: In Rockland County, can HOMEBUYERS find homes they can afford that are in decent condition?**

Answer Options	Always	Usually	Sometimes	Rarely	Never	Don't Know	Rating Average	Response Count
Upper Income households	2	3	0	0	0	1	2.33	6
Middle Income households	0	1	4	0	0	1	3.33	6
First-time homebuyers	0	1	4	0	0	1	3.33	6
Moderate Income households (80% AMI = \$69,050 for a family of 4)	1	0	0	4	0	1	3.83	6
<i>answered question</i>								<b>6</b>
<i>skipped question</i>								<b>0</b>

In Rockland County, the majority of respondents indicated that **upper income homebuyers** can “Always” or “Usually” find housing, while **middle income and first-time homebuyers** were more likely to “Usually” or “Sometimes” find housing. Four out of six respondents indicated that **moderate income households** were “Rarely” able to find homes that they could afford. One respondent indicated that moderate income households can “Always” find decent housing in the County.

**Q4: Which eligible housing activities are most important in helping the County meet its goals or enhancing the availability, accessibility and affordability of decent housing for priority populations? Please "drag and drop" the following in priority order: 1 - Highest Priority and 6 - Lowest Priority**

Answer Options	1	2	3	4	5	6	Rating Average	Response Count
Supporting creation of new affordable rental housing	3	0	1	1	0	0	2.00	5
Rental assistance	2	2	0	1	0	0	2.00	5
Rehabilitating older rental and owner buildings to meet current standards (including energy efficiency upgrades)	0	2	0	1	0	2	4.00	5
Improving accessibility of existing homes/buildings for the elderly or physically disabled	0	0	2	1	1	1	4.20	5
Supporting the creation of new affordable owner-occupied housing	0	0	2	1	1	1	4.20	5
Assisting first time home buyers	0	1	0	0	3	1	4.60	5
<i>answered question</i>								<b>5</b>
<i>skipped question</i>								<b>1</b>

When asked to consider which eligible housing activities were most important in helping the County meet its goals, **supporting creation of new affordable housing** and **rental assistance** were most often rated the “Highest Priority” or second highest by respondents. Supporting the creation of **new affordable owner-occupied housing** and **assisting first time homebuyers** were rated the two lowest priorities.

Based upon **Question 5** below, **permanent supportive housing, job training and “housing first”** were the highest priority homeless services needs in Rockland County. **Emergency shelters for families and long term mortgage/rental/utility assistance** were rated the lowest priorities.

**Q5: Thinking about the availability of SERVICES FOR THE HOMELESS, indicate the relative priority for each of the following services. Select: "High" priority if the service is non-existent or severely limited in Rockland County; "Low" priority if most or all services are available but some gaps remain; or "Don't Know".**

Answer Options	High Priority	Low Priority	Don't Know	Rating Average	Response Count
Permanent supportive housing (housing and services for the chronic homeless)	6	0	0	1.00	6
Job training for homeless	6	0	0	1.00	6
Housing First (housing as quickly as possible - and then provide services as needed.)	6	0	0	1.00	6
Emergency shelters for men	5	1	0	1.17	6
Emergency shelters for women	5	1	0	1.17	6
Emergency shelter/services for youth (ages 16-19)	5	1	0	1.17	6
Case management	4	1	0	1.20	5
Physical health care	4	1	0	1.20	5
Transitional housing (housing and services for homeless to move to independent housing)	4	2	0	1.33	6
Mental health care	4	2	0	1.33	6
Housing placement	5	0	1	1.33	6
Life skills training	4	1	1	1.50	6
Short term rental/mortgage/utility assistance	4	1	1	1.50	6
Operation and maintenance of existing facilities	3	2	1	1.67	6
Substance abuse treatment	3	2	1	1.67	6
Emergency shelters for families	1	5	0	1.83	6
Long term rental/mortgage/utility assistance	1	4	1	2.00	6
Other (please specify)					0
<i>answered question</i>					<b>6</b>
<i>skipped question</i>					<b>0</b>

**Q6: Which “in need” communities should Rockland County focus its limited resources and funding on? Please select all that apply.**

<b>Answer Options</b>	<b>In Need</b>	<b>N/A</b>	<b>Rating Average</b>	<b>Response Count</b>
Spring Valley, Village of	6	0	1.00	6
Haverstraw, Town of	5	0	1.00	5
Haverstraw, Village of	5	0	1.00	5
West Haverstraw, Village of	5	0	1.00	5
Ramapo, Town of	3	0	1.00	3
Hillburn, Village of	2	0	1.00	2
Nyack, Village of	2	0	1.00	2
Suffern, Village of	2	0	1.00	2
Clarkstown, Town of	1	0	1.00	1
New Hempstead, Village of	1	0	1.00	1
New Square, Village of	1	0	1.00	1
Sloatsburg, Village of	1	0	1.00	1
Wesley Hills, Village of	1	0	1.00	1
Airmont, Village of	0	0	0.00	0
Chestnut Ridge, Village of	0	0	0.00	0
Grand View-on-Hudson, Village of	0	0	0.00	0
Kaser, Village of	0	0	0.00	0
Montebello, Village of	0	0	0.00	0
Orangetown, Town of	0	0	0.00	0
Piermont, Village of	0	0	0.00	0
Pomona, Village of	0	0	0.00	0
South Nyack, Village of	0	0	0.00	0
Stony Point, Town of	0	0	0.00	0
Upper Nyack, Village of	0	0	0.00	0
<i>answered question</i>				<b>6</b>
<i>skipped question</i>				<b>0</b>

The **Villages of Spring Valley, Haverstraw, West Haverstraw and the Towns of Haverstraw and Ramapo** were the five target communities that respondents thought the County should focus its limited funding on over the course of the next five years.

**Q7: Thinking about the PUBLIC FACILITY investments that the County should make in "in need" communities to create a better living environment, indicate the relative priority for each facility. Select: "High" priority if the public facility is non-existent or severely limited in Rockland County; "Low" priority if the public facilities exist and meets the City's needs; or "Don't Know".**

Answer Options	High Priority	Low Priority	Don't Know	Rating Average	Response Count
Homeless facilities	5	0	0	1.00	5
Health care facilities (including mental health)	4	1	0	1.20	5
Senior center(s)	3	1	1	1.60	5
Youth center(s)	2	3	0	1.60	5
Centers for the disabled	2	2	1	1.80	5
Child care centers	2	3	1	1.83	6
Parks, playgrounds and/or recreation facilities	0	5	0	2.00	5
Other (please specify)					0
<i>answered question</i>					<b>6</b>
<i>skipped question</i>					<b>0</b>

When asked to consider which public facility investments the County should make in at-risk neighborhoods, **homeless facilities and health care facilities (including mental health)** were most often rated the "Highest Priority" by respondents. **Child care centers and parks, playgrounds and/or recreation facilities** were rated the two lowest priorities.

**Q8: Thinking about INFRASTRUCTURE investments that the County should make in "in need" communities to create a better living environment, please indicate the relative priority for each investment. Select: "High" priority if the infrastructure is non-existent or severely limited in Rockland County; "Low" priority if the infrastructure exists and meets the City's needs; or "Don't Know".**

Answer Options	High Priority	Low Priority	Don't Know	Rating Average	Response Count
Energy efficiency	5	1	0	1.17	6
Sidewalks along County roads	4	1	0	1.20	5
Water/sewer improvements	4	1	1	1.50	6
Flood drainage improvements	4	1	1	1.50	6
Streetscape improvements along County roads (including street trees, street lights, etc.)	3	3	0	1.50	6
Other (please specify)					0
<i>answered question</i>					<b>6</b>
<i>skipped question</i>					<b>0</b>

When asked to consider which infrastructure investments that the County should make in at-risk neighborhoods, **senergy efficiency and sidewalks** were rated a "High Priority" by a majority of respondents. Water and sewer improvements and flood drainage improvements were also rated highly. **Streetscape improvements** were rated the lowest priority with half of respondents rating it a high priority and half rating it a low priority.

**Q9: COUNTYWIDE, please indicate the relative priority of the PUBLIC SERVICE investments that the County should make to create a better living environment. Select: "High" priority if the service is non-existent or severely limited in Rockland County; "Low" priority if most or all services are available; or "Don't Know".**

Answer Options	High Priority	Low Priority	Don't Know	Rating Average	Response Count
Youth services	5	1	0	1.17	6
Employment training	4	2	0	1.33	6
Fair housing counseling	4	2	0	1.33	6
Tenant/landlord counseling	4	2	0	1.33	6
Services for persons with disabilities	3	3	0	1.50	6
Transportation services	3	3	0	1.50	6
Child care services	3	2	1	1.67	6
Health care services	2	4	0	1.67	6
Senior services	2	3	1	1.83	6
Crime awareness	2	3	1	1.83	6
Legal services	1	5	0	1.83	6
Substance abuse services	1	5	0	1.83	6
Lead hazard services	1	5	0	1.83	6
Other (please specify)					0
<i>answered question</i>					<b>6</b>
<i>skipped question</i>					<b>0</b>

When asked to consider which public service investments that the County should make in at-risk neighborhoods, **youth services, employment training, fair housing counseling and tenant/landlord counseling** were most often rated the "Highest Priority" by respondents. **Legal services, substance abuse services and lead hazard services** were rated the lowest priorities.

**Q10: Please indicate the relative priority of the ECONOMIC DEVELOPMENT investments that the County should make in order to support the competitiveness of the County and its residents. Select: “High” priority if the investment is non-existent or severely limited in Rockland County; “Low” priority if investments are available that meet the City’s needs; or “Don’t Know”.**

Answer Options	High Priority	Low Priority	Don't Know	Rating Average	Response Count
Job development/creation	6	0	0	1.00	6
Technical assistance to small businesses	3	2	0	1.40	5
Commercial/industrial infrastructure development	3	2	1	1.67	6
Commercial/industrial land acquisition/disposition	2	3	1	1.83	6
Micro-business support	2	3	1	1.83	6
Small business loans	2	3	1	1.83	6
Brownfields redevelopment assistance	2	3	1	1.83	6
Other (please specify)					0
<i>answered question</i>					<b>6</b>
<i>skipped question</i>					<b>0</b>

When asked to consider which economic development investments the County should make in at-risk neighborhoods, **job development and creation** were rated a “High Priority” by six out of six respondents, while **technical assistance to small business** were rated a “High Priority” by three out of five respondents and **commercial/industrial infrastructure development** was rated a “High Priority” by three out of six respondents. Streetscape improvements and commercial/industrial infrastructure development were also rated high priorities. **Micro-business support, small business loans and brownfields redevelopment assistance** was rated the lowest priority.

Please provide any additional comments:

Answer Options	Response Count
Provide more job related services to youth and adult to reduce crime, educate people to and a job. Provide job finding agency. Create rules to motivate them to get a job rather than living on public assistance.	1
<i>answered question</i>	1
<i>skipped question</i>	5

Q12: Address

ZIP/Postal Code	Response Percent	Response Count
10965		1
10956		1
10984		1
10970		1
<i>answered question</i>		4
<i>skipped question</i>		2



# APPENDIX C

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## CONSULTATION MAILING LIST



## LIST OF SERVICE PROVIDERS SENT QUESTIONNAIRE

1. Alexander Burzstein, Executive Director, Legal Aid Society, 2 Congers Road, New City, NY 10956
2. Kim Cross, Executive Director, Nyack Center, 58 Depew Avenue, Nyack, NY 10960
3. Julia Thompson, Executive Director, New Beginnings, 230 North Main Street, Spring Valley, NY 10977
4. Chuck Maze, President & CEO, Rockland YMCA, 35 South Broadway, Nyack, NY 10960
5. Diane Rivera, Executive Director, West Street Day Care, 96 North Main Street, Spring Valley, NY 10977
6. Michael Mandel, Executive Director, Center for Safety and Change, 9 Johnsons Lane, New City, NY 10956
7. Geri Levy, Rockland Housing Action Coalition, Inc., 120-126 North Main St, Annex First Floor, New City, NY 10956
8. Oweeda Foster Toutedon, Executive Director, Head Start of Rockland, 501 Airport Executive Park, Nanuet, NY 10954
9. Sarah Goforth, Executive Director, Volunteer Counseling Service, 77 South Main Street, New City, NY 10956
10. Renold Julien, Executive Director, Konbit Neg Lakay, 16 East Church Street, Spring Valley, NY 10977
11. Martha Robles, Executive Director, Catholic Community Services, 78 Hudson Avenue, Haverstraw, NY 10927
12. Gillian Ballard, Executive Director, Big Brothers Big Sisters, 65 North Main Street, New City, NY 10956
13. Nathan Mungin III, Executive Director, Martin Luther King Center, 110 Bethune Boulevard, Spring Valley, NY 10977
14. Madelyn Schiering, Executive Director, Meals on Wheels, 121 West Nyack Road, Nanuet, New York 10954
15. Pierre Joseph, Executive Director, Tony Joseph Center, Inc. 105 North Main Street, Spring Valley, NY 10977
16. Carlo Pellegrini, Director, Amazing Grace Circus, Inc. 195 High Avenue, Nyack, NY 10960
17. Nancy Schonberg, Executive Director, Rockland Hospital Guild, 6 Irving's Way, Orangeburg, NY 10962
18. Rabbi Horowitz, Executive Director, Community Outreach Program, Inc. 50 Melnick Road, Monsey, NY 10952
19. Cecelia Laverson, Executive Director, Home Aides of Rockland, 151 South Main Street, New City, NY 10956
20. Dorothy Cox, Camp Venture, 25 Smith Street, Nanuet, NY 10954
21. Doris Zuckerberg, Executive Director, Jewish Family Services, 450 West Nyack Road, West Nyack, NY 10994
22. Aleandrea Dixon, Chiku Awali African Dance, 76 Ramapo Avenue, Suffern, NY 10901
23. Barbara Koch, Literacy Volunteers of Rockland, 220 North Main Street, New City, NY 10956
24. Marcia Scheer, Child Care Resources of Roackland, 235 North Main Street, Suite 11, Spring Valley, NY 10977
25. Amy Stern, Executive Director, United Hospice of Rockland County, 11 Stokem Lane, New City, NY 10956
26. Jill Warner, Executive Director, Jawanio, 260 North Little Tor Road, New City, NY 10956
27. Rose Leandre, Executive Director, HACSO, 24 West Street, P.O. Box 477, Spring Valley, NY 10977
28. Tom Zimmerman, Executive Director, Joseph's Home Inc., 1 Blue Hill Plaza, P.O. Box 1648, Pearl River, NY 10965
29. Rev. Teresa Darden, Upper Room House of Worship, 118 Bethune Blvd, Spring Valley, NY 10977
30. Sister Ursula Joyce, Executive Director, Dowling Housing Corp. P.O. Box 276, Sparkill, NY 10976
31. Keith Burrell, Executive Director, Spring Valley Housing Authority, 76 Gesner Drive, Spring Valley, NY 10977
32. Marnie Bernstein, Village of Spring Valley Section 8 Program, 200 North Main Street, Spring Valley, NY 10977
33. Toni Keys, Executive Director, Nyack Housing Authority, 15 Highview Court, Nyack, NY 10960
34. Diane Failing, HCV Administrator, Town of Ramapo Housing Authority, 38 Pondview Drive, Suffern, NY 10901
35. Betty Mermelstein, Village of New Square, 2 Cleveland Avenue, New Square, NY 10977
36. Shalomis Tress, Village of Kaser, 7 Elyon Road, Kaser, NY 10977
37. Susan Sherwood, Commissioner, Department of Social Services, Bldg. L, Pomona, NY 10970
38. Jennifer Clarks, LMSW, Coordinator of Planning, Mental Health Services, RC Dept. of Mental Health, Pomona
39. Jerry Donnellan, Director, Veteran Services, County of Rockland [donellj@co.rockland.ny.us](mailto:donellj@co.rockland.ny.us);
40. Anthony Petriccione, Housing Unit, Dept. of Social Services, Bldg. L, Pomona, NY 10970

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**Christopher St. Lawrence**  
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Haverstraw  
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10993



# APPENDIX D

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**HOUSING AND HOMELESS NEEDS & IMPEDIMENTS  
TO FAIR HOUSING CHOICE QUESTIONNAIRE**





**2015-2019 CONSOLIDATED PLAN**  
Rockland County, New York  
Office of Community Development

**Housing and Homeless Needs & Impediments to Fair Housing Choice  
Questionnaire**

As a recipient of Federal entitlement grant funds, Rockland County (County) is required to submit a Consolidated Plan to the U.S. Department of Housing & Urban Development (HUD) every five years. The Consolidated Plan describes the County's community development priorities and multi-year goals, which are informed by an assessment of housing and community development needs and an analysis of housing and economic market conditions and available resources.

Rockland County is in the process of developing its *5-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI)* which will span the 2015-2019 funding years. This questionnaire is intended to obtain the perspective of the County's housing and service providers as to the housing and homeless needs and impediments to fair housing in Rockland County. The County appreciates your taking the time to complete this vital questionnaire.

Additionally a separate online survey is currently open to ascertain the public's opinions on the housing and community development needs and priorities for the County. Hard copies of the survey are available at the Rockland County Office of Community Development. The County encourages its housing and service providers to complete the survey and to pass it along to Rockland County residents.

**Find the survey online at:**

[https://www.surveymonkey.com/s/Rockland\\_Eng](https://www.surveymonkey.com/s/Rockland_Eng)

**Or in Spanish at:**

[https://www.surveymonkey.com/s/Rockland\\_Esp](https://www.surveymonkey.com/s/Rockland_Esp)

## **QUESTIONNAIRE**

**1. Please tell us about yourself and your organization**

**Name of Organization:**

**Contact Person:**

**Telephone Number:**

**Email Address:**

**2. What special needs classification of persons and/or households does your organization serve? (Example: persons with disabilities, persons with HIV/AIDS, etc.).**

**3. Please describe the housing and/or supportive services that you provide.**

**4. What is the magnitude of need for the special needs population you service or for the housing and/or supportive services that you provide? Please attach any statistics, records, or survey results that substantiate this need (example: number of households on waiting list for housing).**

**5. In your opinion, what is the major unmet housing and/or supportive service need faced by your organization?**

**6. In your opinion, what is the major unmet housing and/or supportive service need faced by Rockland County?**

## Housing and Homeless Needs & Impediments to Fair Housing Choice Questionnaire

The following questions are organized by topic: [1] Affordable Housing Needs, [2] Homeless Needs, [3] Community/Economic Development Needs and [4] Impediments to Fair Housing Choice. Please answer as few or as many of the questions based upon the special needs population that you serve or the supportive housing/services that you provide.

*For Homeless Needs please skip to question 12.*

*For Community/Economic Development please skip to question 14.*

*For Impediments to Fair Housing Choice please skip to question 16.*

### **For Affordable Housing Providers**

- 7. In your opinion, what are the most common housing problems in Rockland County? Are any populations/household types more affected than others by these problems?**
  
- 8. In your opinion, what type of single person households are most in need of housing assistance in Rockland County?**
  
- 9. To your knowledge, how many low income families with children in Rockland County are in need of housing assistance or are at imminent risk of either residing in shelters or becoming unsheltered? (Please provide a description of the operational definition of the at-risk group and the methodology used to generate the estimates).**
  
- 10. To your knowledge, how many veterans and their families in Rockland County are in need of housing assistance? (Please provide a description of the operational definition of the at-risk group and the methodology used to generate the estimates).**
  
- 11. To your knowledge, do you anticipate any affordable housing units to be lost from the County's affordable housing inventory over the next 5 years, for any reason? (Example: expiration of Section 8 contracts).**

**For Homeless Service Providers (please also see questions 9 above)**

**12. In your opinion, what are the needs of formerly homeless families and individuals in Rockland County who are receiving rapid re-housing assistance and are nearing the termination of that assistance?**

**13. In your opinion, what particular housing characteristics have been linked with housing instability and an increased risk of homelessness in Rockland County?**

**For Community Development/Economic Development Providers**

**14. In your opinion, what are the workforce and infrastructure needs of the business community in Rockland County.**

**15. Please describe any major changes in the County or wider region that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities over the next 5 years. Describe any needs for work force development, business support or infrastructure these changes may create.**

**Impediments to Fair Housing Choice**

**16. To your knowledge, what types of persons/households do you believe face significant barriers to fair housing in Rockland County (please circle/highlight all that apply)?**

**Families with children**

**Homeless**

**Persons with mental illness**

**Immigrants**

**English as a Second Language population**

**Elderly/frail elderly**

**Persons with HIV/AIDS**

**Persons with disabilities**

**17. Identify impediments/barriers to fair Housing in Rockland County that may affect your clients and specify the issues for each barrier selected below (please circle/highlight all that apply).**

**Public Sector:**

- Zoning**
- Housing approval process**
- Local regulations**
- Other**

**Private Sector:**

- Cost to construct or rehabilitate housing**
- Lack of available land**
- Financing/lending practices**
- Property insurance practices**
- Other**

**Housing Condition and Accessibility:**

- Available accessible housing**
- Availability of Section 8 housing**
- Substandard/aging housing**
- Lead based paint**
- Lack of larger units for families**
- Other**

**Other: Please identify and describe any additional issues (i.e. lack of fair housing education and outreach, language and cultural barriers, etc).**



# APPENDIX E

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## PUBLIC NOTICES





# APPENDIX F

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**STAKEHOLDER MEETINGS – ATTENDANCE AND MINUTES**





**2015-2019 CONSOLIDATED PLAN/ 2015 ANNUAL ACTION PLAN  
AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE  
Rockland County, New York  
Office of Community Development**

**Monday, May 18, 2015  
STAKEHOLDER MEETING  
AGENDA**

**10:00 AM – 12:30 PM**

**Attendees:** Toni Keys and Lucia Bannis-Martin, Village of Nyack Housing Authority; Tony Petriccione, Rockland County Department of Social Services; Carolyn Worstell, Ferrandino & Associates Inc.; Maria Frank and Karey Lynch, Rockland County Office of Community Development.

**10:00 AM Welcome + Consolidated Plan Process Overview**

**Institutional Structure**

- There is not a lot of coordination at the County level.
- Need to find innovative ways to utilize the limited funding available.
- More staff is needed – procedures have not yet caught up with rules.

**Housing, Homeless & Special Needs**

*Affordable Housing Needs*

- Private homeowners are the majority in Rockland County (RC)
- Very little existing rental housing exists in RC
  - Seniors have a wider variety of housing choice
    - Easy to administer: steady income (SSI)
  - Need for more 3+ bedroom rental units – not very cost effective for developers to build
- Highest Priority Needs
  - Housing for young families and large families
  - Shelter/permanent housing for single men/women (e.g. rooming houses)
  - Location: everywhere, Spring Valley
- County rent standards are lower than Section 8 limits
- County has 82% utilization rate for HCV program – does not have funding to fill the remaining vouchers. State is trying to give some back.

*Homeless Needs*

- DSS define homeless in RC
- Families are very hard to place in County – often send families to Orange County where larger units are more readily available and rents are cheaper.
- Shelters charge homeless a fee per night – this makes it difficult for homeless to save up for rental deposit

- DSS can provide a guarantee for homeless to secure permanent housing – few landlords will accept. DSS can also provide cash deposit/guarantee in certain circumstances.
- Risk Factors: high rents, lack of affordable units, predatory lending practices, little or no income, impediments to employment (e.g. undiagnosed mental illness), loss of Section 8/rent subsidy.
- Needs: savings program, financial education/counseling (there used to be programs but no one does them anymore).
- Nothing available for homeless youth (16-21)
- Need more “Transitional Housing” – often transitional units become “permanent” as there are no permanent housing units available and HUD does not want to kick someone out at end of “transitional” period making them “homeless” again.

### Special Needs

- HOPWA – funding cut every year (through NYC)
  - Able to provide 26-29 persons per month with rental assistance
  - 2 HIV/AIDS+ Veterans beds at Homes for Heroes – one bed has never been filled.
  - 20 on wait list – majority singles
- Veterans – not enough services, Vets have to go to Westchester County (Montrose VA) for some services
  - Trying to build Homes for Heroes II – can’t get VASH vouchers needed
  - Not a priority need – not a lot of homeless vets.
  - There is a lot of housing for vets outside of RC.
- Youth (16-21) - After school activities (some in Nyack, but more needed?)
- Disabilities
  - Services for mental/physical disabilities are available
  - Accessible units are needed – wait lists for existing units
  - People with mental illnesses often end up homeless
  - Families of persons with disabilities – often a parent/care taker cannot work due to required time needed to care for disabled child/family member
- Persons with drug/alcohol abuse
  - Services are available: Open Arms, Inc., Drug Court
  - No wait for persons applying for assistance with rehab programs.
- Victims of domestic violence
  - Center for Safety & Change provides shelter and services
  - Many families change counties to get away from abuser
  - DSS has DV liaison – works with people to find permanent housing
- Seniors – disproportionately affected by foreclosures. No resources are available to help them.

### Non Housing Community Development Needs

- Financial education is needed for low income/homeless
  - Importance of good credit
  - How to budget

- Very difficult to get construction bids because of all of the HUD requirements (e.g. high bond requirements for small projects)
- Parks and sidewalks
- Consortium decided non-profits can only get services money (max 15% CDBG). Only municipalities can receive facilities funds.

### **Impediments/Barriers to Fair Housing Choice**

- Taxes are very high which raise the cost of development and the rents needed to support new development
  - School taxes are unaffordable – State requirements make it very expensive to administer school districts.
- NIMBY issues with housing for persons with disabilities or mental illness
- Zoning – many communities only permit low density development
- Lack of developable land – approx. 40% of County is environmentally protected
- Environmental issues (e.g. updated flood plain) make development very expensive
- High utility costs
- Most houses currently constructed are “Mc Mansions” – very little “typical” development
- Too many layers of government
- Illegal housing: Spring Valley, Ramapo and Haverstraw. Affects Haitian population. County is hiring 5 new inspectors.
- HUD requirements for low-income homeowners are not realistic for RC – income is too low to support the mortgages on homes available in RC
- Too expensive to live in RC on less than \$100K
- “Affordable” housing does not exist in RC – HUD bases “affordable” definition on average house cost and not on income levels for lower AMI. There are no homes that are “affordable” to families at the lower income levels in RC.

**12:15 PM      Wrap up**



**2015-2019 CONSOLIDATED PLAN/ 2015 ANNUAL ACTION PLAN  
AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE  
Rockland County, New York  
Office of Community Development**

**Thursday May 21, 2015  
STAKEHOLDER MEETING  
AGENDA**

**3:30 PM – 5:00 PM**

**Attendees:** Jennifer Clark, Rockland County Department of Mental Health; Ingrid Watzka and Tom Zimmerman, Joseph's Home, Inc.; Gerri Levy, Rockland Housing Coalition; Matthew Jones, Village of Spring Valley; Carolyn Worstell, Ferrandino & Associates Inc.; Maria Frank, Rockland County Office of Community Development.

**3:30 PM Welcome + Consolidated Plan Process Overview**

**Institutional Structure**

Strengths: County agencies involved with Continuum of Care, disabilities DMH work group meetings. RC is small but rich in services – allows development of personal relationships.

Weaknesses: lack of funding, home rule, mayors/community leaders, NIMBY. Social services are reactive – need to proactively work on issues of education, etc. to break generational cycle.

**Housing, Homeless & Special Needs**

*Affordable Housing Needs*

- Rockland County (RC) is rich in services but does not have enough affordable housing.
- Priority Needs
  - Veterans with families (emerging issue)
  - Single adult homeless and Paroles
  - Larger units
    - Women with children
    - Grandparents with children
  - Studios – more affordable for single adults or youth
- Not a lot of existing rental housing in RC – what exists is mostly located in older villages
- Hard to find “affordable” housing even with subsidies – people often double up with roommates
- Operating costs for affordable housing are high (taxes, etc.) which makes it difficult to keep rents low
  - PILOTS are difficult to obtain
- Loss of “rooming houses”
- Rents are increasing but subsidies remain the same
- Demolition of some older TBPA or stabilized housing – new housing is not affordable

### Homeless Needs

- High risk factors: loss of affordable housing units/facilities, non-compliance with affordable housing/shelter rules, drug uses/abuse, parolees, mental illness (closing of institutions).
- Case management
- Need youth/runaway shelters

### Special Needs

- Persons with Disabilities
  - Adult protection services (aka. Foster care for adults) – static program, need to increase reimbursements for families that take in disabled adults.
  - Developmentally disabled have services available in RC. Housing not yet an issue – but may be concern in next 5-10 years.
- Veterans – need more services (have to go to Montrose VA in Westchester County). They are opening more clinics.
- HOPWA – funding keeps getting cut.
- Youth (16-21)
  - No specific services for under 18 population – must leave County for in-patient services
  - Need youth/runaway shelters
- Mental illness
  - Push to get mentally ill out of nursing homes – need housing for this population. Not a large population.
  - Only 1 nursing home in RC takes Medicaid.
- Dual-diagnoses
  - Sober housing is needed – Open Arms only has 8 beds
    - No municipality would approve housing and no funding for this type of housing anymore.
- Growing elderly population 80+
- 

### Non Housing Community Development Needs

- Sidewalks & street lights
- ADA compliance (repairs only)
- Job development
  - Job creation
  - Job training and placement – Youth (16-21), green building skills + GED
- Recreational activities and leaders
- Transportation – nights and weekends
  - Uber
- Short-term assistance with utilities (very expensive) – some people have such bad credit with utility companies that they won't hook them up when they find permanent housing.
- Assistance with medical bills
- Tenant/landlord counseling is needed
- Financial education/counseling – budgeting, etc.

## **Impediments/Barriers to Fair Housing Choice**

- Affordable housing is not a priority with County government
- Can't get multi-family developments approved
- Very high property values
- Discrimination by landlords – many landlords will not rent to HCV holders or people referred by County agencies – prior experience with bad tenant and they threaten to kick out all tenants on any form of rental assistance.
- Rents are equal to mortgage payment levels – people cannot save up for down payments
- Only building luxury apartments in RC
- Very high operating costs (utilities, taxes, etc.)
- HUD homeowner guidelines set people up to fail – required income is too low to get mortgage in RC – County can't help them.
- County residents have a lack of understanding of the issues and needs.
- Illegal housing – Ramapo and Haverstraw. Converting single family houses to rooming houses.
- NIMBY
- Affordable housing is politically unpopular
- Home rule

**4:45 PM**

**Wrap up**

Name	Agency	Phone #	E-mail
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Karey Lynch	CD	364-3939	lynch.kara@rockland.ny.us
Community Development			5/18/15



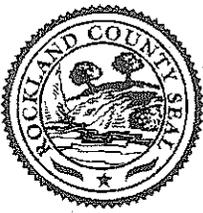


# APPENDIX G

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**PUBLIC HEARING MINUTES AND PUBLIC COMMENTS**





2015-2019 CONSOLIDATED PLAN/ 2015 ANNUAL ACTION PLAN  
AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE  
Rockland County, New York  
Office of Community Development

Thursday May 21, 2015  
PUBLIC FORUM  
AGENDA

3:00 PM – 4:00 PM

**Needs Assessment and Priorities**

*Opened @ 3pm  
no public  
MT*

**3:00 PM Welcome + Consolidated Plan Process Overview**

**3:05 PM Housing Needs & Priorities**

Affordable Housing Needs

What is affordable housing? What types of households/families are in the greatest need for affordable housing? What types of housing are in short supply and for whom? What housing funding goals should the County prioritize over the next 5 years?

Homeless Needs

Is homelessness an issue in Rockland County? What are some of the most common causes of homelessness in the County? What should the County do to help?

Special Needs

The following special needs populations have been identified for the 2015-2019 Consolidated Plan: [1] elderly and frail elderly, [2] youth, [3] persons with disabilities, [4] persons who chronically abuse drugs and alcohol, [5] veterans, [6] victims of domestic violence/dating violence or sexual assault and [7] persons living with HIV/AIDS.

What are the most immediate housing and service needs for these populations? What needs are not currently being met?

**3:30 PM Non-Housing Community Development Needs**

What types of public facility or services should the County prioritize funding? Who should they serve? What types of Economic Development Investments should the County make? Who should they target? What types of infrastructure investments should the County make in at-risk communities?

**3:50 PM Priority Target Areas**

What communities should the County target for these funding priorities?

**4:00 PM Wrap-up**