



City of Rochester, NY

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DRAFT
CONSOLIDATED COMMUNITY
DEVELOPMENT PLAN
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2018-2019
Annual Action Plan
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Lovely A. Warren, Mayor
City of Rochester



Executive Summary

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

1. Introduction

The City of Rochester, New York, submitted a Five Year Strategic Plan for the program years 2015-16 through 2019-20. This is the 2018-19 Annual Action Plan as part of the Consolidated Plan that guides the allocation of federal entitlement funds available through the Community Development Block Grant (CDBG) Program, Home Investment Partnerships (HOME) Program, Emergency Solutions Grants (ESG) Program, and Housing Opportunities for Persons with AIDS (HOPWA) programs. The dates covered in this Annual Action Plan are July 1, 2018 through June 30, 2019.

The Annual Action Plan serves the following functions:

- A planning document that enables the City to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development, and economic development needs.
- An application for CDBG, HOME, ESG, and HOPWA Program funds under HUD's formula grant.
- A strategy document to be followed in carrying out HUD programs.
- An action plan that provides a basis for assessing performance in carrying out use of CDBG Program funds.

The Consolidated Plan is guided by three overarching goals that are applied according to a community's needs as follows:

- Provide decent housing by preserving affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- Provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout the city, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- Expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

Introduction continued

The CDBG, HOME, ESG, and HOPWA programs are the primary federal funding resources in the 2018-19 Annual Action Plan. A brief overview of each program is as follows:

Community Development Block Grant (CDBG): The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons with low- and moderate-incomes. Funds can be used for a wide array of activities, including: housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

HOME Investment Partnership Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low and moderate income households, including reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.

Emergency Solutions Grant (ESG): A federal grant program designed to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help prevent homelessness.

Housing Opportunities for Persons with AIDS (HOPWA): HOPWA funding provides housing assistance and related supportive services. Grantees are encouraged to develop community-wide strategies and form partnerships with area nonprofit organizations. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Needs Assessment identified significant needs for: Affordable Housing; Housing Rehabilitation; Economic Development; Safe Neighborhoods; Job and Employment Training; Services for Youth and Persons with Special Needs.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

According to the City's 2016-17 CAPER, the following CDBG funded activities were completed during the program year: Acquisition-127 activities; Economic Development-57 activities; Housing-159 activities; Public Facilities and Improvements-10 activities; Public Services-19 activities.

Homebuyer assistance was provided to 113 households and eleven rental units were constructed utilizing HOME funding.

2,899 persons served utilizing ESG funding. 131 households were served utilizing HOPWA funds.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The citizen participation and consultation process included the following components for the 2015-19 Five Year Strategic Plan:

- Four public meetings, one in each quadrant of the City, to obtain input from residents, neighborhood representatives and stakeholders
- A public survey, available on-line in both English and Spanish, and distributed by mail to more than 900 residents and stakeholders
- A survey of business needs, available on-line and distributed by mail to more than 900 residents and business representatives
- Ten focus groups with representatives of agencies, organizations and stakeholders on the following topics: Public Housing; Fair Housing; Affordable Housing Development/ Homeownership; Housing Rehabilitation; Homelessness Prevention and Services/ Supportive Housing; Youth and Health Services; Seniors and Persons with Disabilities; Public infrastructure and facilities; Large employers and manufacturers; Small business

The Annual Action Plan Citizen Participation included public meetings held on March 14, 2018, and June 14, 2018.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

For the Five Year Strategic Plan, the needs mentioned most often were: youth employment and the high rate of youth poverty; housing rehabilitation; homeownership; economic development; and infrastructure and facilities.

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

All comments received were accepted.

7. Summary

The needs of the community are varied and many. Funds will be used for a variety of goals including promoting economic stability, improving the housing stock and general property conditions, and addressing general community needs. Some funds will be used for planning and administration of the grant programs.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	ROCHESTER	NBD/Administration and Finance
HOPWA Administrator	ROCHESTER	NBD/Business and Housing Development
HOME Administrator	ROCHESTER	NBD/Business and Housing Development
ESG Administrator	ROCHESTER	NBD/Business and Housing Development

Table 1 – Responsible Agencies

Narrative (optional)

The City of Rochester is designated the HOPWA grant recipient for the five county metropolitan area that includes Monroe, Livingston, Orleans, Wayne, and Ontario counties.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

For the Five Year Strategic Plan, the City of Rochester made the decision to encourage extensive agency consultation in (a) identifying priority needs and (b) engaging the participation of public agencies and nonprofit organizations in a positive and collaborative manner.

The City of Rochester engaged a consulting firm, LaBella Associates, D.P.C., to assist in the preparation of the plan and facilitate the consultation process. City staff worked with the consultants to develop a list of stakeholders, which included public agencies and private nonprofit organizations that provide affordable housing and human services to LMI households and persons as well as business and other community stakeholders. These stakeholders were invited to participate in a series of focus group sessions held for the purpose of identifying needs for the CP and the Annual Plan. During the consultation process, a wide range of organizations provided input on the City's housing and community development needs.

Additionally, public and private agencies which were identified as stakeholders in the process were asked to complete written questionnaires to provide data on special needs populations such as the elderly, youth, persons with HIV/AIDS, public housing residents, persons with disabilities and the homeless.

In an effort to solicit broader citizen participation, the City of Rochester conducted an online survey. The online survey was developed and registered at www.zoomerang.com for a period of approximately one month and was placed prominently on the City of Rochester's web site. Based on the focus group sessions, comments received at the public meetings, the online survey, and input from agencies and organizations, a set of priorities was established by the City of Rochester for the next five years.

In addition, quadrant meetings were held in January 2015 in each of the four quadrant areas of the city. These meetings were designed to gather input from area residents on neighborhood issues of concern. The meetings were held on January 14, two on January 20, and January 22, 2014. The City Council held a public hearing on the draft CP on May 19, 2015. It is the City's practice to advertise meetings in the Democrat & Chronicle. There were no speakers.

For the Annual Action Plan there were meetings held with community partners on housing related and other issues. In addition, the City held a public meeting held on March 14, 2018 to gather community input. A public hearing was held on June 14, 2018 regarding the Annual Action Plan.

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

City of Rochester staff meets regularly with the Rochester Housing Authority (RHA) executive team to coordinate the planning of housing projects and federal grant applications, such as the Choice Neighborhood Initiative Grant. An ad-hoc committee was established in 2017 with representation from City staff, City Council, RHA, and Rochester Housing School Board to strategically plan for neighborhood transformation and affordable housing development. The City also provides input to RHAs annual plan. The City of Rochester, Monroe County and RHA continue to explore ways to enhance our Section 3 efforts. RHA and the City are participants on the Rochester Health and Housing Committee that focuses on health and wellness in addressing housing.

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

The City participates in the Rochester/Monroe County Continuum of Care (CoC). City staff is the immediate past Chair of the CoC Board of Directors. The CoC coordinates the allocation of federal funding to facilities and programs within the CoC's service area. City staff consult on a regular basis with the organizations that participate in the CoC and the Homeless Services Network. City staff serves on the executive committee of HSN. City staff also serve on the Chronically Homeless Work Group that plans, coordinates, and implements activities and strategies for servicing the chronically homeless and sits on the CoC Project Monitoring Committee. CoC staff participate in reviewing applications for Emergency Solution Grant applications submitted annually to the City or Rochester.

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

City staff work closely with the CoC and other agencies to develop funding applications and determine the best use of ESG funds. By working with the CoC, City staff are involved in improving coordination among agencies, facilitating data collection through HMIS and allocating funds. Previously, the CoC Coordinator, now the CoC Executive Director serves on the ESG proposal review team along with staff from Monroe County and the City of Rochester.

The City's ESG funding is coordinated with the CoC. The CoC Board has 21 ex-officio members representing public and private organizations deemed necessary to develop, maintain, monitor and continuously improve a comprehensive, coordinated and flexible system of homeless housing and support services. They represent the City, Monroe County, Greece, RHA, HSN (also representing the

Continuum's Stakeholder Group), three formerly homeless community members, a domestic violence advocacy organization member, and a health services representative. In addition, there are elected general members from both public and private groups from the community (business sector, legal field, faith based organizations, veteran organizations, schools, law enforcement, criminal justice, advocacy groups. This diverse team is the primary planning and coordinating body for homeless housing and services in this community. The CoC, a 501(c)(3) not-for-profit organization is no longer functioning under the umbrella of another non-profit, CCSI, and is now the Collaborative Applicant for HUD CoC funding. Long term goals include becoming a Unified Funding agency and continually striving to achieve the status of a High Performing Community. The CoC has been a long-time participant in the ESG planning process for the City and County and the City and County are represented on the Rating and Ranking Committee of CoC to review applications submitted annually for HUD CoC Homeless Program funding. ESG community priorities and planning have been discussed at both CoC and HSN meetings, especially in terms of policy priorities, the efficient use of resources and community objectives. The CoC staff also analyzes the ESG proposals for fidelity to the ESG requirements and additional information set forth by HUD via policy briefs ESG funding continues to be a critical issue for local homeless service providers. Facilitated discussions of ESG community priorities are held at the HSN meetings; CoC members and community stakeholders are strongly encouraged to participate. Significantly, CoC members have participated in community discussions to reduce the number of homeless families referred to hotels/motels for shelter that lack on-site supportive services and enhance the Coordinated Entry system for homeless services. Recently, the CoC members of HSN and housing staff from the City and County have also collectively participated in planning for the allocation of 2018-19 ESG funding. Based on community discussions the decision was made that the Coordinated Entry system that has been primarily funded with ESG funds would be transitioned to being primarily funded with HUD CoC funds. A Coordinated Entry new project application was awarded for CoC funding which will allow the amount of ESG funds for Coordinated Entry to be significantly reduced and available to meet other community priorities.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>THE HOUSING COUNCIL</p> <p>Housing Services - Housing Service-Fair Housing Planning organization</p> <p>Housing Need Assessment Anti-poverty Strategy</p> <p>Public meeting on con plan, regular meetings to track housing trends</p>
	<p>What section of the Plan was addressed by Consultation?</p>	
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	
2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>IBERO-AMERICAN DEVELOPMENT CORPORATION</p> <p>Housing Services-Employment</p> <p>Housing Need Assessment Economic Development Anti-poverty Strategy</p> <p>Public meeting on con plan, 3 meetings regarding development of affordable rental housing and community resources</p>
3	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Roc City Realty</p> <p>Housing Services - Housing Services-homeless Services-Employment</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting on con plan
4	Agency/Group/Organization	PathStone Development Corporation
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting on con plan, monthly project meetings for the development of affordable rental housing (Wedgepoint)
5	Agency/Group/Organization	The Rochester/Monroe County Homeless Continuum of Care
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting on con plan, twelve meetings annually
6	Agency/Group/Organization	UNITED WAY
	Agency/Group/Organization Type	Housing Services - Housing Funding Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting on con plan
7	Agency/Group/Organization	THE CENTER FOR YOUTH
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting on con plan

8	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Homeless Encampment</p> <p>Housing PHA Services - Housing Services-Persons with HIV/AIDS Services-homeless</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Special project involving RHA, RPD, NYSDOT, and 8 other service providers and landlords to help rapidly rehouse and service a specific population of homeless that were living under a bridge. The group met 8 times.</p>
9	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Developer Roundtable</p> <p>Housing Services - Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Anti-poverty Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>4 meetings with local developer community to discuss City priorities and how to support and plan for affordable housing development.</p>
10	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Rochester Housing Authority</p> <p>Housing PHA Services - Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting on con plan; Commissioner and Housing Manager meet regularly with leadership of RHA to coordinate and strategize on mutual concerns and projects. Met 5 times.
11	Agency/Group/Organization	NEIGHBORWORKS ROCHESTER
	Agency/Group/Organization Type	Housing Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Neighborhood Revitalization
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Weekly meetings to inform planning and development of our neighborhood partnership initiative and regular meetings to discuss opportunities to better integrate community development and health/healthy housing strategies.
12	Agency/Group/Organization	ABC Streets Neighborhood Association
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Opportunities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions with City staff
13	Agency/Group/Organization	Rochester Coalition for Neighborhood Living
	Agency/Group/Organization Type	Services - Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Opportunities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coalition designed to promote housing opportunities within the city of Rochester. Monthly meetings for planning

14	Agency/Group/Organization	RocCity Coalition
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussions with people about housing, primarily homeownership, Regular monthly meetings
15	Agency/Group/Organization	DePaul Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings to help advance 150 unit affordable/supportive rental housing project in the CONEA neighborhood.
16	Agency/Group/Organization	Collective Action Project Neighborhood
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Neighborhood Development/Revitalization
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Quarterly meetings to check in on progress planned and made towards implementing Marketview Heights Urban Renewal District Plan priorities and activities.
17	Agency/Group/Organization	URBAN LEAGUE OF ROCHESTER ECONOMIC DEVELOPMENT CORP.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting to discuss the redevelopment of 872 Hudson Avenue as affordable rental housing
18	Agency/Group/Organization	CHARLES SETTLEMENT HOUSE
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Neighborhood Development and Revitalization; Affordable Housing Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings to help advance 45 unit infill affordable rental housing project for which Charles Settlement serves as the non-profit sponsor. Attendance at meetings to continue neighborhood development/revitalization in the JOSANA neighborhood.
19	Agency/Group/Organization	Changing of the Scenes Neighborhood Association
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Housing Rehabilitation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings on neighborhood improvement strategies including housing rehabilitation. Met six times.
20	Agency/Group/Organization	Flower City Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussion and planning for new construction of single family homes and an acquisition rehabilitation PILOT program for below 80% AMI households. 6 meetings
21	Agency/Group/Organization	Southwest Common Council
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	3 community meetings to provide information on programs and activities and receive feedback on community needs.
22	Agency/Group/Organization	CONEA Neighborhood
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Neighborhood Development/Revitalization
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting regularly to help implement large infill affordable supportive rental housing project (150 units) and ensure as many local workers from the neighborhood are hired. Also met to develop a neighborhood master plan.
23	Agency/Group/Organization	Rochester's Cornerstone Group
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Affordable Housing Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular meetings to help advance 45 unit infill affordable rental housing project.
24	Agency/Group/Organization	CHNA NEIGHBORHOOD
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Neighborhood Development/Revitalization
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Neighborhood meetings to prioritize implementation actions from neighborhood master plan and update plan to identify and take on new priorities.
25	Agency/Group/Organization	Connected Communities
	Agency/Group/Organization Type	Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Group that meets regularly to create housing strategy to become a Purpose Built Community (National Model).
26	Agency/Group/Organization	Chronically Homeless Workgroup
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with HIV/AIDS Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A subcommittee of the Rochester/Monroe County Continuum of Care, it meets monthly to review and coordinate services for the chronically homeless.
27	Agency/Group/Organization	Southwest Quad Team
	Agency/Group/Organization Type	Housing Neighborhood and Business Associations, Block Clubs
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder meetings for SW Rochester area. Information regarding housing and neighborhood initiatives as well as availability of programs is shared.
28	Agency/Group/Organization	Conifer
	Agency/Group/Organization Type	Developer
	What section of the Plan was addressed by Consultation?	Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	3 meetings held to discuss affordable housing
29	Agency/Group/Organization	Homeless Services Network
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted HSN regarding homeless services priorities to best meet greatest/most pressing community needs. 12 monthly meetings
30	Agency/Group/Organization	Lifespan of Greater Rochester Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Safety
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regularly communicate with contracted service provider to obtain service delivery information and identify service trends.
31	Agency/Group/Organization	CATHOLIC CHARITIES COMMUNITY SERVICES
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with HOPWA service providers to analyze service delivery patterns.
32	Agency/Group/Organization	Trillium Health
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings with HOPWA service providers to analyze service delivery patterns.
33	Agency/Group/Organization	LEGAL AID SOCIETY OF ROCHESTER, NEW YORK INC
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting on con plan
34	Agency/Group/Organization	Community Design Center Rochester
	Agency/Group/Organization Type	Community Design Center
	What section of the Plan was addressed by Consultation?	Community Design
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting on con plan
35	Agency/Group/Organization	Rochester People's Climate Coalition
	Agency/Group/Organization Type	Climate Coalition
	What section of the Plan was addressed by Consultation?	Climate Coalition
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting on con plan

36	Agency/Group/Organization	Park-Meigs Neighborhood Association
	Agency/Group/Organization Type	Neighborhood Association Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Neighborhood Issues
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting on con plan
37	Agency/Group/Organization	Rochester City School District
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Children, Education
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Rochester Fire Department consulted with RCSD to schedule and conduct fire safety education programs to promote home safety drills and installation of working detectors in students' homes.
38	Agency/Group/Organization	Nazareth College
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Youth Leadership and Civic Engagement
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination of youth leadership and civic engagement efforts
39	Agency/Group/Organization	Common Ground Health
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Youth Advocacy/Leadership

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination of youth advocacy/leadership efforts around health.
40	Agency/Group/Organization	Consumer Credit Counseling Services of Rochester
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Youth Financial Literacy Education
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination of youth financial literacy education in preparation for college/career
41	Agency/Group/Organization	SUNY Geneseo
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Worked with SUNY Geneseo to prepare a marketing study for South Avenue businesses.
42	Agency/Group/Organization	Rochester Works!
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Youth Employment/Work Readiness
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation to coordinate local youth employment/work readiness programming
43	Agency/Group/Organization	Portland and Triangle Business Association
	Agency/Group/Organization Type	Business Leaders

	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the Portland and Triangle Business Association about the commercial corridor study.
44	Agency/Group/Organization	Greater Rochester Association of Realtors
	Agency/Group/Organization Type	Real Estate Professionals
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with GRAR to discuss commercial trends in Rochester
45	Agency/Group/Organization	NYS Commercial Realtor Association
	Agency/Group/Organization Type	Real Estate Professionals
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met with NYS Commercial Realtor Association/Rochester chapter to discuss economic and commercial trends in Rochester.
46	Agency/Group/Organization	Greater Rochester Enterprise
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met and discussed economic development efforts with Greater Rochester Enterprise to attract/retain businesses that create and retain jobs.

47	Agency/Group/Organization	High Technology Rochester
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Met and discussed economic development efforts with High Technology Rochester to assist businesses to create/retain jobs.

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

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	Rochester/Monroe County Homeless Continuum of Care	See narrative

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

- Summary of citizen participation process/Efforts made to broaden citizen participation**
Summarize citizen participation process and how it impacted goal-setting

The City participated in a variety of meetings throughout the year with numerous community groups and not-for-profits. These are included in the consultation section. In addition, the City held a public meeting on March 14, 2018 and a public meeting on June 14, 2018.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community Residents of Public and Assisted Housing	14	See attachment Comments Received at Public Meeting Held 031418	All comments received	
2	Public Meeting	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Rochester has identified a wide range of resources that may be used to support the City’s affordable housing initiative. A summary of these resources, focusing on housing, is as follows:

Federal Resources: Community Development Block Grant, HOME Investment Partnership, Emergency Solutions Grant, Section 8 Housing Choice Vouchers, Section 202 Supportive Housing for the Elderly, Public Housing HOPE VI Grants, Public Housing Capital Funds, Tax Credit Assistance Program (TCAP)/ Credit Exchange Funds, Low Income Housing Tax Credits, New Market Tax Credits, Economic Development Administration Public Works Program, Empowerment Zone Bonds, Lead Hazard Control, Neighborhood Stabilization Program Funds

State Resources: Housing Trust Fund Program Homes for Working Families Program, State Low Income Housing Tax Credits, Affordable Housing Program State of NY Mortgage Agency, Homeless Housing Assistance Program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4			Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
			\$		\$	\$	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	8,084,177	1,089,000	0	9,173,177	8,500,000	Community Development Block Grant: The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons with low- and moderate-incomes. Funds can be used for a wide array of activities, including: housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,570,413	150,000	0	2,720,413	The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low and moderate income households, including reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.
							Expected Amount Available Remainder of ConPlan \$ 2,000,000

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	890,163	0	0	890,163	Housing Opportunities for Persons With AIDS (HOPWA): HOPWA funding provides housing assistance and related supportive services. Grantees are encouraged to develop community-wide strategies and form partnerships with area nonprofit organizations. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds also may be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services.
			890,163	0	0	890,163	Expected Amount Available Remainder of ConPlan \$ 800,000

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	674,005	0	0	674,005	675,000	Emergency Solutions Grants (ESG): A federal grant program designed to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters, to provide essential social services to homeless individuals and to help prevent homelessness.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Economic Development Financial Assistance Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Public Services	300,000	0	0	300,000	300,000	City Development Funds

Table 5 - Expected Resources – Priority Table

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

Rochester will provide matching funds as required and will continue to seek funding from other Federal sources as well as State, County and private funding.

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

Rochester may make publicly owned land available for construction of new housing and public facilities where it would meet the goals of this plan.

Discussion

These much needed federal funds will be utilized to support a variety of vital projects and programs in the city of Rochester.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Economic Stability	2015	2019	Non-Housing Community Development	City-wide	Brownfield Remediation Economic Development Technical Assistance Economic Devlpmnt Asstnce to For-Profit Businesses Streetscape/ROW Improvements	CDBG: \$2,610,100 CDF: \$185,000	Jobs created/retained: 82 Jobs Businesses assisted: 15 Businesses Assisted Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	General Community Needs	2015	2019	Non-Housing Community Development	City-wide	Citywide Planning and Studies Employment/Job Training Services Fire Stations/Equipment Non-Homeless Special Needs-Home Safety Parks, Recreation & Other Neighborhood Facilities Sidewalk Improvements Streetscape/ROW Improvements Youth Recreation and Empowerment	CDBG: \$2,054,588	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 3433 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve the Housing Stock & General Property Con	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	City-wide	Clearance and Demolition Homelessness-Coordinated Access Homelessness-Emergency Shelter & Shelter Diversion Homelessness-Homelessness-Prevention Homelessness-Rapid Rehousing Homelessness-Transitional Supportive Housing Homeownership Housing & Supportive Services-People with HIV/AIDS Housing Condition Housing Services Landlord Education New Affordable Housing Non-Homeless Special Needs-Home Safety Non-Homeless Special Needs-Perm Supportive Housing	CDBG: \$3,443,989 HOPWA: \$890,163 HOME: \$2,720,413 ESG: \$674,005 CDF: \$115,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 348 Households Assisted Rental units constructed: 24 Household Housing Unit Rental units rehabilitated: 7 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 163 Household Housing Unit Direct Financial Assistance to Homebuyers: 109 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 172 Households Assisted Homeless Person Overnight Shelter: 1176 Persons Assisted Homelessness Prevention: 120 Persons Assisted Housing for People with HIV/AIDS added: 116 Household Housing Unit Buildings Demolished: 64 Buildings Other: 667 Other
					Annual Action Plan 2018	Tenant/Landlord Education and Counseling Tenant/Landlord Mediation, Education &		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Other	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide	Citywide Planning and Studies	CDBG: \$1,064,500	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Promote Economic Stability
	Goal Description	Projects funded under this goal work towards promoting economic stability.
2	Goal Name	General Community Needs
	Goal Description	Funds will be used to support and meet a variety of general community needs. Among these are residential street rehabilitation, job creation and youth development, youth empowerment and engagement, landlord/tenant services, and foreclosure prevention.
3	Goal Name	Improve the Housing Stock & General Property Con
	Goal Description	Funds will be used for a variety of activities that improve the housing stock, provide for affordable housing opportunities as well as homeownership opportunities. Also included under this goal is providing services to the homeless and those with HIV/AIDS.

4	Goal Name	Other
	Goal Description	Projects funded under this goal are for program management, planning, and indirect costs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

0-30% 12

31-50% 29

51-80% 12

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects included in the 2018-19 Annual Action Plan are listed below. Funds will be used for a variety of activities that work towards the goals of promoting economic stability, improving the housing stock, and providing for general community needs. In addition, some funds will be used for other activities such as program management.

Projects

#	Project Name
1	Business Development Financial Assistance Program
2	Neighborhood and Business Program Delivery
3	Homeownership Fund-Foreclosure Prevention
4	Rental Market Fund-Landlord/Tenant Services
5	Job Creation/Youth Development
6	Employment Opportunity Job Training Support
7	Youth Leadership and Civic Engagement (YVOV)
8	Housing Development Fund-Aging in Place
9	Housing Development Fund-Emergency Assistance Repair Program
10	Housing Development Fund-Community Housing Development Organization
11	Housing Development Fund-New Housing Construction
12	Housing Development Fund-Affordable Housing Fund
13	Homeownership Promotion Fund-Buyer Assistance
14	Homeownership Promotion Fund-Homebuyer Training
15	Homeownership Promotion Fund-Home Rochester
16	Housing Choice Fund-Emergency Solutions Grants
17	Housing Choice Fund-HOPWA
18	Other-Planning Staff
19	Other-Indirect Costs
20	Fire Department Small Equipment
21	Seniors Program-Legal Services
22	STEAM Engine
23	Project Development
24	Celebrate City Living
25	Housing Development Fund-Housing Development Support
26	Demolition
27	Other-Program Management

#	Project Name
28	Housing Repair Programs-Application Intake Services
29	DRYS Infrastructure-Play Apparatus
30	Street Liaison
31	Business Association Support
32	Housing Repair/Rehab Program
33	Quadrant Support-All Quadrants
34	St. Joseph's
35	Residential Street Rehabilitation

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Business Development Financial Assistance Program
	Target Area	City-wide
	Goals Supported	Promote Economic Stability
	Needs Addressed	Brownfield Remediation Economic Devlpmnt Asstnce to For-Profit Businesses Economic Development Technical Assistance
	Funding	CDBG: \$500,000 CDF: \$85,000
	Description	The program provides loans, grants, grant-to-loans/loans-to-grants and interest rate subsidies to city businesses or businesses which are relocating to the City which are expanding and creating jobs. Funding can be used for purchase and renovation (interior and exterior) of real estate, purchase of machinery and equipment (including security equipment), predevelopment services including environmental testing, feasibility & planning studies and architectural assistance, targeted support to MWBEs, and working capital including payroll, insurance, utilities, lease/mortgage, inventory, supplies, and accounting services. Funds may also be used in environmental remediation associated with projects in development.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	CDBG-12 businesses, 80 jobs created/retained CDF-2 businesses assisted, 2 jobs created
	Location Description	City-wide
	Planned Activities	All activities focus on facilitating business growth for established and new businesses which are creating and retaining jobs. Funds for building construction, expansions and facades improve the appearance of neighborhood commercial corridors and industrial parks. Funds are utilized to recruit a diverse set of new businesses and increase the number of entrepreneurial firms.
2	Project Name	Neighborhood and Business Program Delivery
	Target Area	City-wide
	Goals Supported	Promote Economic Stability Improve the Housing Stock & General Property Con

Needs Addressed	Housing Services Economic Development Technical Assistance
Funding	CDBG: \$2,000,100 HOPWA: \$26,704 HOME: \$257,041
Description	The allocation provides funds for the development of overall economic development policies and provides support services, coordination of real estate development, management of feasibility and consultant studies, monitoring of legal and professional service agreements, reparation of site and financial analyses, performing market research, outreach to businesses, preparation of loan packages and support, pre-development services, outreach, financial, technical and site selection assistance to businesses, organization of neighborhood commercial business assistance programs. HOPWA funds are used for the administration of the HOPWA program. Funds are used for staff involved in the planning, coordinating, and monitoring of the City's housing initiatives. Funds also support the goal of Promote Economic Stability.
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	Not Applicable
Planned Activities	Development of overall economic development policies and provides support services, coordination of real estate development, management of feasibility and consultant studies, monitoring of legal and professional service agreements, preparation of site and financial analyses, performing market research, outreach to businesses, preparation of loan packages and support, pre-development services, outreach, financial, technical and site selection assistance to businesses, organization of neighborhood commercial business assistance programs. HOPWA funds are used for the administration of the HOPWA program. Funds are used for staff involved in the planning, coordinating, and monitoring of the City's housing initiatives. Funds also support the goal of Promote Economic Stability. ESG funds for staff are included in the project titled Housing Choice Fund-Emergency Solutions Grant as only one activity can be listed for this funding source.

3	Project Name	Homeownership Fund-Foreclosure Prevention
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Homeownership Cost-Burdened Homeowners Housing Services
	Funding	CDBG: \$180,000
	Description	Two projects work interdependently to assist low to moderate income households to avoid foreclosures due to mortgage default, predatory loans, or tax default. The Housing Council program analyzes the financial and household situation and work with the client, mortgage lender, realtors, lawyers, and other appropriate parties to prevent the loss of the property to foreclosure. Strategies include budget restructuring, forbearance options, reinstatement, sale and bankruptcy, and assistance related to New York State mandated settlement conferences. Empire Justice helps households avoid foreclosure with direct legal services and/or representation for mandatory settlement conferences or to combat predatory/unfair lending and servicing practices. Additional households receive expert advice on loans and referrals to appropriate agencies.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	135 Households
	Location Description	City-wide
	Planned Activities	Funds go to a HUD-certified counseling agency (The Housing Council) or statewide legal agency (Empire Justice), both with decades of experience, to provide direct counseling services to households at risk of mortgage or tax default.
4	Project Name	Rental Market Fund-Landlord/Tenant Services
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con

	Needs Addressed	Tenant/Landlord Education and Counseling Housing Services Tenant/Landlord Mediation, Education & Counseling Landlord Education
	Funding	CDBG: \$95,000
	Description	Services to low/mod income tenants who face eviction due to improperly issued eviction notices, loss of income, or warrant habitability issues receive legal representation, workshops proactively educate tenants on rights and responsibilities. Landlords seeking immediate assistance regarding their rental property and tenant management receiving counseling on a one-one-one basis to maintain their properties and businesses to the highest standards.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	213 Households assisted
	Location Description	City-wide
	Planned Activities	Legal advocacy, assistance in avoidance of immediate eviction, alternative dispute resolution and counseling to landlords and tenants, tenant workshops, landlord assistance including the housing hotline.
5	Project Name	Job Creation/Youth Development
	Target Area	City-wide
	Goals Supported	General Community Needs
	Needs Addressed	Youth Recreation and Empowerment Employment/Job Training Services
	Funding	CDBG: \$350,000
	Description	Funds will be used to lend support to programs or activities that are identified as providing an integrated environment for the provision of job readiness, work awareness, and basic occupational skills development for low/mod income city residents seeking employment or vocational or career exploration services. It will also provide asset development opportunities for youth and skills development for adults.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	100 Persons
	Location Description	City-wide
	Planned Activities	The activity will include programs and activities that provide job readiness, work readiness, basic occupational skills development, asset development opportunities and skills development. Both youth and adults may be served by the activity.
6	Project Name	Employment Opportunity Job Training Support
	Target Area	City-wide
	Goals Supported	General Community Needs
	Needs Addressed	Youth Recreation and Empowerment Employment/Job Training Services
	Funding	CDBG: \$48,000
	Description	This program will fund staff to coordinate employment readiness and career awareness training to city students, ages 14-20, as well as leadership skills development including social and interpersonal skills, conflict resolution, team building, and decision making. Additionally, students will participate in internships with the City and/or local employers. Funding will provide workforce development support to low/mod income city youth participating in the program in the form of resume consultation and development, interview skills development, and job placement assistance.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	100 persons
	Location Description	City-wide

	Planned Activities	The focus of the program is to train youth ages 14-20 on the soft and hard skills needed to obtain and maintain a job, exposure to community members who can talk to the importance of education and how it is a direct link to picking a career, and moving out of poverty and giving back to the community through community service. The youth who participate in the program move on to apply for the Youth Employment Training and/or Summer of Opportunity Program for job placement.
7	Project Name	Youth Leadership and Civic Engagement (YVOV)
	Target Area	City-wide
	Goals Supported	General Community Needs
	Needs Addressed	Youth Recreation and Empowerment
	Funding	CDBG: \$70,000
	Description	Provide youth-led civic engagement support to low/mod income youth ages 10-25 participating in DRYS leadership training and youth development programs. Funding will support staff to coordinate youth civic engagement and entrepreneurship opportunities and leadership skills development including social and interpersonal skills, conflict resolution, event planning, service learning, team building, decision making, and work readiness. It will support the Youth Voice, One Vision, Mayor's Youth Advisory Council, and other youth development programming. Each R-Center will have its own YVOV council of at least 10 members.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	100 persons
	Location Description	City-wide
	Planned Activities	Youth engaged in this program will work to alleviate problems within their neighborhoods. Youth learn life skills by attending workshops and by developing positive peer relationships and mentoring relationships with adults. Youth members learn concrete skills related to marketing and media production, civic engagement and advocacy, politics and government, and producing community events that prepare them for planning for future life events, college and careers. They see real improvements to their communities as they carry out community service projects thus gaining confidence in their personal efficacy.

8	Project Name	Housing Development Fund-Aging in Place
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Housing Condition Non-Homeless Special Needs-Home Safety
	Funding	CDBG: \$30,000
	Description	This program provides support services to keep elders productive in the community. This project offers a safety assessment of the home environment and makes a variety of minor improvements and repairs such as bathroom grab bars, stairway hand rails and door grips, all designed to avoid accidents and maintain household safety. In addition, Lifespan provides consumer education sessions and if necessary, consumer support case management around home repairs.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	100 people
	Location Description	City-wide
	Planned Activities	Households for elderly are surveyed and minor modifications are made. Consumer education sessions are held and cases involving consumer support for home repair problems are conducted and closed.
9	Project Name	Housing Development Fund-Emergency Assistance Repair Program
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Housing Condition
	Funding	CDBG: \$200,000
	Description	This program will provide relief to owner occupants that have an emergency concerning heat or hot water tank. There will also be funds set aside for this program for contingency to eligible property owners.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	80
	Location Description	City-wide
	Planned Activities	Repair/replacement of furnaces or hot water heaters for low/mod owner occupants.
10	Project Name	Housing Development Fund-Community Housing Development Organization
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Housing Condition
	Funding	HOME: \$385,562
	Description	Subsidy funds for development and rehabilitation assistance for property owners.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	10 Homeowner Housing Units
	Location Description	City-wide
Planned Activities	Development and rehabilitation assistance.	
11	Project Name	Housing Development Fund-New Housing Construction
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	New Affordable Housing
	Funding	HOME: \$95,000
	Description	Provides infrastructure subsidies for Habitat and other developers of affordable housing.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	3 Household Housing Units
	Location Description	City-wide
	Planned Activities	Development of affordable housing.
12	Project Name	Housing Development Fund-Affordable Housing Fund
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	New Affordable Housing
	Funding	HOME: \$1,254,810
	Description	Provides gap financing for the development of affordable housing
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	31 Household Housing Units-24 Rental Units Constructed, 7 Rental Units Rehabilitated
	Location Description	City-wide
	Planned Activities	Gap financing for the development of affordable housing.
13	Project Name	Homeownership Promotion Fund-Buyer Assistance
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Homeownership
	Funding	HOME: \$398,000 CDF: \$57,000
	Description	Provides down payment and closing cost assistance of up to \$6,000.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	HOME-100 Households will be assisted CDF-9 Households will be assisted
	Location Description	City-wide
	Planned Activities	Down payment and closing cost assistance
14	Project Name	Homeownership Promotion Fund-Homebuyer Training
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Homeownership
	Funding	HOME: \$50,000 CDF: \$40,000
	Description	Provides pre- and post-purchase training for first time homebuyers to the city.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The households that are assisted with HOME and CDF funds from this program are already counted in the homeownership program.
	Location Description	City-wide
	Planned Activities	Pre- and post-purchase training for first time homebuyers in the city.
15	Project Name	Homeownership Promotion Fund-Home Rochester
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Homeownership
	Funding	HOME: \$280,000
	Description	Provides subsidy funds for the development of homeownership opportunities through the acquisition and rehabilitation of vacant properties.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	7 Household Housing Units
	Location Description	City-wide
	Planned Activities	Acquisition and rehabilitation of vacant properties for home ownership opportunities
16	Project Name	Housing Choice Fund-Emergency Solutions Grants
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Homelessness-Homelessness Prevention Homelessness-Rapid Rehousing Homelessness-Emergency Shelter & Shelter Diversion Homelessness-Transitional Supportive Housing Homelessness-Coordinated Access
	Funding	ESG: \$674,005
	Description	Street outreach, rapid rehousing, homelessness prevention, operational support to shelters, support services to low-income at-risk households, coordinated access.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	2135 Households
	Location Description	City-wide
Planned Activities	Street outreach, rapid rehousing, homelessness prevention, operational support to shelters, support services to low-income, at-risk households, coordinated access. \$50,550 of the funds will be used for the City's administration of the Emergency Solutions Grants Program. That amount is included in this project as only one activity can be listed for this funding source.	
17	Project Name	Housing Choice Fund-HOPWA
	Target Area	City-wide

	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Non-Homeless Special Needs-Perm Supportive Housing Housing & Supportive Services-People with HIV/AIDS
	Funding	HOPWA: \$863,459
	Description	Provides rental assistance and other supportive services to low income households where a member of the household is diagnosed with HIV/AIDS.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	116 households will be assisted with STRMU and TBRA.
	Location Description	City-wide
	Planned Activities	Rental assistance and other supportive services to those with HIV/AIDS.
18	Project Name	Other-Planning Staff
	Target Area	City-wide
	Goals Supported	Other
	Needs Addressed	Citywide Planning and Studies
	Funding	CDBG: \$249,000
	Description	Funds are used for Planning staff.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	City-wide
	Planned Activities	Planning staff
19	Project Name	Other-Indirect Costs
	Target Area	City-wide
	Goals Supported	Other
	Needs Addressed	Citywide Planning and Studies

	Funding	CDBG: \$450,000
	Description	This project provides funds for City services such as legal and financial services that benefit more than one activity.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	City-wide
	Planned Activities	Indirect costs
20	Project Name	Fire Department Small Equipment
	Target Area	City-wide
	Goals Supported	General Community Needs
	Needs Addressed	Non-Homeless Special Needs-Home Safety Fire Stations/Equipment
	Funding	CDBG: \$55,000
	Description	The RFD provides and installs free smoke and carbon monoxide detectors to low and moderate income families living in residential properties. The RFD coordinates and implements fire prevention and education programs to reach at-risk target populations.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	2000 persons
	Location Description	City-wide
	Planned Activities	Distribution of smoke detectors and carbon monoxide detectors
21	Project Name	Seniors Program-Legal Services
	Target Area	City-wide
	Goals Supported	General Community Needs
	Needs Addressed	Non-Homeless Special Needs-Home Safety

	Funding	CDBG: \$20,000
	Description	Provides assistance with legal services for the elderly that would improve their quality of life. This includes but is not limited to wills and estates, elder abuse, consumer fraud, home repair complaints, accessing medical services, and foreclosure prevention.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	33 Persons
	Location Description	City-wide
	Planned Activities	Services will include identifying the best approach to assisting this vulnerable population and engaging the most appropriate service provider(s).
22	Project Name	STEAM Engine
	Target Area	City-wide
	Goals Supported	General Community Needs
	Needs Addressed	Youth Recreation and Empowerment
	Funding	CDBG: \$110,000
	Description	The S.T.E.A.M. (Science, Technology, Engineering, Arts and Math) Engine is a mobile education and recreation program that will engage youth in free, high quality STEM and visual/performing arts activities in parks, playgrounds, recreation centers, and cultural art institutions. The program will be delivered using the Rec on the Move model, which brings activities, equipment, staff, and all of the benefits of R Centers right to youth and families in their neighborhoods.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1100 persons (youth)
	Location Description	City-wide

	Planned Activities	The program will make scheduled visits to a variety of neighborhoods providing STEM and arts activities.
23	Project Name	Project Development
	Target Area	City-wide
	Goals Supported	Promote Economic Stability
	Needs Addressed	New Affordable Housing Economic Devlpmnt Asstnce to For-Profit Businesses Economic Development Technical Assistance
	Funding	CDF: \$100,000
	Description	The project provides assistance in the form of low interest loans, grants and land assembly activities for mixed use, commercial, retail, industrial and housing development.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1 redevelopment project-1 property to be assisted. Other accomplishments to be determined.
	Location Description	City-wide
	Planned Activities	Assistance in the form of low interest loans, grants and land assembly activities.
24	Project Name	Celebrate City Living
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Homeownership Housing Services Safe Neighborhoods
	Funding	CDF: \$18,000
	Description	City-Community partnership that promotes a range of housing opportunities to a diverse universe of residents. Provides information on purchase and rental opportunities throughout the city's neighborhoods and downtown. Also provides information on financial services, grant programs, and nearby amenities and businesses unique to Rochester, all with the goal of encouraging financial stability, community engagement, and neighborhood revitalization.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	800 households
	Location Description	City-wide
	Planned Activities	Year round website and social media campaign to describe and promote city neighborhoods, housing options, and community events. One signature city-wide housing expo and 3-4 neighborhood level events to provide an in-person opportunity to highlight the new for-purchase and rental opportunities downtown and the nearby stable, diverse, mixed income neighborhoods with longtime residents and solid businesses and services.
25	Project Name	Housing Development Fund-Housing Development Support
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Housing Condition Homeownership
	Funding	CDBG: \$174,000
	Description	Funds provide operating support to facilitate development (RHDFC/Greater Rochester Housing Development Fund Corporation)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	Funds for operating support to facilitate development
26	Project Name	Demolition
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Clearance and Demolition

	Funding	CDBG: \$1,600,000
	Description	Funds will be used to perform demolitions of properties, including demolition of privately owned large vacant industrial/commercial buildings.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	64
	Location Description	City-wide
	Planned Activities	Demolitions of blighted properties
27	Project Name	Other-Program Management
	Target Area	City-wide
	Goals Supported	Other
	Needs Addressed	Citywide Planning and Studies
	Funding	CDBG: \$365,500
	Description	This program provides funds to partially finance the cost of planning, management, coordination, contract development, and monitoring of federal programs.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	Provides funds to partially finance the cost of planning, management, coordination, contract development, and monitoring of federal programs.
28	Project Name	Housing Repair Programs-Application Intake Services
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Housing Condition

	Funding	CDBG: \$100,000
	Description	Funding for professional service agreements with non-profit housing agencies to provide application intake services for the City's housing repair programs.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The households assisted from this activity are counted in other programs as this is the intake service.
	Location Description	City-wide
	Planned Activities	Intake for City housing repair programs.
29	Project Name	DRYS Infrastructure-Play Apparatus
	Target Area	City-wide
	Goals Supported	General Community Needs
	Needs Addressed	Parks, Recreation & Other Neighborhood Facilities
	Funding	CDBG: \$616,588
	Description	Includes design and construction of play apparatus at several parks and playgrounds.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	City-wide
	Planned Activities	Play apparatus at various City parks and playgrounds
30	Project Name	Street Liaison
	Target Area	City-wide
	Goals Supported	Promote Economic Stability
	Needs Addressed	Economic Development Technical Assistance
	Funding	CDBG: \$80,000

	Description	Function as a liaison between the City of Rochester Business Development Team, Neighborhood Service Center Administrator and neighborhood businesses; Provide detailed reports of business activities and concerns face by businesses to City of Rochester staff; Work collaboratively with business associations, neighborhood groups, residents and City of Rochester staff to attract and populate business corridors with products and services that meet the consumer needs of the local and greater community.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	City-wide
	Planned Activities	Weekly corridor walks and visits to businesses; Monthly attendance to association meeting; As needed assist association with marketing and promotion activity; Marketing of city programs
31	Project Name	Business Association Support
	Target Area	City-wide
	Goals Supported	Promote Economic Stability
	Needs Addressed	Streetscape/ROW Improvements Economic Devlpmnt Asstnce to For-Profit Businesses
	Funding	CDBG: \$30,000
	Description	Provide support for activities that provide public benefits to the low/moderate income community served by neighborhood commercial districts through permanent public improvements/beautification, and small area promotion.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	City-wide
	Planned Activities	Permanent public improvements/beautification, and small area promotion

32	Project Name	Housing Repair/Rehab Program
	Target Area	City-wide
	Goals Supported	Improve the Housing Stock & General Property Con
	Needs Addressed	Housing Condition
	Funding	CDBG: \$1,064,989
	Description	Provide rehabilitation grant assistance to property owners. The City will continue to provide lead hazard control assistance with funding received through the Office of Healthy Homes and Lead Hazard Control. CDBG funds will be combined with the OHHLC funds.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	66
	Location Description	City-wide
	Planned Activities	Rehabilitation grants
33	Project Name	Quadrant Support-All Quadrants
	Target Area	City-wide
	Goals Supported	General Community Needs
	Needs Addressed	Citywide Planning and Studies Sidewalk Improvements Streetscape/ROW Improvements
	Funding	CDBG: \$85,000
	Description	Commercial corridor locations for placement of new trash cans, neighborhood studies, other beautification and public improvement projects.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	City-wide

	Planned Activities	Commercial corridor locations for placement of new trash cans, neighborhood studies, other beautification and public improvement projects.
34	Project Name	St. Joseph's
	Target Area	City-wide
	Goals Supported	General Community Needs
	Needs Addressed	Parks, Recreation & Other Neighborhood Facilities
	Funding	CDBG: \$300,000
	Description	To provide financial assistance to a Community Center located at 417, 421 and 429 South Avenue. The assistance will be used to modernize the facility to provide a wide range of community service to the community.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	300
	Location Description	City-wide
	Planned Activities	To provide financial assistance to a Community Center located at 417, 421 and 429 South Avenue. The assistance will be used to modernize the facility to provide a wide range of community service to the community.
35	Project Name	Residential Street Rehabilitation
	Target Area	City-wide
	Goals Supported	General Community Needs
	Needs Addressed	Sidewalk Improvements Streetscape/ROW Improvements
	Funding	CDBG: \$400,000
	Description	This project will support residential street rehabilitation, new curbs, sidewalks, water, receiving basins, and street lighting improvements for residential streets.
	Target Date	6/30/2019

Estimate the number and type of families that will benefit from the proposed activities	To be determined
Location Description	City-wide
Planned Activities	Residential street rehabilitation, new curbs, sidewalks, water, receiving basins, and street lighting improvements for residential streets.

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

The City generally targets community development activities in census tracts where 51% or more of the households have incomes that are 80% or less of the median family income.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100
Targeted Area for Targeted Rehab Program	
South West Area for South West Youth Organizing Program	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funds are used City-wide.

Discussion

The funding priorities and decisions for the City of Rochester are based in a process of neighborhood engagement that provides the basis for funding. The Quadrant Team approach was developed, in part, to assist in the process of identifying neighborhood issues and responding through a cross-functional team approach. The Quad Team approach is threefold: communication, short-term problem-solving, and prioritization of longer-term projects. The long-term goal is to create a process of ongoing issue identification, resource allocation, and prioritization that continually informs the City on economic development, housing, and social issues. The City consults with community groups, nonprofit groups and City department staff on an ongoing basis in the preparation of the Annual Action Plan. The City used statistical data compiled from a variety of sources to prepare a community profile, housing market analysis, and housing needs assessment that is included in the Five Year Consolidated Plan. The City's federal funding priorities will also adhere to the following guidelines: At least 70% of CDBG expenditures will be for activities that benefit low- and moderate-income families. The amount of funds proposed for public service activities will not exceed 15% of the annual CDBG amount, including program income. The amount of funds proposed for planning and administration activities will not exceed 20% of the annual CDBG amount, including program income. The City's federal CDBG funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The system for establishing the priority for the selection of these projects is predicated upon the following criteria: Meeting the

statutory requirements of the CDBG Program; Meeting the needs of low- and moderate-income residents; Focusing on low- and moderate-income areas or neighborhoods; Coordination and leveraging of resources; Response to expressed needs; Sustainability and/or long-term impact, and The ability to demonstrate measurable progress and success. The City of Rochester also utilizes economic development tools to promote revitalization and growth. These include the Empire Zone Tax Incentive. Although this program expired June 30, 2010 for new entrants into the program, the current zone certified businesses must comply with program requirements to assure continuation of their benefits.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will use HOME funds and a portion of CDBG funds for new affordable housing units and to rehabilitate existing housing units. Both the special needs population and the homeless population will be served through grants to local service providers. There are no CDBG or HOME supported affordable housing programs targeted to special needs populations at this time. In Program Year 2018-19, the City of Rochester will administer the following programs to preserve and increase access to affordable housing:

- Single and Multifamily Housing Program – new construction, rehabilitation, and homebuyer assistance
- CHDO – supporting community organizations to develop affordable housing
- ESG – homelessness prevention and rapid rehousing
- HOPWA – Tenant-based Rental Assistance (TBRA) and Short-term rent, mortgage, and utility (STRMU) assistance

One Year Goals for the Number of Households to be Supported	
Homeless	246
Non-Homeless	460
Special-Needs	116
Total	822

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	116
The Production of New Units	210
Rehab of Existing Units	175
Acquisition of Existing Units	0
Total	501

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing continues to be among the City’s highest priorities. When the City of Rochester

issues a request for proposals for the development of affordable housing, City staff hosts an information session providing an overview of expectations and regulations for all interested development teams, including discussion about Section 3, Davis Bacon, accessibility, fair housing, and MBE/WBE.

AP-60 Public Housing – 91.220(h)

Introduction

RHA has developed its Annual, Five Year and Strategic Plans. The strategic plan action items have become part of the overall Annual and 5-Year Plan. Established in 1955 as an independent public corporation by New York State Public Housing Law, RHA serves more than 26,000 lower-income residents and program participants in the five-county Greater Rochester area. Aimed to provide quality, comfortable living for people with limited incomes in the Greater Rochester area.

Approximately 20% of total residents served reside in the 2,200+ RHA public housing units.

- Public Housing Units available for:
- Over 50 & Disabled: Danforth Tower East/West, Glenwood Gardens, Hudson Ridge Tower, Kennedy Tower, and Parliament Arms.
- Disabled & Over/Under 50: Lake Tower, Lena Gantt Estates, Lexington Court, and University Tower.
- Family Housing: Bay-Zimmer Townhouses, Bronson Court, Federal Street Townhouses, Harriet Tubman Estates, Holland Townhouses, Lena Gantt Estates, Lexington Court, and Parkside Apartments.
- Enriched Housing: Danforth Tower East, Hudson Ridge Tower, Johnathan Child
- Single & Double Scattered Site Homes

Resident Services:

- Family Self-Sufficiency (FSS) is a voluntary employment and savings incentive program designed to assist families in becoming economically independent and self-sufficient.
- Supportive services in the program include homeownership, training for jobs, education, and life skills to help families reach their goals in 5 years.
- Service Coordination for RHA Elderly and Disabled Residents, including health and wellness, money and employment, transportation and more.

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

RHA is continuing its initiative to “Change the Face of Public Housing” by renovating and constructing new units that residents will be proud to call home. RHA will implement a “Beautification Initiative” for all its public housing developments that will enhance curb appeal, throughout the property. RHA will continue to provide quality affordable housing and services for its residents. RHA meets with our resident councils, resident Commissioners, staff and neighborhood associations to address needs and discuss upcoming projects. We take all suggestions and recommendations from these sources into consideration when preparing the five-year Capital Improvement plan. Due to ever changing conditions,

items are prioritized and can fluctuate within the plan from year to year. There are currently multiple projects in place and more are being planned for the upcoming year. We will also undertake roof replacement projects at several of our properties. RHA plans to create a Force Account Team for the purposes of performing make-ready of vacant units in a timelier manner. RHA is planning the redevelopment of its public housing sites; Federal Street Townhouses and Waring/Veteran St. scattered sites. These redevelopment projects may increase or decrease the number of available public housing units. If the number is decreased, RHA intends to replace those units at locations to be determined. RHA has room in its Fair Cloth limit to do so. RHA intends to apply for Low Income Housing Tax Credits (LIHTC) and other sources of funding to redevelop Federal St. Townhouses. RHA may issue its own bonds for development activities and acquiring property. RHA intends to apply for NYS funding opportunities for development and capital improvement activities. RHA will be applying to New York State Housing and Community Renewal's Public Housing Preservation Program (PHP). PHP is a partnership among HCR, HUD, Federal Public Housing Authorities (PHAs) outside New York City, and private for profit and non-profit developers to address the needs of these properties and assist PHAs in completing their plans to ensure the long-term sustainability of existing public housing units. HCR will coordinate with PHAs and HUD to develop and implement a five-year strategy to preserve public housing units, address their need for capital improvements, and ensure their continued affordability.

RHA is in the planning process of replacing several scattered sites, located on Eiffel Place, Waring Road, Veteran Street, and Shirley Street, with new single-family units. The new units will have open floor plans, be energy efficient, have high quality materials and fixtures, off street parking and one or more may be accessible.

There was insufficient room to provide entire explanation here. The balance of the description for this section can be found in AP90 Program Specific Requirements.

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

RHA is committed to improving communication between management and its residents and program participants and continues to work with area partners to provide services. RHA has created a new position, Public Participation Coordinator, to increase resident participation in self-sufficiency program offerings. RHA will continue to develop and promote its Section 3 program, resident councils and advisory board. RHA's Resident Services department will continue to assist with resident needs and actively engage in homeownership opportunities and self-sufficiency program development. RHA intends to perform an assessment of all its public housing scattered site units and determine which single-family units will be designated for homeownership. Current residents will be given first option to purchase the home. RHA may use capital funds and/or operating reserves to renovate designated public housing scattered site homes prior to being offered for homeownership. RHA has developed a draft homeownership plan that will include Section 32 Homeownership which is currently under review. This

comprehensive Plan outlines the requirements and guidelines of the program. In addition to the Plan, RHA intends to develop a post homeownership program to assist families in maintaining their homes and ensuring homeowners that they have somewhere to go for assistance when they need it. RHA intends to increase utilization of homeownership vouchers and increase outreach efforts. RHA is also working with the City of Rochester to identify ways to work together in furthering each agency's homeownership programs and goals.

RHA plans to improve use of its community based Computer Labs with faster service, new equipment, and utilize Community Service hours to monitor computer labs.

The balance of this section can be found below in the Discussion section.

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

RHA has never been nor plans on being a troubled Public Housing Authority (PHA).

Discussion

Continued from above section titled Actions to encourage public housing residents to become more involved in management and participate in homeownership: RHA may utilize unused (Tenant Participation Funds) Per Unit Monies (PUM) of developments without an active Resident Council to create a Youth Employment and Education Program (YEEP) for public housing residents. RHA intends to start an annual scholarship for youth and adults to promote self-sufficiency. RHA plans to create scholarship opportunities for public housing residents and HCVP Participants utilizing partnerships and sponsoring various activities to obtain funds, including grants and unused resident participation funds. RHA plans to create a building trades pre-apprenticeship program by partnering with various groups who will provide hands-on training for public housing residents and HCVP Participants. RHA will explore and create new partnerships and seek funding opportunities to create a Youth, Sports and Fine Arts Chapter to enhance the outreach opportunities for youth to participate in routine and non-traditional leisure activities including but not limited to golf, swimming, basketball, dance, performing arts, scuba diving, football, tennis, writing and much more. RHA intends to create a partnership with Boys and Girls Clubs to enhance educational and service opportunities for public housing and HCVP Participants on public housing sites. RHA intends to create business opportunities for resident councils and/or the Jurisdiction-wide Resident Council or individual residents.

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

Introduction

Rochester will continue to work with the Continuum of Care to coordinate services to the homeless and to provide outreach and other services, emergency shelter, transitional housing and permanent supportive housing to persons with special needs. The CoC has incorporated the goals of Opening Doors into its strategic planning. To end chronic homelessness, the CoC is obtaining commitment from PSH providers to give chronically homeless persons priority when a unit vacancy occurs. It is also supporting the Housing First model. To end veteran homelessness, the CoC is partnering with the Veterans Administration and supporting housing targeted to veterans. In 2016, the Rochester/Monroe County CoC reached functional zero toward ending veteran homelessness and will continue until veteran homelessness is eliminated. To end homelessness for families and dependent children, the CoC is emphasizing a rapid rehousing approach. To end homelessness for unaccompanied youth, the CoC is actively engaged in outreach activities. The Coordinated Entry system fully implemented in January 2018 will aid in reaching these goals by employing diversion and screening to ensure that the homeless are referred to the appropriate programs. We continue to work to end homelessness for families, youth, and children by 2020. Consistent with the 2012 Homelessness Resolution Strategy, Rochester will:

- Continue to implement diversion as the first response to a housing crisis;
- Emphasize a rapid rehousing/housing first approach for the entire system;
- Increase Rapid Rehousing and PSH resources;
- Use Progressive Engagement in Providing Services;
- improve practice and capacity in Permanent Supportive Housing (PSH) programs by targeting PSH to people with the highest needs based on the vulnerability assessment tool, building PSH provider capacity, integrating employment services into PSH programs, and implementing “Moving on from PSH” interventions;
- Implementing data-driven decision-making and evaluation;
- Ensuring leadership and accountability.

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

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

The Rapid Engagement Demonstration (RED) Team will continue to identify and engage the unsheltered homeless are identified and engaged by using outreach conducted one to two nights a month. Veteran and mental health case managers will visit soup kitchens, libraries, and public places that unsheltered homeless adults frequent. Youth street outreach workers will continue to regularly engage homeless and at-risk youth. The objective is to link the unsheltered homeless with housing, services, and mainstream benefits.

Youth service providers will continue to utilize street outreach workers who use a mobile unit to conduct ongoing, regular outreach efforts with homeless and at-risk youth, including LGBT youth. Services include medical screenings (including HIV testing), condom distribution, and linking youth to

community-based services and income streams. Homeless youth who agree to placement are transported to youth emergency shelters. Veterans outreach workers visit shelters, soup kitchens, and other locations in an effort to identify homeless veterans and link them to the VA and community-based services. Street outreach is conducted to engage the unsheltered homeless in the locations where they are known to congregate (e.g., parking garages). Specialized Office of Mental Health (OMH) outreach workers connect with homeless persons experiencing serious mental and/or substance abuse issues. Outreach workers who speak Spanish and other languages participate in these efforts.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Rochester works with the CoC and its members to carry out outreach and services to homeless persons and to provide emergency shelter for all homeless populations; homeless youth, veterans, victims of domestic violence, persons chemical dependency and/or mental health issues and other homeless individuals and families. Transitional housing is provided for homeless youth, veteran and re-entry populations many of whom have chemical dependency and/or mental health issue.

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

To end homelessness among households with dependent children, the CoC is investing in rapid rehousing so that those who enter emergency shelters exit quickly. It is also providing diversion assistance for those who have a viable alternative to a shelter but require some support. In 2011, Rochester Housing Authority implemented a "Moving On" preference for its Housing Choice Voucher program. Participants must have successfully completed the Permanent Supportive Housing (formally Shelter Plus Care) program for at least one year prior to being eligible for a voucher. Successfully completed means the family has not violated any family obligations under the Permanent Supportive Housing program. Up to 200 Housing Choice Vouchers are set aside to be available per calendar year.

The CoC will be intensifying its outreach efforts to identify and provide support for unsheltered families with dependent children. The CoC plans to increase the number of homeless households with children assisted through RRH projects by working with TH projects serving families to help them restructure using a RRH model and by soliciting housing organizations without such programs to create new RRH projects. ESG funding supports a new Rapid Rehousing Partnership (RRP) that includes Coordinated Care Services Inc, Willow Center for Domestic Violence (Willow CDV) formerly Alternatives for Battered Women, Spiritus Christi Prison Outreach, The Center for Youth Services, The Housing Council at Pathstone, Monroe County DHS, and YWCA. RRH responds quickly, secures appropriate PH, and uses an array of mainstream benefits and supports to maximize resources. The RRP is being expanded to serve

as a forum for the broader implementation of a local RRH system. Training/published tool kits will help agencies, including those with EH, to understand the RRH approach and best practices. RRH projects have sought and been awarded funding from other sources (e.g., NYS OTDA, DOJ), and this effort will continue. The needs of domestic violence victims, including their families, will continue to be broadly addressed. The Rochester/Monroe County Domestic Violence Consortium, with 50 member organizations from human services and the legal system, promotes a coordinated community response to domestic violence. In addition, staff of housing providers who serve domestic violence victims are trained in trauma counseling. Willow DVC serves people who are victims of domestic violence (or at risk) along with their children, offering counseling, education, and a secure shelter, whose location is not publicly identified. A 24-hour hotline provides information on housing and services for domestic violence victims. Willow DVC has stringent policies to ensure the safety and privacy of its clients, and names and other identifying data are not entered into HMIS. Willow DVC and the YWCA recently received New York State funding for a joint program.

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.

Youth being discharged from foster care or other institutional settings typically return to their family of origin or another responsible family member or adult. When no such adult can be located, the youth is placed in a community program specifically designed to prepare youth for independent living, such as The Villa of Hope or Hillside Children's Center. The CoC will continue to educate homeless providers about the importance of ensuring that youth are not discharged into homelessness. Shelters have been instructed to immediately contact the Monroe County Department of Human Services to report the failed discharge plan if a youth is attempting to access homeless services. The youth is then connected to a caseworker who attempts to re-unite the youth with his/her family or other responsible adult and link him/her to appropriate services. If such a re-uniting is not possible, the youth is referred again to a community program that prepares youth to transition to independent living. Through HSN, the CoC will continue to work with hospital staff to develop protocols for those occasional times when appropriate stable housing cannot be located at discharge from the hospital. Hospital social work staff have been provided with information on local emergency shelters (e.g., physical layouts, staffing, hours open) so a referral is made to the shelter that can best meet the person's needs. Hospital staff calls the shelter to confirm a bed is available, any required follow-up care is communicated to shelter staff, and the patient is provided with a sufficient supply of medication. Inpatient facilities licensed or operated by the NYS Office of Mental Health are encouraged to refer individuals to housing consistent with the level of care required by the patient and to not discharge patients until a comprehensive discharge plan is in place. Prior to discharge, individuals in need of supervised housing, and who agree to a referral, are referred to the Monroe County Single Point of Access (SPOA). The SPOA facilitates housing assistance for eligible

individuals and connects persons to mental health care coordination services. Through HSN, the CoC will continue to educate stakeholders about the primary providers of licensed mental health residential beds (DePaul Community Services, East House, Housing Options Made Easy, Rochester Psychiatric Center), intensive case management programs (Strong Memorial Hospital, Rochester General Health System, Unity Health System), and care coordination services (ACT Team, Project Link, MICA Net). Ex-offenders are most frequently discharged to their families or to independent living under the supervision of parole. New York State Parole has contracts with several community agencies to place ex-offenders when no other housing can be located (e.g., Salvation Army Adult Rehabilitation Center, Grace House, and DuBois Re-Entry Program). The State is implementing a pilot project in Monroe County for effectively linking eligible individuals from this population to Health Homes, which will provide enhanced care management, ensuring that enrollees are linked to housing and social services supports. The CoC Team and the Monroe County Re-Entry Task Force will continue to work closely together, utilizing common members, to assist ex-offenders to successfully transition back into the community. Linking ex-offenders to mainstream resources will reduce the number of ex-offenders from entering the homeless system. Delphi, the umbrella agency for the Monroe County Re-Entry Task Force was recently awarded funding for a RRH program for persons who were released and then end up in the homeless system when their housing plan falls through.

Discussion

Continued from above: The Veterans Administration (VA) and the Veterans Outreach Center (VOC) will continue to exclusively serve veterans in the CoC geography. The VA and RHA are partners for the HUD VASH program and have developed the local VASH referral/application process and coordinated support services. The VA also partners with two Salvation Army programs-Booth Haven and Safe Haven-that have beds for veterans through the Grant and Per Diem program. Soldier ON has been awarded a SSVF grant to provide prevention and rapid re-housing services to veterans and their families in Monroe County, a programs previously administrated by VOC. The VOC and the VA will continue to operate programs for veterans returning from Iraq and Afghanistan to welcome them home and link them with employment and other mainstream resources to secure and stabilize their income. The YWCA has a MOU with the VOC to provide services to female veterans, and a TH program for female veterans, Zion House, which operates in a neighboring county will serve female veterans from Monroe County. To reduce the time in ES or TH, the CoC has encouraged PSH providers to adopt a Housing First approach, which has resulted in eliminating many preconditions (e.g., sobriety, minimum income threshold) that were previously barriers to housing entry. In addition, ESG funds have been used for rapid rehousing efforts, especially for families, to move them quickly to PH and reduce future episodes of homelessness. Data on the length of time that homeless individuals and families spend in CoC and ESG-funded ES, TH, and SH programs are included in HMIS and will be used to track changes over time. Non-HUD funded projects are represented among the over 70 community agencies in the HSN, where members are educated on best practices and tools that can be used to reduce the length of time individuals stay homeless. To reduce the extent to which individuals and families leaving homelessness experience additional homeless episodes, the CoC will utilize prevention, diversion, and short-term

rental assistance, and arrears payments. The Monroe County DHS Diversion Unit will continue to assist those at risk of homelessness with payment for such costs as back taxes, mortgage payments, auto repairs, and tools/uniforms for jobs. Returns to homelessness are also decreased as the result of less stringent compliance demands for participants, automatic renewals of leases, and ensuring that discharges are in accordance with fair housing requirements. Data in HMIS is used to determine if and when individuals and families leaving TH, RRH, and PSH experience another episode of homelessness in those cases where either they exit to homelessness or they exit to permanent housing, but subsequently re-enter the homeless system in the CoC geography. To improve the housing stability of persons in permanent supportive housing, the CoC will utilize the local Coordinated Entry System to insure that households are directed to the housing and services that will best meet the needs of that household. Special attention is given to increasing access to mainstream supportive services and enhancing case/care management options to ensure effective integration of homeless housing & community-based services and supports. In addition, agencies are encouraged to adopt a housing first model, which would allow more participants to remain in their units and reduce the number exiting a project because of alcohol or drug related noncompliance. The CoC will use HMIS data each quarter to monitor the number of participants who remain in PSH or exit to a PH destination.

AP-70 HOPWA Goals– 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	55
Tenant-based rental assistance	61
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
Total	116

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

Introduction:

The barriers to affordable housing include: Insufficient income to purchase a home or rent a suitable housing unit; Cost of safe, decent housing may not be affordable; Housing that is affordable may require significant rehabilitation; Poor credit, lack of financial literacy; Lack of savings for down payment and closing costs for house purchase; Expensive and complex process faced by affordable housing developers; Discriminatory practices from lenders and providers in the housing market on the basis of race, ethnicity, or familial status; High rates of home purchase loan denials for Black and Hispanic applicants, despite documented instances of Black and Hispanic applicants having similar financial qualifications to non-minority applicants that were approved.

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

Rochester will pursue the following strategies to ameliorate barriers to affordable housing: Job training/employment assistance; financial literacy counseling & training; training in home maintenance & minor home repairs; homeownership counseling & assistance; housing rehabilitation assistance; weatherization/energy conservation assistance to reduce utility costs. In addition, the City will expand the supply of affordable rental & home ownership housing including mixed-income development whenever possible; increase homeownership among low & moderate income prospective home buyers; preserve & improve the existing stock of affordable housing; ensure equal access to housing; assist in designing a more dynamic & strategic outreach campaign to educate city residents, landlords, developers, lenders, insurance providers, & other housing professionals on fair housing rights & obligations & the continued existence of certain forms of discrimination; support enhanced outreach, education, & enforcement related to fair housing requirements, compliance, & best practices to lenders, landlords, property owners, tenants, etc.; work with the County & State to explore the feasibility of raising the shelter allowance rate provided to tenants through the County's Dept. of Social Services; develop a program for rehabilitating homes to bring them up to RHA standards, enabling homes eligibility for rapid rehousing for RHA's Section 8 vouchers; support the efforts of the Rochester Land Bank Corp. to acquire properties that may be developed into affordable units. To implement these objectives, the City will offer first time homebuyer assistance, housing rehabilitation, tenant-landlord counseling, fair housing programs and develop new affordable housing. The City will continue to make capital improvements in low & moderate income areas. The Dept. of Neighborhood & Business Development will continue to monitor the following policies to & practices to identify & remove those that are a barrier to affordable housing:

Discussion:

Cont from AP65: The Monroe County Department of Human Services has a Domestic Violence Liaison. The Center for Youth Services, Hillside Children’s Center, The Salvation Army, and the Monroe County Youth Bureau continues to provide housing and services for unaccompanied homeless youth. CoC will continue to offer a range of outreach, emergency and transitional housing and support services are available through CoC and other funding resources. Outreach and drop-in center activities focus on diverting youth from the homeless system. Youth providers have a common intake form, work together closely, and meet on a monthly basis to ensure that homeless youth have access to safe housing and services. In all cases, before a youth leaves a program, the youth is linked to a family member or other responsible, supportive adult. Youth providers will continue to work with Monroe County Office of Mental Health (OMH) to ensure access to mental health services and ease transition from the youth to the adult mental health system. Youth ages 16-17 and 18-24 will be targeted separately and offered age-appropriate services, while youth as young as 12 will also be served.

Cont from above: Tax policies affecting land & other property; Land use controls; Zoning Ordinance; Building Code; Fees & Charges; Growth Limits; restrictions on the return on residential development. Building & zoning codes will be evaluated to remove barriers to the development of alternative housing types such as micro-units & modular construction. To ensure that rental units remain affordable to residents, Rochester will continue to offer property tax exemptions & payments in lieu of taxes to ensure that rental units remain affordable & to support applications by property owners who are seeking state & federal assistance to improve rental properties.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs for affordable housing in the city of Rochester is the gap in what households can afford to pay for housing and the price of housing. The City has a significant affordable housing stock, yet the income level for individual households such as single parent, elderly, disabled, or others of limited economic means, is insufficient to afford even the lowest of the market rate units. The City will continue to work on economic development to provide better job opportunities and with social service providers to assist such households. In addition, the City will work with for-profit and non-profit developers to create more affordable housing.

Another obstacle to meeting the needs of underserved households is the limited amount of funding received by the City. The City of Rochester will partner with other public agencies and nonprofit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development.

A primary obstacle to meeting underserved economic development needs is the ability of developers to secure the necessary financing to undertake and complete projects. It is typically the role of the public sector to fill the gaps of these financing needs. However, on occasion, these gaps exceed the assistance capabilities of the City. Another obstacle is the ability to secure inexpensive and convenient parking options for Center City businesses and development projects.

Crime has been a major obstacle to the continued revitalization of neighborhood commercial areas. This Annual Action Plan contains funding for projects that provide security cameras and exterior lighting to help address the obstacles.

Actions planned to foster and maintain affordable housing

The Housing Needs Assessment documents a large percentage of households that experience one or more housing problems in 2000, including housing cost burden, overcrowding, and inadequate housing. A significant amount of the City's housing funds are directed toward addressing underserved needs.

Actions planned to reduce lead-based paint hazards

The City will continue to manage its Lead Hazard Control program with the City's CDBG funding and funding received from HUD's Office of Healthy Homes and Lead Hazard Control. As at-risk children primarily reside in rental housing built before 1978, the City will continue to target this housing stock as it carries out its lead hazard control efforts. Rochester's Lead Hazard Control Program will continue to

proactively respond to lead paint hazards in the city. The program includes window, entry doors, porch repair or replacement, paint stabilization, bare soil treatment and general rehabilitation for both landlords and owner-occupants. Eligible property owners may receive assistance of up to \$14,000 for a single-family to correct lead-based paint hazards, with an additional \$6,000 to be made available for each additional unit. Landlords are required to contribute 10% matching funds. Owner-occupants are required to occupy the home for at least five years. Through the Lead Hazard Control Program, property owners receive a combined lead-based paint inspection/risk assessment. The City has partnered with local lead hazard evaluation firms for these services. The assessment identifies lead hazards throughout the unit(s), a report is produced identifying the hazards, and cost estimates are included for remediating the hazards. Based on the completed report, the City develops a scope of work, which is bid out to lead-certified contractors. All assisted units must pass a clearance examination before the unit can be occupied. It is a requirement of the Lead Hazard Control Program that all Landlords attend a one-day lead-safe work practices/property maintenance course. This requirement helps to educate property owners on how to undertake lead work using work safe practices and also helps to ensure long-term lead safety of the assisted unit. In addition, the City will undertake a training program designed to enable local contractors to obtain lead abatement certification thus, allowing them to participate in the program as a lead hazard control contractor. Through the City's affirmative marketing efforts, a focus will be placed on reaching low-income minority families that are least likely to have access to media resources to ensure that they are made aware of the program. Rochester's Lead Based Paint Poisoning Prevention law, which took effect July 1, 2006, requires inspections for lead paint hazards as part of the City's existing housing inspection process. Property owners that are found to have lead hazards will be invited to participate in the program.

The City will continue to integrate a "Healthy Homes" intervention for units served through the lead hazard control program; continue to partner with the Monroe County Department of Public Health to identify and enroll families with lead-poisoned children; and has applied for lead hazard control funding from New York State.

Actions planned to reduce the number of poverty-level families

Rochester will focus on economic development, job creation, youth service and supportive services to reduce the number of families in poverty. Programs to ensuring safe neighborhoods and improve public facilities will help to create economic opportunities for residents.

Consistent with the work groups formed to carry out the Rochester-Monroe County Anti-Poverty Initiative, Rochester's Anti-Poverty Strategy will address: Education and training, particularly for youth; Job retention and creation; Decent, affordable housing; Health and nutrition; Safe neighborhoods; and Improving public policy and the systems dealing with poverty.

Actions planned to develop institutional structure

To enhance the City's housing systems, staff will work with internal departments to streamline and increase efficiencies by reviewing current procedures compared to best practices and implement changes where necessary.

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

Plans to coordinate between public and private housing social services agencies is a high priority. To this end, Housing staff will participate with the County, local and state housing and social service agency networks to ensure housing programs for the homeless and non-homeless populations are well coordinated to help ensure their success.

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	1,089,000
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	30,000
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:	1,119,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

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:

The City's investment of HOME funds is consistent with the forms of assistance included in 24 CFR

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92.205(b). The City leverages its HOME funds with other funding secured by its housing partners to develop affordable homeownership and rental housing. Community Development Housing Development Organizations (CHDOs) and other non-profit housing developers apply for and receive funding from state and local resources to support the City's housing programs, projects and goals.

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:

HOME PROGRAM-HOMEBUYER RESALE AND HOME SUBSIDY RECAPTURE GUIDELINES-The City of Rochester will comply with the following HOME regulations (24 CFR Part 92.254(a)(5) regarding resale and recapture of HOME subsidies. In addition, prescribed language for both resale and recapture provisions is also provided below.

It should be noted that the City of Rochester operations regarding Resale and Recapture are as follows: The chart below delineates the programs for Resale and Recapture and provides the tools to be used including the mechanisms for affordability.

Home Rochester-Write down subsidy for the acquisition/rehabilitation for owner occupants Resale

Community Development Organization (CHDO) Write down subsidy for the acquisition/rehabilitation for owner occupants Resale

New Construction Infrastructure for Habitat for Humanity and other developers of affordable homeowner-housing Resale

Employer Assisted Housing Initiative-Provides a match of up to \$3,000 of down payment and closing cost assistance to employees of participating employers purchasing homes Recapture

Home Purchase Assistance-Provides up to \$3,000 of down payment and closing cost assistance to buyers purchasing homes on the private market Recapture

Homebuyer Assistance-Provides up to \$6,000 of down payment and closing cost assistance to buyers purchasing CHDO/Home Rochester homes Recapture

Resale and Recapture guidelines are attached below.

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

See above

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

At this point there is no plan to use HOME funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds. All of our funds will be used for acquisition, construction, and permanent financing.

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

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

The City, Continuum of Care (CoC) and HSN (a collaboration of more than 60 local homeless services legal, primary care, mental health, substance abuse, re-entry providers and community stakeholders) have met throughout each program year to jointly plan for ESG. In keeping with the City's past practice of providing the Emergency Shelter Grants (ESG) Program Desk Guide March 2001 to all sub-recipients, the City has provided sub-recipients and community providers that coordinate with them the Emergency Solutions Grant Rules and Regulations, and tools available to date including Definition of Homelessness (Criteria for Defining Homeless and Record Keeping Requirements), and Emergency Solutions Grants (ESG) Program Components and Activities. The City provided sub-recipients with information about the new homeless definition and eligibility, documentation and record requirements and HMIS participation. The CoC provides HMIS licenses and training to the City's ESG sub-recipients.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Coordinated Entry is defined by HUD as a consistent and streamlined process for accessing the resources available in the homeless crisis response system...ensuring that those with the highest need, most vulnerable households in the community are prioritized for services and that the housing and supportive services in the system are used as efficiently and effectively as possible.

The intended target population for Coordinated Entry is all households or person(s) who are experiencing homelessness or at-risk of experiencing homelessness in Rochester and Monroe County and seeking assistance from the local crisis response system, which includes prevention

assistance and homeless system services. This includes single adults without children, adults accompanied by children, families, unaccompanied youth, parenting youth, person(s) fleeing domestic violence, and veterans.

The community has agreed upon the use of a common assessment tool, known as the VI-SPDAT, to help identify the immediate needs of the household and begin directing them to the appropriate permanent housing intervention based on those needs. Interventions include Rapid Re-Housing for those who have moderate needs and Permanent Supportive Housing, which will be reserved for those with the highest needs. Households scoring low on the assessment are identified as not needing a housing intervention and are likely able to resolve their homelessness without ongoing assistance. The VI-SPDAT score will be used as one of the determinants in the community-wide prioritization model. While it is important to have an efficient and effective process by which households can access the homeless system, it is equally important for households to be quickly exited into the appropriate permanent housing that will best meet their needs and minimize their likelihood of returning to homelessness.

Prioritization is a critical component of a Coordinated Entry system to appropriately exit households to permanent housing and to ensure those with the greatest needs have timely access to services. CE has developed a prioritization model based on input from community stakeholders to establish a process to effectively identify those with the highest needs and connect them to the appropriate permanent housing more quickly. CE Workgroup meets regularly to determine how households are prioritized and what information will be used to determine the way in which the list is ordered. A by name prioritization list is now in place and all TH, PSH and RRH housing providers are only permitted to accept households that are referred through the Coordinated Entry prioritization process. This process is fairly new, the prioritization list began being used by all providers in December 2017. The work group continues to meet to make sure CE is functioning efficiently and makes revisions to policies and procedures as needed.

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).

Awards for 2017-18 were based upon a 2017 Request for Proposal (RFP) process in which the City published by Legal Notice in The Daily Record; announced availability on its established website for proposals; distributed via networks including those of the CoC, HSN and Housing Choice listserve. Awardees were chosen by a committee of City, County, CoC administrative board, and a formerly homeless community member. Services under this proposal cycle will run through June 30, 2018. The 2018-19 ESG RFP was publicized and distributed following the same procedure.

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.

In compliance with Section 576.405(a) of the Interim Rule, the City has engaged persons who are currently or formerly homeless in their planning process. Four formerly homeless individuals have participated in our planning process and continue to be engaged.

5. Describe performance standards for evaluating ESG.

The City utilizes the Integrated Disbursement and Information System (IDIS) to document program progress and monitor program performance on an ongoing basis. The City requires all ESG sub-recipients to submit data to HMIS as required by HUD. A Consolidated Annual Performance and Evaluation Report (CAPER) is prepared annually by the City. The CoC provides individual CAPER reports for each of the ESG funded projects for the City and County to produce that report. It contains a summary of resources and programmatic accomplishments, the status of actions taken in concert with the CoC to implement the strategies contained in the Consolidated Plan, and evaluation of progress made in addressing identified priority needs and objectives.

Performance Standards are in alignment with the new measures implemented with the HEARTH Act including: reducing the duration of homelessness; reducing recidivism; reducing the number of people who become homeless; increasing employment and income; and stability in permanent housing.

Written Standards for Provision of Assistance

Policies and Procedures for Evaluating Those Eligible for Assistance

Each household receives an initial consultation and eligibility assessment with a case manager or other authorized representative who can determine eligibility and the appropriate type of assistance needed. The household must be either homeless (to receive rapid rehousing assistance) or at risk of losing its housing to receive homelessness prevention assistance and must meet the following circumstances: The household's total income must be at or below 30 percent of Area Median Income (AMI); No appropriate subsequent housing options have been identified; The household lacks the financial resources to obtain immediate housing or remain in its existing housing; and The household lacks support networks needed to obtain immediate housing or remain in its existing housing.

Documentation requirements: Verification/proof of income; SSN for head of household; Verification of address/current living situation; Verification of household size; Some documentation of the problem(s) that led to the need for assistance as determined by the case manager (i.e.; proof of

medical bills, loss of income, etc.)

Standards for the City/County prevention and rapid rehousing program operated by Coordinated Care Services have been developed with those set out in the 2010 "Eligibility Determination and Documentation Guidance- Homeless Prevention and Rapid Rehousing Program.

These include: Eligibility requirements: Initial consultation/assessment and determination of income and housing status; access to alternative housing options; Documentation: written or oral third party verification; applicant self-declaration

Performance Standards for Documentation are as follows:

- Housing status: written verification of sleeping in a shelter, sleeping in a place not meant for human habitation, being a patient in a hospital or other institution, being a participant in a transitional housing program, being a victim of domestic violence
- Homelessness prevention eligibility: written verification of potential loss of housing due to non-payment of rent and/or other lease violations, utility non-payment, non-payment of hotel/motel charges, foreclosure on rental or owner-occupied property, eviction of host family/friends, uninhabitable conditions, or discharge from an institution
- Housing options/resources: written documentation must be provided for other subsequent housing options, financial resources (e.g. wages and salary, self-employment/business, interest/dividend, pension/retirement, unemployment/disability, TANF/public assistance, alimony/child support/foster care, armed forces income) and support networks

Policies and Procedures for Coordination among Providers

Staff meetings are held monthly to discuss program logistics and processes. Periodically, meetings of all participating agencies will be held to ensure effective ongoing management and provide updates on any new program developments, including HUD regulation updates.

Meetings with the City, County, and CoC also occur monthly to provide for oversight as well as updates on project status, outcomes to date, and to allow for discussion and resolution of any project issues.

Additionally, case managers will be meeting clients weekly in community-based organizations (CBO) sites, as well as in shelters. CBO and shelter staff will be routinely engaged in conversations and will be requested to participate in any process to assist the program in meeting the needs of the people and families it served.

Policies and Procedures for Determining and Prioritizing Type of Assistance

Below are detailed the procedures for determining and prioritizing eligible families and individuals by the type of assistance requested.

Prevention High Priority Risk Factors

- Eviction within two weeks
- Sudden and significant loss of income
- Sudden and significant increase in utility costs
- Severe housing cost burden (greater than 50% of income)
- High overcrowding
- Recent traumatic life event (loss of spouse, or recent health crisis)
- Significant medical debt

Rapid Rehousing High Priority Risk Factors:

- Sleeping in an emergency shelter
- Sleeping on the streets, etc.
- Graduating from a transitional shelter
- Victim of domestic violence

Standards for Determining Share of Rent and Utilities Each Participant Must Pay

The ESG Program does not require participants to contribute toward payments provided by the program. Counseling and case management services will focus on maintaining stable housing after program financial assistance ends.

Standards for Determining How Long Rent Assistance/How Amount is Adjusted Over Time

In order to avoid excessive funding of individual households, (thus limiting the number of households that can be served by the program), and in order to respond to the variety of circumstances that may create or threaten homelessness, and in order to emphasize serving those most in need of assistance, it has been determined that this program would benefit most from limiting the services provided to one-time only.

ESG funds for rapid rehousing do not support the long-term maintenance of any person or family. It will be the procedure of the ESG-funded Heading Home Program to provide short-term assistance for these individuals and families to help them obtain/maintain housing until a longer-term or even permanent subsidy becomes available.

Total benefit amounts will be made on a case-by-case basis. However:

- Payments cannot duplicate other subsidy programs
- All other sources of assistance in the community must be exhausted
- Potential DHS recipients will be referred there prior to acceptance in the program

Standards for Determining Type, Amount and Duration of Stabilization and/or Relocation Assistance

The types of assistance provided will be determined on a case-by-case basis by the case manager with consultation with the program manager under the guidance of the director of finance. The types of assistance provided will reflect program dollars available, number of clients served to date, and will recognize the established program end date.

Specific guidance and details are offered below by type of assistance:

- Rental Assistance: amount of rent assistance cannot exceed the actual amount of rent and must comply with the HUD rent reasonableness and affordability standards
- Short term rental assistance: cannot exceed 3 months
- Medium term rental assistance: cannot exceed 18 months and must be reviewed every three months. This option will be used in extraordinary circumstances only.
- Financial Assistance:
- Security Deposits: cannot exceed rent reasonableness standards as established by HUD
- Rental Arrears: cannot exceed rent reasonableness standards.
- Utility Payments: will follow local DHS/HEAP guidelines
- Moving Cost Assistance: is reviewed on a case-by-case basis - A local moving company partnership has been established and estimates are provided prior to move
- Storage Fees: maximum of 3 months

Process for Making Sub-Awards

The City of Rochester receives and utilizes ESG funds to help address the needs of homeless individuals and families and to prevent homelessness. All funds will be used in collaboration with the CoC, Monroe County, HSN priorities, the City's Housing Policy and the 2012 Homelessness Resolution Strategy Report. This report, submitted by Housing Innovations of New York City in conjunction with Dennis Culhane of the University of Pittsburg is a comprehensive report with several key recommendations. The report included an assessment of the Rochester Monroe CoC, and recommendations for the elimination of hotel placements and how to move forward with a coordinated access system. The report also included other relevant suggestions to improve the overall homeless system. The City, County, CoC, and HSN endorsed and support these recommendations.

Based on the input of the CoC and other stakeholders, the City of Rochester Monroe County annually issue a joint RFP for the ESG funding. In the RFP the following services were solicited to receive funding to enact the plan for how the ESG funding will be used: Coordinated Access, Homelessness Prevention/Rapid Rehousing Services, Emergency Shelter, Shelter Diversion, Essential Services and Hospitality Services.

Homeless Participation Requirement

In compliance with Section 576.405(a) of the Interim Rule, the City and Monroe County have engaged persons who are currently or formerly homeless in their planning process. Four formerly homeless individuals have participated in our planning process. A past Co-Chair of the Rochester/Monroe County CoC is a formerly homeless individual.

In addition to serving as CoC Co-Chair, he has been substantially involved in planning for the use of ESG funding. Additionally, there are two other formerly homeless individuals on the CoC Team, as well as another member of the Homeless Services Network, who have also been consulted in the planning process for ESG funding.

Performance Standards

Performance standards for ESG recipients are required by HUD and have been developed in consultation with the CoC. The purpose of performance standards is to provide a measure for the ESG recipient and the CoC to evaluate each ESG service provider's effectiveness. It is anticipated that the City and County's performance standards for ESG activities will continue to evolve over time and will be developed to complement the CoC program performance measures.

1. Specific performance standards that will be applied to the ESG Program are based on the proposed accomplishments of:

- Increasing the range of housing options and related services for program participants
- Increasing knowledge of rights and responsibilities through Tenant Education for 70% of program participants
- Increasing the number of program participants stably housed at 12 months to 75%
- Reducing participant transiency by providing opportunities for safe and affordable housing
- Reducing the number of participants who have received rapid re-housing services from entering or re-entering local shelter programs to 20% or less
- Preventing rapid re-housing participants from re-entering shelters

The City and CoC will continue to distribute and provide technical assistance for the tools as they are available, and to incorporate the community's development of Single Point of Access (SPOA) that is underway.

Resale/Recapture Updated Policies

HOME PROGRAM AFFIRMATIVE MARKETING REQUIREMENTS

AND PROCEDURES FOR MULTIPLE FAMILY HOUSING

The City of Rochester will require that owners of all HOME-assisted housing containing five (5) or more units shall affirmatively market said units to attract eligible persons from all racial, ethnic, and gender groups in the housing market area. The City will annually assess the affirmative marketing program to determine the success of the affirmative marketing activities and the need for any necessary corrective measures.

The owner will make good faith efforts to affirmatively market the units in accordance with the following procedures:

Fair Housing Information

1. The owner and the City shall agree upon an initial affirmative marketing strategy.
2. The owner shall prominently display a federal Fair Housing poster in his/her rental office.
3. The owner shall direct all Fair Housing questions from applicants to the City. Marketing Strategy

1. The owner and the City shall agree upon an initial affirmative marketing strategy.
2. The strategy shall establish occupancy goals for the units based upon the demographic characteristics of the market area.

3. The strategy shall describe the specific marketing and outreach activities to be employed by the owners.
4. The marketing strategy may be amended, upon the written approval of the City, to reflect changed market conditions.

Marketing Contacts

1. The owner may utilize printed and/or electronic (radio and television) news media to advertise the availability of the units.
2. The owner may utilize local newspapers of general circulation, local magazines, newsletters or neighborhood organizations and housing advocacy organizations, or other approved publications which are known to circulate among low income populations for the placement of written advertisements.
3. The owner shall contact and provide information to any groups or individuals known or believed to be interested in the availability of the affordable rental units.

Targeted Outreach

1. The owner shall undertake specific efforts to inform and solicit rental applications from persons in the housing market area who are not likely to apply for the housing without specified outreach. These efforts may be directed toward non-English speaking populations, the developmentally or physically disabled, or other low income populations unlikely to become informed about the availability of the units through the efforts required in paragraph C above.
2. Specialized outreach efforts may be undertaken through direct contact or contacts with organizations known to represent the interests of the population of special concern, e.g. community or advocacy organizations, places of worship, employment centers, fair housing groups, housing counseling agencies, neighborhood health centers, and government agencies delivering services to the populations of special concerns.

Resale/Recapture Updated Continued

Recordkeeping

1. The owner shall maintain a copy of the approved marketing strategy.
2. The owner shall maintain records documenting specific efforts taken in accordance with paragraphs A, B, C, and D.
3. The owner shall annually report to the City on activities and results of this affirmative marketing effort and shall make all affirmative marketing records available to the City at its request.

4. Affirmative marketing files shall include copies of advertisements; the racial, ethnic, and gender characteristics of potential tenants (applicants) who respond to the ad; and the characteristics of the tenants who actually rented the units.

Annual Assessment

1. The City will independently evaluate and assess the adequacy of the owner's affirmative marketing efforts on an annual basis.
2. The annual assessment will be based upon a number of factors, including but not limited to: consistency with the approved marketing strategy; the owner's success in meeting occupancy goals; the cumulative number of vacancy days; the number of rental applications generated from targeted groups; and the extent to which handicap-accessible units, if any, are occupied by the people for whom they were designed to serve.
3. When it can be determined that affirmative marketing efforts have been limited or unsuccessful, the City will require changes to improve their effectiveness.

In furtherance of the City's commitment to non-discrimination and equal opportunity in housing, it is the City's affirmative marketing goal to assure that individuals who normally might not apply for vacant rental units because of their race, color, ethnicity, religion, sex, handicap, or familial status be made aware of vacancies in housing units funded through the HOME program; feel welcome to apply; and have the opportunity to rent the units.

This policy will be carried out through the affirmative marketing procedures set forth in Section I above and through the following direct actions:

The City will inform the public about: its affirmative marketing policy under the HOME program; the Fair Housing Act; Title VI of the Civil Rights Act of 1964; Executive Order 11063, as amended; and Section 504 of the Rehabilitation Act of 1973.

1. The City will carry out "A" above by: the placement of public notices in local newspapers of general circulation; the placement of public service announcements through electronic media; the distribution of printed materials; and through community contacts.

Resale/Recapture Contined

HOME PROGRAM-HOMEBUYER RESALE AND HOME SUBSIDY RECAPTURE GUIDELINES: The City of Rochester will comply with the following HOME regulations (24 CFR Part 92.254(a)(5) regarding resale and recapture of HOME subsidies. In addition, prescribed language for both resale and recapture provisions is also provided below. It should be noted that the City of Rochester operations regarding Resale and Recapture are as follows: The chart below delineates the programs for Resale and Recapture and provides the tools to be used including the mechanisms for affordability.

Resale/Recapture Updated Cont

Home Rochester-Write down subsidy for the acquisition/rehabilitation for owner occupants-Resale

Community Development Organization (CHDO)-Write down subsidy for the acquisition/rehabilitation for owner occupants-Resale

New Construction-Infrastructure for Habitat for Humanity and other developers of affordable homeowner housing-Recapture

Employer Assisted Housing Initiative-Provides a match of up to \$3000 of down payment and closing cost assistance to employees of participating employers purchasing homes-Recapture

Home Purchase Assistance-Provides of to \$3,000 of down payment and closing cost assistance to buyers purchasing homes on the private market-Recapture

Homebuyer Assistance-Provides up to \$6,000 of down payment and closing cost assistance to buyers purchasing CHDO/Home Rochester homes.-Recapture

Resale/Recapture Upd Cont

Resale: The City shall use the Resale option for the Home Rochester and Affordable New Construction (Homeownership) programs. The City shall not use a presumption of affordability but instead use an enforcement mechanism to meet the resale requirement. The following deed restrictive covenant below shall be used. Also, see attached copy of deed restriction that is recorded.

Restrictive Covenant-Title to this property (the "Property") is conveyed subject to the following restrictions: The Grantee has acquired this property with the assistance of funds from the City of Rochester provided under 24 CFR Part 92, the HOME Investment Partnership Program (the "Regulations"). As a condition of the subsidy, the Grantee agrees: The Property must be the Grantee's principal residence for ten (10) or fifteen (15) years dependent on HOME investment from the date of this deed; If the above ten (10) or fifteen (15) year period has not expired and the Grantee sells the Property, the Grantee agrees to sell the Property to a low-income family as defined in the Regulations that will use the Property as its principal residence for the duration of the ten (10) or fifteen (15) year period. Documentation must be provided to the City of Rochester verifying the prospective buyer's income eligibility. The price at resale must: (1) ensure that the Property will remain affordable (as defined in the Regulations) to a reasonable range of low-income homebuyers, and (2) provide the Grantee a fair return on investment (including the Grantee's investment and any capital improvement). Notwithstanding the aforementioned provisions, the affordability restrictions and residency requirement shall terminate upon occurrence of any of the following termination events: Foreclosure; Transfer in lieu of foreclosure; or Assignment of an FHA insured mortgage to

HUD. However, the affordability restriction and residency requirement shall be revived according to their original terms if, during the original residency period of ten years, the Grantee before the termination event, or any other entity that includes the Grantee or those with whom the Grantee has or had family or business ties, obtains an ownership in the project or property. In the event that the HOME-assisted Grantee wishes to sell the assisted home, the City of Rochester shall be afforded the right of first refusal to purchase the subject property.

R/R Updated Continued

Fair Rate of Return: The rate of return will be based upon the percentage change in the Consumer Price Index over the period of ownership plus the owner's downpayment and any capital improvements. Capital improvements would include window replacement, major system replacement such as roofs, plumbing, updated electrical, bathrooms and kitchens, additions and porches and central air conditioning. If the property depreciates in value there may not be a return on investment. **Reasonable Range of Low-come Buyers:** The City will continue make the home affordable to buyers within 48 to 80% of buyers the Area Median Income (AMI). **Affordability:** During the affordability the City would help market the home through the affordable housing network which includes pre purchase counseling agencies, housing maintenance organizations and local associations dedicated to promoting affordable housing. The City will also make available down payment and closing cost assistance to new, eligible, homebuyers of HOME assisted house to assist with affordability. **Recapture :** The City uses the Recapture option for all of its downpayment and closing cost assistance programs; Employer Assisted Housing Initiative, Home Purchase Assistance Program and the Homebuyer Assistance Program. The homeowner shall be required to repay a portion of the HOME funds used to assist the homeowner with the original purchase of the home on a pro-rated basis in accordance with the following schedule, per the Note and Mortgage securing the HOME subsidy:

Time Elapsed-Repymt % 5 Yr 1st month through 24th month 100%; 25th month - 36th month 75 %; 37th month - 48th month 50%; 49th month -60th month 25%; 61st month- 0%

Repayment terms are subject to the terms of 24 CFR Part 92, specifically if the recapture requirement is triggered by a sale (voluntary or involuntary) of the Property, and there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the City of Rochester may recapture an amount less than or equal to the net proceeds. The net proceeds are defined as the sales price minus loan repayment (other than HOME funds) and any closing costs.

Discussion

HOPWA Program Specific Requirements

The only qualified agencies in the Greater Rochester area to serve persons with AIDS with housing services are Catholic Charities Community Services and Trillium Health. Funds are divided between

these organizations in a 60/40 split. Organizations that are grass roots, faith based, and community based are able to and do refer clients to these two project sponsors.

Attachments

Citizen Participation Comments

Comments Received at Public Meeting Held 3/14/18

Demolition/Rehabilitation:

They supported:

- Timely demolition activity where necessary
- Owner occupied rehab grant assistance and EARP
- Continued Lead poisoning reduction
- Green building strategies to reduce our carbon footprint
- They were interested in incentivizing property owners to make their properties whether owner occupied or rental more energy efficient, beyond the minimal code standards
- They were interested in broadening the Land Bank partnerships to include the Community Land Trust
- They were interested in maintaining affordable housing to prevent gentrification

Planning-Visitor from the Rochester Safe and Efficient Homes Initiative (RSEHI) discussed the program's collective impact success. She shared some stories of individuals who've benefitted from the work of RSEHI and we brainstormed some ideas for partnering with her on the Comprehensive Plan. She also suggested the creation of a Rochester community carbon offset program that would allow individuals, businesses, and other organizations to contribute to a pool of funds that would finance energy efficiency improvements (and/or healthy housing improvements) in low-income city neighborhoods.

Housing Division Session - Community Input

What is the City doing well regarding Housing?

The City has a multifaceted approach to deal with Housing issues.

Challenge: Diminishing resources

Opportunity: Pending Housing Court legislation at the NYS level – "right to access" for Counsel in NYC – why not in Rochester?

The City's funds leverage other funding sources to get more done, and the City has good communications with NYS

The City is not "fickle"; there are no surprises about funding/priority shift.

The City continues to improve its community engagement processes: gathering input.

The City has a strong ability to get single family homes into program pipelines.

Opportunity: Explore how to use the Landbank to be able get, and address, more types of properties

What does the City need to improve?

Decrease in funding, particularly foreclosure prevention which faces a 12% decrease in NYS funding.

Challenge: High costs of unseen/subsurface work, including sewer problems due to tree roots may cause owners of lower valued homes to abandon them, as it is "not worth it"

Opportunity: Rehab programs that target specific repair needs (CDBG).

Challenge: Fewer tax liens going to ATF but still an issue.

Opportunity: How to keep older folks in homes as tax amounts owed build up.

Positive: "DPAL"? is very helpful. Key partners facilitate this process and keep program parts running smoothly for all stakeholders.

Waitlists are huge; supply of landlords and units is very low.

Opportunity: This year we will have better accuracy in tracking supply and demand #s.

*Ensure safe & adequate units.

Challenge: Youth are vulnerable, based on location.

Challenge: Developers face increasing requirements from NYS (HUD) on environmental issues.

Opportunity: Start working together earlier to explore potential environmental issues.

Opportunity: Demolition process may be able to identify and address urban fill concerns earlier, which would result in lots suitable for future development.

Challenge/Opportunity: New urban fill requirements.

Opportunity: Are there new funding grants available to assist with cost to remediate?

Challenge: Zombie Properties – many properties become "stalled" at the bank.

Opportunity: Pursue specific lenders to take responsibility for the properties where they have delinquent loans.

Facilitate new and preservation of existing affordable housing.

Examples: Lake Ravine, Norton Village, Plymouth Gardens

Opportunity: Sustainability – help lower housing costs by adding efficiencies – heat pumps, new insulation.

Challenge – The City of Rochester's AMI is lower than the MSA's AMI, so housing units identified for households that fall within the 50% or 60% MSA AMI threshold is still not affordable to a City of Rochester resident.

*Where are we at now compared to where we want to be? We may be further along than we realize.

Incorporating Enterprise Green Communities Standards into new developments.

Passive Energy House – Opportunity

Increased desirability for these aspects.

Opportunity/Challenge: Improve existing housing stock – not always trying to build new

Tenants jump from house to house.

Supplement with new

Challenge: Student housing is not available over breaks, and run by private organizations

Opportunity: Similar model, but more permanent, to reward/support education