



City of Rochester, NY

**2021 - 2022
ANNUAL
ACTION PLAN**

Lovely A. Warren, Mayor
City of Rochester



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Rochester
2021

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City of Rochester, NY
Lovely A. Warren, Mayor
Rochester City Council

Accepted Amendments to the 2021-2022 Annual Action Plan

The following amendments were approved by Rochester City Council on the dates noted below.

Per the City's Citizen Participation Plan, “substantial amendments” were subject to a 30-day public display and comment period, concluding with a public hearing overseen by City Council in advance of final approval. A summary of the public process and comments received is appended at the end of this document.

An amendment to the approved Action Plan is considered substantial under the following circumstances:

- When the description or activities of a project are significantly changed, or when a project is added or deleted.
- When a 25 percent change in federal funding occurs for any project.

All other changes that do not meet the criteria for substantial amendments will be considered minor amendments by determination of the City of Rochester Law Department and will not be subject to public comments. These changes will be fully documented by the CDBG Coordinator in the Department of Neighborhood and Business Development. Minor amendments are subject to City Council approval but do not require the 30-day public display and comment period.

AMENDMENT DATE	AMENDMENT DESCRIPTION
April 13, 2022	<p><u>Part 1:</u> Transfer \$100,000 from Project 1: Business Development Financial Assistance Program (Targeted Commercial Exterior Program) to Project 2: Neighborhood Commercial Assistance Program. New totals \$375,000 and \$175,000, respectively.</p> <p><u>Part 2:</u> Amend Project 2: Neighborhood Commercial Assistance Program by renaming the Small Business Matching Grant Program component as the Small Business Grant Program and by eliminating the matching requirement for businesses located within eligible low-to-moderate income areas.</p>
May 11, 2022	Serves to add the HOME-ARP funding award in the amount of \$8,982,027 as well as the projects the monies will fund: Project 32: HOME-ARP Supportive Services, Project 33: HOME-ARP Affordable Rental Housing, Project 34: HOME-ARP Non-Congregate Shelter, Project 35: HOME-ARP Tenant Based Rental Assistance, Project 36: HOME-ARP Operating Assistance and Capacity Building, Project 36: HOME-ARP Administration and Planning
February 22, 2023	Serves as a technical amendment to reallocate \$184 from Project 3: Street Liaison to Project 6: Tenant/Landlord Services. New project totals are \$89,186 and \$30,184, respectively.
May 24, 2023	Serves as a technical amendment to Project 12: Neighborhood Planning - Lyell Ave. Funding was originally allocated to facilitate the development

	<p>of a strategic neighborhood plan. Subsequently, funds from a philanthropic source were used to develop said plan. This amendment is to authorize allocation of the funding to implement some of the recommendations of the strategic neighborhood plan.</p>
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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 2020-21 through 2024-25. This is the 2021-22 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, 2021 through June 30, 2022.

The Annual Action Plan serves as:

- 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 the community's needs as follows:

- Providing 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.
- Providing 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.
- Expanding 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.

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 conducted during the 2020-24 Consolidated Plan development process identified the need for:

- Safe, decent housing that is affordable to low income households;
- Housing rehabilitation programs;
- code enforcement and demolition of blighted structures that pose a health and safety threat to the community;
- Economic development to increase household incomes throughout the City;
- Workforce development and job training;
- safe neighborhoods;
- Youth programming, services and training;
- Housing and services for persons experiencing homelessness or who are at risk of becoming homeless;
- Housing and services for persons with non-homeless special needs;
- Public infrastructure improvements;
- Public facility improvements;
- Health, mental health and other public services; and
- Transportation.

The projects included in the 2021-22 Annual Action Plan each address one or more of these community needs.

3. Evaluation of past performance

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

The City prepares a Consolidated Annual Performance Evaluation Report (CAPER) each year. For the 2019-20 program year, the following are some of the CDBG funded accomplishments: Persons assisted via Public Facility or Infrastructure Activities: 5,775; Persons assisted via Public Service Activities not housing related: 40,855; Housing Services activities assisted 162 persons other than housing benefit and 709 households housing benefit. 108 housing units were rehabilitated, and 83 buildings were demolished.

27 rental units were rehabilitated utilizing HOME funding. 32 homeowner housing units were added.

4,843 persons were served utilizing ESG funding. 136 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 2020-24 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 Housing Division regularly consults with program partners, sub-recipients, housing providers, and prospective partners to inform the Housing strategy and programs.

The 2021-22 Annual Action Plan Citizen Participation included two virtual public meetings held on March 4, 2021 and May 27, 2021. Notifications of the public meetings were made to the public via: public notices, advertising on the City's website, and through emails to a curated listserv of residents who have expressed interest in staying informed of the City's HUD grant activities and strategy. A public hearing of the Rochester City Council was held on June 10, 2021. Notes with public comments from these meetings is attached.

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 2020-24 Consolidated Plan public engagement, the needs mentioned most were:

- Safe, decent affordable housing;
- Economic development to increase the number of jobs that pay a living wage;
- Public facilities;
- Public infrastructure;
- Public safety;
- Health and mental health services;
- Homeless services;
- Youth programming and training initiatives;
- Other public services;
- Transportation;
- Poverty reduction.

For the 2021-22 Annual Action Plan, the needs mentioned most were:

- Safe, decent, affordable housing;
- Home ownership;
- Housing rehabilitation, including universal design requirements for property rehabilitation;
- Street liaison program expansion;
- Other public services, including broadband access; and
- Reporting by census tract on past projects and programs funded by HUD

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

All comments received were accepted.

7. Summary

In summary, the five-year 2020-2024 Consolidated Plan and the second year Annual Action Plan for 2021 have been developed with community input and support the implementation of Rochester 2034. It is expected that the City will continue to fulfill the intent of the CDBG, HOME, ESG, and HOPWA programs by facilitating the: affordability of safe, decent housing; availability, accessibility, and sustainability of suitable living environments; accessibility of economic opportunities; provision of housing and services for those experiencing homelessness; and meeting the housing and services needs of persons with HIV/AIDS and their families.

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.

Table 1 – Responsible Agencies

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

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

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(l))

Rochester staff meets regularly with representatives of the Rochester Housing Authority to coordinate in planning housing projects and providing employment training to public housing residents. Rochester staff are engaged with the Continuum of Care; the City collaborated with Monroe County on homelessness initiatives. Through the Enterprise Anti-displacement Learning Network, City staff regularly meet and plan activities to address housing displacement with Catholic Charities, Anthony Jordan Health Center, and the Rochester City-wide Tenant Union.

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.

Rochester participates in the Rochester/ Monroe County Continuum of Care (CoC), a multi-jurisdictional, community-wide group which oversees the local system to determine if the needs of the homeless are being met. The CoC continues to stress the need for permanent housing while maintaining existing successful emergency shelters through permanent supportive housing and supportive services.

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.

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	Agency/Group/Organization	Catholic Family Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	This agency participated with other stakeholders in several virtual planning meetings.
2	Agency/Group/Organization	Reach Advocacy
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated with other stakeholders in several virtual planning meetings.
3	Agency/Group/Organization	CAMERON COMMUNITY MINISTRIES
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in stakeholder workshops.

4	Agency/Group/Organization	PROVIDENCE HOUSING DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in stakeholder workshops.
5	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?	This agency participated in stakeholder workshops.
6	Agency/Group/Organization	COORDINATED CARE SERVICES, INC.
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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?	This agency participated with other stakeholders in several virtual planning meetings.

7	Agency/Group/Organization	EMPIRE JUSTICE CENTER
	Agency/Group/Organization Type	Legal Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in virtual meetings to plan for and address foreclosure and eviction concerns.
8	Agency/Group/Organization	SOUTH WEDGE PLANNING COMMITTEE
	Agency/Group/Organization Type	Planning organization
	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?	This agency participated in stakeholder workshops.
9	Agency/Group/Organization	PathStone Corp
	Agency/Group/Organization Type	Housing Services - Housing Services-Health Services-Education Community Development Financial Institution
	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?	This agency participated in virtual stakeholder workshops and planning meetings to address and combat foreclosure, homelessness, and eviction concerns.

10	Agency/Group/Organization	Youth Voice One Vision
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special 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?	This agency participated in stakeholder workshops.
11	Agency/Group/Organization	Ibero American Development Corp.
	Agency/Group/Organization Type	Housing
	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?	This agency participated in stakeholder workshops.
12	Agency/Group/Organization	Excellus
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in stakeholder workshops.
13	Agency/Group/Organization	Samaritan Center of Excellence, Inc.
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in stakeholder workshops.
14	Agency/Group/Organization	THE CENTER FOR YOUTH
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	This agency participated with other stakeholders in several virtual planning meetings
15	Agency/Group/Organization	House of Mercy
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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?	This agency participated with other stakeholders in several virtual planning meetings.
16	Agency/Group/Organization	Finger Lakes Performing Provider System
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in stakeholder workshops.
17	Agency/Group/Organization	East House
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in stakeholder workshops.
18	Agency/Group/Organization	2-1-1 Lifeline
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special 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?	This agency participated in virtual stakeholder workshops, planning meetings, and debrief meetings to address and combat homelessness, eviction, access to rental relief funds, and other areas.
19	Agency/Group/Organization	RECOVERY HOUSES OF ROCHESTER
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated with other stakeholders in several virtual planning meetings.
20	Agency/Group/Organization	Person Centered Housing Options, Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated with other stakeholders in several virtual planning meetings.

21	Agency/Group/Organization	HUTHER DOYLE MEMORIAL INSTITUTE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Services - Victims Health Agency Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special 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?	This agency participated with other stakeholders in several virtual planning meetings.

22	Agency/Group/Organization	Monroe County Department of Human Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Services - Victims Health Agency Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special 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?	This agency participated with other stakeholders in several virtual planning meetings.
23	Agency/Group/Organization	Monroe Housing Collaborative
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated with other stakeholders in several virtual planning meetings.
24	Agency/Group/Organization	Mark IV Enterprises
	Agency/Group/Organization Type	Housing
	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?	This agency participated in stakeholder workshops.
25	Agency/Group/Organization	LEGAL ASSISTANCE OF WESTERN NEW YORK
	Agency/Group/Organization Type	Service-Fair Housing Legal Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in virtual stakeholder workshops and planning meetings to address and combat homelessness, eviction, rental relief access concerns, and other displacement issues.
26	Agency/Group/Organization	LEGAL AID SOCIETY OF ROCHESTER, NEW YORK INC
	Agency/Group/Organization Type	Service-Fair Housing Legal Services

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in stakeholder workshops.
27	Agency/Group/Organization	PLEX
	Agency/Group/Organization Type	Neighborhood Organization Neighborhood 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?	This agency participated in stakeholder workshops.
28	Agency/Group/Organization	Rochester's Cornerstone Group
	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?	This agency participated in stakeholder workshops.
29	Agency/Group/Organization	Rochester Housing Authority
	Agency/Group/Organization Type	PHA
	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?	This agency participated in stakeholder workshops as well as in teleconference meetings.
30	Agency/Group/Organization	Partners Ending Homelessness
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs 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?	This agency participated with other stakeholders in several virtual planning meetings, and partnered with City/County on ESG program strategy and awards.

31	Agency/Group/Organization	City of Rochester
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis 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?	This agency participated in stakeholder workshops.
32	Agency/Group/Organization	CATHOLIC CHARITIES COMMUNITY SERVICES
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Families of Persons with HIV/AIDS
	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?	This agency was in regular contact via phone discussing plans
33	Agency/Group/Organization	Trillium Health
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	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?	This agency was in regular contact via phone discussing plans
34	Agency/Group/Organization	Volunteer Legal Services
	Agency/Group/Organization Type	Services-Elderly Persons Legal assistance for Elderly
	What section of the Plan was addressed by Consultation?	Assisting with preparation of legal documents (wills, POA etc)
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was in regular contact via phone discussing plans
35	Agency/Group/Organization	LIFESPAN OF GREATER ROCHESTER, INC.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Aging in Place
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in stakeholder workshops as well as frequent phone contact.

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

No agencies or organizations were deliberately excluded from the consultation process.

Table 3 – Other local / regional / federal planning efforts consulted

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Partners Ending Homelessness	The goals of the Strategic Plan are in alignment with the goals of the CoC in ending homelessness and the Strategic Plan was developed after consultation with the CoC
Rochester 2034	City of Rochester	The City undertook extensive public outreach in the writing of the Comprehensive Plan. The Con Plan and Annual Plan are implantation tools of Rochester 2034. The strategic plan of the Con Plan and Rochester 2034 are in alignment.
2018 Citywide Housing Market Study	City of Rochester	The Strategic Plan priorities and goals are in alignment with the findings of the housing study.

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The City participated in a variety of virtual meetings throughout the year with numerous community groups and not-for-profits. These are included in the consultation section. In addition, the City held virtual public meeting on March 4, 2021 and on May 27, 2021. Members of the public were encouraged to submit comments in two separate online forms. From March 4 through May 6, the public was invited to submit their input on how the City should allocate and prioritize HUD funding for the 2021 program year. From May 7 through June 9, the public was invited to provide feedback on the published draft 2021 Annual Action Plan document and the spending plan within it. online public input form has been available for the public to submit comments, input, and feedback on how the City should allocate HUD funding. A public hearing on the plan was then held on June 10th.

Table 4. 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	See attachments – Public Input Meeting notes	See attachments – Public Input Meeting	All comments received	https://www.cityofrochester.gov/conplan/ https://www.youtube.com/watch?v=mlCAXo8auHM&ab_channel=CityofRochester https://www.youtube.com/watch?v=wFz6rkRpQdk&ab_channel=CityofRochester
2	Internet Outreach	Non-targeted, broad community	See attachment – Online Public Input Form Responses	See attachment – Online Public Input Form Responses	All comments received	https://forms.office.com/Pages/ResponsePage.aspx?id=LtonvrSU2kGUffYC1g6AfCE3O1n4coRMr7Q14CmmoqpUMlhHT0pYU1M0RIBFNUQ5MUpCQVI2R0IFMi4u

Expected Resources

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

This section describes the federal resources that the City expects to utilize in furthering the goals set forth in this Consolidated Plan.

Table 5. Expected Resources- Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	8,384,622	500,000	0	8,884,622	25,153,866	The expected amount available for the remainder of the Consolidated Plan is three times the FY2021 annual allocation. Program Income is unknown.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,478,281	50,000	0	2,528,281	7,434,843	The expected amount available for the remainder of the Consolidated Plan is three times the FY2021 annual allocation. Program Income is unknown.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,002,981	0	0	1,002,981	3,008,943	The expected amount available for the remainder of the Consolidated Plan is three times the FY2021 annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	707,618	0	0	707,618	2,122,854	The expected amount available for the remainder of the Consolidated Plan is three times the FY2021 annual allocation.

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

The City does not require all sub-recipients to match allocations to sub-recipients. However, sub-recipients typically have additional funding sources and fund-raising activities that allows their agencies and organizations to effectively leverage federal funds awarded. 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.

In addition, the City will use CDF dollars in support of the goals of the Consolidated Plan as follows:

- Business Development Programs: \$400,000

- Housing Programs: \$300,000

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

The City has a robust program to monitor the status and physical condition of vacant structures located throughout the City. If a structure is vacant, it could either be acquired by the City, demolished, and the land used to meet the needs identified in the plan. Or, the City partners with the Rochester Land Bank and the Greater Rochester Housing Partnership's (GRHP's) Home Rochester program, or other development partners, to rehabilitate formerly vacant structures and make them available for affordable homeownership and rental opportunities.

The City also has a robust program for monitoring, maintaining, and strategically disposing of City-owned vacant land, which is often RFPed to identify development partners for strategic scattered site as well as larger scale affordable and mixed income housing and mixed-use development.

This program is in alignment with the goals and needs identified in the 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

Table 6. Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase supply of affordable housing	2020	2024	Affordable Housing	City-wide	Increase Supply and Access To and Quality of Affordable Housing	CDBG: \$186,000 HOME: \$1,980,452	Rental units constructed: 17 Household Housing Unit Homeowner Housing Added: 3 Homeowner Housing Rehabilitated: 4
2	Improve quality of housing stock	2020	2024	Affordable Housing	City-wide	Increase Supply and Access To and Quality of Affordable Housing	CDBG: \$675,522	Homeowner Housing Rehabilitated: 72 Housing Units
3	Increase access to homeownership	2020	2024	Affordable Housing	City-wide	Increase Supply and Access To and Quality of Affordable Housing	HOME: \$300,000	Direct Financial Assistance to Homebuyers: 90 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide Homelessness prevention and homeless housing	2020	2024	Homeless	City-wide	Provide Housing and Services to Homeless and At-Risk	ESG: \$707,618	Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted Homeless Person Overnight Shelter: 945 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 54 Beds Other: 45 Other
5	Housing and services for persons with HIV/AIDS and	2020	2024	Non-Homeless Special Needs	City-wide	Provide Housing and Services for Persons with Spec	HOPWA: \$972,892	Housing for People with HIV/AIDS added: 189 Household Housing Unit
6	Improve Public Infrastructure	2020	2024	Non-Housing Community Development	City-wide	Improve Public Infrastructure and Facilities	CDBG: \$400,000	Other: 0 Other
7	Improve Public Facilities	2020	2024	Non-Housing Community Development	City-wide	Improve Public Infrastructure and Facilities	CDBG: \$1,000,400	Other: 0 Other
8	Provide public services	2020	2024	Non-Housing Community Development	City-wide	Provide Public Services	CDBG: \$1,028,100	Public service activities other than Low/Moderate Income Housing Benefit: 28,370 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 164 Households Assisted
9	Demolish dilapidated structures	2020	2024	Non-Housing Community Development	City-wide	Eliminate Slum/Blighting Influences	CDBG: \$1,800,000	Buildings Demolished: 100 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Provide economic and workforce development	2020	2024	Non-Housing Community Development	CDBG Eligible	Economic and Workforce Development	CDBG: \$475,000	Jobs created/retained: 100 Jobs Businesses assisted: 24
11	Revitalize business/commercial areas	2020	2024	Non-Housing Community Development	City-wide	Economic and Workforce Development	CDBG: \$75,000	Businesses assisted: 9
12	Provide City planning	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG Eligible	Planning	CDBG: \$329,000	Other: 0 Other
13	Program administration	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG Eligible		CDBG: \$865,500 HOPWA: \$30,089 HOME: \$247,828	Other: 3 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Program delivery	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG Eligible	Program Delivery	CDBG: \$2,050,100	Other: 1 Other

Goal Descriptions

1	Goal Name	Increase supply of affordable housing
	Goal Description	The City may utilize HOME and CDBG dollars to increase supply of and access to affordable rental units and affordable homeownership opportunities in the City.
2	Goal Name	Improve quality of housing stock
	Goal Description	Funding can also provide for making improvements to the quality and safety of units to ensure the health of occupants.
3	Goal Name	Increase access to homeownership
	Goal Description	The City may utilize HOME and CDBG dollars to increase access to homeownership opportunities in the City.
4	Goal Name	Provide Homelessness prevention and homeless housing
	Goal Description	City of Rochester uses ESG funds to address a number of homeless issues including emergency shelter operations, transitional housing, Rapid Rehousing, and permanent supportive housing; shelter and assistance for victims of domestic violence, unaccompanied youth, persons with health and mental health conditions who are homeless, veterans, families and individuals; homelessness prevention; and rental and financial assistance for households that are literally homeless.

5	Goal Name	Housing and services for persons with HIV/AIDS and
	Goal Description	HOPWA dollars may be used for affordable housing, medical and other essential supportive services, and accessibility modifications for persons with HIV/AIDS and their families.
6	Goal Name	Improve Public Infrastructure
	Goal Description	Public infrastructure and facilities in various income-eligible areas of the City are inadequate for current demands. Priority projects in the infrastructure category include the reconstruction or rehabilitation of streets (including installation of bicycle, multimodal elements, and streetscaping amenities, as recommended) and the installation/reconstruction of sidewalks to be brought into compliance with ADA standards to create “complete streets”; the reconstruction or installation of trail, pathways, and pedestrian gateways to parks, playgrounds, recreation centers, or other open spaces; water and sewer improvements and/or storm water management improvements; and broadband improvements to bridge the digital divide. Infrastructure improvement projects will contribute to the safety and quality of life of neighborhoods and municipalities throughout the City and will benefit LMI persons. Commercial corridor improvement projects are also public improvements that would also be a priority in this category.
7	Goal Name	Improve Public Facilities
	Goal Description	Public facilities in various income-eligible areas of the City are inadequate for current demands. Priority projects in the public facilities category includes design and construction of recreation center facilities, as well as play apparatus, spray parks, and recreation or athletic amenities in parks and playgrounds, including the installation of updated equipment and safety surfaces, where needed, to achieve compliance with current Consumer Product Safety Commission and ADA guidelines. Additional projects that would improve access to broadband service and close the digital divide are also a priority. Facility improvement projects will contribute to the safety and quality of life of neighborhoods and municipalities throughout the City and will benefit LMI persons.
8	Goal Name	Provide public services
	Goal Description	Providing public services is a high priority for the City. Dollars may be used for a wide array of activities that support community development, business development, fair housing, legal services, housing services, healthy housing, neighborhood development, senior services, youth development, parks and recreation, arts and culture, public safety, community health, health services, financial empowerment, family self-sufficiency, education, childcare, transportation, food access, or other community supportive services.

9	Goal Name	Demolish dilapidated structures
	Goal Description	To provide safe, livable communities for its residents, the City may use federal funds to acquire, demolish, and dispose of blighted properties that present safety hazards in various communities throughout the City.
10	Goal Name	Provide economic and workforce development
	Goal Description	The City may use federal dollars for activities that promote employment, self-sufficiency, education, job training, technical assistance, business attraction and retention, façade grants, commercial corridor development/revitalization, and economic empowerment of low- and moderate-income persons.
11	Goal Name	Revitalize business/commercial areas
	Goal Description	The City may use federal dollars for activities that support the revitalization of business and commercial areas. Potential programs may provide loans, grants, grant-to-loans/loans-to-grants and interest rate subsidies to community organizations, city businesses, or businesses which are relocating to the City which are expanding and creating jobs within identified commercial corridor areas.
12	Goal Name	Provide City planning
	Goal Description	The City will provide comprehensive and strategic planning, including community engagement, to guide the implementation of federal, state and local programs and policy.
13	Goal Name	Program administration
	Goal Description	Effective administration of CDBG, HOME, ESG and HOPWA programs.
14	Goal Name	Program delivery
	Goal Description	Program delivery covers the development of overall economic and community 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. It also includes staff costs for the planning, coordinating, and monitoring of HUD-funded housing initiatives.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects included in the 2021-22 Annual Action Plan are listed below. Funds will be used for a variety of activities that work towards promoting economic stability, improving the housing stock, providing for community needs, and other activities such as program delivery, as well as planning and administration of funds.

Table 4 - Project Information

#	Project Name
1	Business Development Financial Assistance Program
2	Neighborhood Commercial Assistance Program
3	Street Liaison
4	Home Rochester Program Management
5	Legal Services for Seniors
6	Tenant and Landlord Services
7	Foreclosure Prevention
8	Demolition Program
9	Housing Rehabilitation Program
10	Emergency Assistance Program (EAP)
11	Mayor's Leadership Training Program
12	Neighborhood Planning - Lyell Ave
13	Neighborhood Planning - CONEA
14	Fire Department Small Equipment
15	Residential Street Rehabilitation
16	STEAM Engine
17	DRHS Play Apparatus
18	Job Creation/Youth Development
19	Connecting Children to Nature
20	Employment Opportunity Job Training Support
21	Youth Leadership and Civic Engagement (YVOV)
22	International Plaza
23	Emergency Solutions Grants (ESG)
24	Housing Opportunities for Persons with AIDS (HOPWA)
25	Community Housing Development Organization (CHDO) Reserve
26	Affordable Housing Fund
27	Homebuyer Assistance
29	Planning
30	Administration
31	Neighborhood and Business Program Delivery

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

CDBG and HOME funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable livable environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, removal of blighting conditions, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. ESG and HOPWA funds are intended to assist persons and households experiencing homelessness and homelessness prevention and housing and services for persons with HIV/AIDS and their families, respectively.

The system for establishing the priority for the selection of FY 2021 projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG, HOME, ESG and HOPWA programs
- Meeting the needs of very low-, low-, and moderate-income residents
- Focusing on low-to-moderate income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- Ability to measure or demonstrate progress and success
- Existence of blighting conditions
- Focusing on the needs of persons and households experiencing homelessness and the need for homeless prevention
- Focusing on the needs of persons with HIV/AIDS and their families

The primary obstacle to meeting underserved needs is the limited funding resources available to address identified priorities. In addition, the gap in what households can afford to pay for housing and the price of housing is another obstacle to meeting the needs of the underserved. 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 not sufficient to afford even the lowest priced of the market-rate units.

The effects of greater community needs in the form of homelessness, risk of homelessness, the increased demand for supportive services (particularly for persons with multi-system contact) paired with slightly rising costs of rent and declining wages and an aging housing stock in need of revitalization puts added pressures on the need for affordable housing within the City.

The City will continue to collaborate with other public agencies and non-profit organizations, when feasible, to leverage resources, and maximize outcomes in housing and community development.

AP-38 Project Summary
Project Summary Information

1	Project Name	Business Development Financial Assistance Program
	Target Area	City-wide
	Goals Supported	Provide economic and workforce development
	Needs Addressed	Economic and Workforce Development
	Funding	CDBG: \$375,000
	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	15 businesses; 100 jobs created/retained
	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 Commercial Assistance Program
	Target Area	City-wide
	Goals Supported	Revitalize business/commercial areas
	Needs Addressed	Economic and Workforce Development
	Funding	CDBG: \$175,000

	Description	This program supports two activities: small business grant programs, including 1. the Small Business Grant program and the ORDER grant program, for essential neighborhood service businesses and micro-enterprises and businesses that create jobs for low and moderate income individuals and 2. business association support.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	9 businesses assisted
	Location Description	City-wide
	Planned Activities	All activities focus on facilitation of business growth for established and new businesses which are creating and retaining jobs. Funding for this program is aligned with the strategic plan to facilitate business growth and enhance neighborhoods by retaining anchor businesses, growing existing businesses, increasing the capacity of business associations, and creating and retaining jobs.
3	Project Name	Street Liaison
	Target Area	City-wide
	Goals Supported	Provide public services
	Needs Addressed	Economic and Workforce Development
	Funding	CDBG: \$90,000
	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 faced 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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	200 businesses
	Location Description	City-wide

	Planned Activities	Street liaisons 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 faced 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.
4	Project Name	Home Rochester Program Management
	Target Area	City-wide
	Goals Supported	Increase supply of affordable housing Improve Public Infrastructure
	Needs Addressed	Increase Supply and Access To Quality of Affordable Housing
	Funding	CDBG: \$186,000
	Description	Funds provide operating support to facilitate development from a City-designated Community Housing Development Organization (CHDO), resulting in reduced blight and increased homeownership opportunities for low-moderate income households.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	City-wide
Planned Activities	Complete high-quality rehab of vacant properties and sell to income-qualified owner occupants.	
5	Project Name	Legal Services for Seniors
	Target Area	City-wide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$30,000
	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	50 Persons Assisted
	Location Description	City-wide
	Planned Activities	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.
6	Project Name	Tenant and Landlord Services
	Target Area	City-wide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$30,000
	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	72 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.	
7	Project Name	Foreclosure Prevention
	Target Area	City-wide
	Goals Supported	Provide public services

	Needs Addressed	Provide Public Services
	Funding	CDBG: \$44,600
	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	42 Households Assisted
	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.
8	Project Name	Demolition Program
	Target Area	City-wide
	Goals Supported	Demolish dilapidated structures
	Needs Addressed	Eliminate Slum/Blighting Influences
	Funding	CDBG: \$1,800,000
	Description	Funds will be used for demolition of residential, industrial and/or commercial properties. Includes implementation of a Clean Demo Strategy, which requires the removal of all subsurface concrete structures and utilizing clean virgin soil for backfill focused on targeted areas of past and future development.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	100 Buildings
	Location Description	City-wide
	Planned Activities	Demolish approximately 100 vacant and blighted buildings.
9	Project Name	Housing Rehabilitation Program
	Target Area	City-wide
	Goals Supported	Improve quality of housing stock
	Needs Addressed	Increase Supply and Access To and Quality of Affordable Housing
	Funding	CDBG: \$575,522
	Description	This program will provide financial assistance for rehabilitation to eligible property owners to address blight and hazards. The funds will be distributed through a variety of efforts including to: enhance targeted areas of development, address city-wide blight and health and safety hazards, and combine with other funding for more impactful results.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	22 Household Housing Units
	Location Description	City-wide
Planned Activities	Rehabilitation grants	
10	Project Name	Emergency Assistance Program (EAP)
	Target Area	City-wide
	Goals Supported	Improve quality of housing stock
	Needs Addressed	Increase Supply and Access To and Quality of Affordable Housing
	Funding	CDBG: \$100,000
	Description	This program will provide financial assistance to address emergencies including, but not limited to, heat and/or hot water tanks for income eligible owner-occupants.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	50 Household Housing Units
	Location Description	City-wide
	Planned Activities	Repair/replacement of furnaces or hot water heaters for low/mod owner occupants
11	Project Name	Mayor's Leadership Training Program
	Target Area	City-wide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$5,000
	Description	This program will build the capacity of civically-minded community members to be skillful and effective leaders of neighborhood-based organizations.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	30 Persons Assisted
	Location Description	City-wide
Planned Activities	MNLT will train annually 30 residents in leadership skills that will bring leadership at the local grassroots level of block clubs and neighborhood groups.	
12	Project Name	Neighborhood Planning - Lyell Ave
	Target Area	City-wide
	Goals Supported	Provide City planning
	Needs Addressed	Planning
	Funding	CDBG: \$40,000
	Description	The funds will be used to help facilitate the development of strategic neighborhood plans that would complement current assets and help guide future investments for neighborhood revitalization and enhancement.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	Lyell Avenue Neighborhood
	Planned Activities	This funding will help build on the work of Community Design Center for the Lyell Avenue neighborhood corridor. The neighborhood planning process will result in the development of impactful intersection changes and potential streetscape improvements.
13	Project Name	Neighborhood Planning - CONEA
	Target Area	City-wide
	Goals Supported	Provide City planning
	Needs Addressed	Planning
	Funding	CDBG: \$40,000
	Description	The funds will be used to help facilitate the development of strategic neighborhood plans to complement current assets and help guide future investments for neighborhood revitalization and enhancement.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	CONEA Neighborhood
	Planned Activities	The funding will be leveraged to hire a consultant to facilitate the community planning process and develop strategic neighborhood plans.
14	Project Name	Fire Department Small Equipment
	Target Area	City-wide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$55,000

	Description	The Rochester Fire Department (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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1,700 Households Assisted
	Location Description	City-wide
	Planned Activities	Distribution of smoke detectors and carbon monoxide detectors
15	Project Name	Residential Street Rehabilitation
	Target Area	City-wide
	Goals Supported	Improve Public Infrastructure
	Needs Addressed	Improve Public Infrastructure and Facilities
	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	6/30/2022
	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.
16	Project Name	STEAM Engine
	Target Area	City-wide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$155,000

	Description	<p>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.</p> <p>A portion of the STEAM Engine funds will continue to support the delivery of community-based music instruction through the ROCmusic program, an after-school and summer music education program that offers tuition-free instrumental music instruction, small and Large group lessons, and performance opportunities at R-Centers</p>
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	3,000 Persons Assisted
	Location Description	City-wide
	Planned Activities	Deliver weekly neighborhood-based mobile arts engagement & STEM program in at least 15 Rochester neighborhoods and 13 R-Center locations. Deliver weekly classical music instruction, instrument lessons, and performance opportunities to Rochester youth in grades 1-12 at 4 R-Centers.
17	Project Name	DRHS Play Apparatus
	Target Area	City-wide
	Goals Supported	Improve Public Facilities
	Needs Addressed	Improve Public Infrastructure and Facilities
	Funding	CDBG: \$1,000,400
	Description	Includes design and construction of play apparatus at several parks and playgrounds, including the installation of updated equipment and safety surface as needed and to maintain compliance with current Consumer Product Safety Commission and ADA guidelines.
	Target Date	6/30/2022

	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.
18	Project Name	Job Creation/Youth Development
	Target Area	City-wide
	Goals Supported	Provide public services Provide economic and workforce development
	Needs Addressed	Provide Public Services Economic and Workforce Development
	Funding	CDBG: \$400,000
	Description	This project will support City of Rochester Department of Recreation and Human Services programs and activities, including the Summer of Opportunity program, that provide year-round job readiness, work awareness, and basic occupational skills development for low/mod income youth seeking employment or career exploration services. The 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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	800 Persons Assisted
	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.
19	Project Name	Connecting Children to Nature

	Target Area	City-wide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$50,000
	Description	This project will expand on the Mayor's 10-Minute Walk to Parks pledge and the City's commitment to the Cities Connecting Children to Nature initiative by providing park activation and environmental education programming for City of Rochester residents.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1,000 Persons Assisted
	Location Description	City-wide
	Planned Activities	Coordinate and implement a wide array of environmental and parks programming tailored to diverse audiences, including parks stewardship, environmental education, volunteer activities, family-friendly fitness activities in parks, and nature-based play activities.
20	Project Name	Employment Opportunity Job Training Support
	Target Area	City-wide
	Goals Supported	Provide public services Provide economic and workforce development
	Needs Addressed	Provide Public Services Economic and Workforce Development
	Funding	CDBG: \$52,500
	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	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	100 Persons Assisted
	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 Summer of Opportunity Program for job placement.
21	Project Name	Youth Leadership and Civic Engagement (YVOV)
	Target Area	City-wide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$70,000
	Description	Provide youth-led civic engagement support to low/mod income youth ages 10-19 participating in City of Rochester 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 – the Mayor's Youth Advisory Council, Roc My Brother's Keeper, and other youth development programming. Each R-Center will have its own leadership group of at least 10 members. Programming will take place in school and community-based settings.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	200 Persons Assisted

	Location Description	City-wide
	Planned Activities	Youth engaged in this program will work to alleviate problems within their neighborhoods, R-Centers, and schools. Youth learn life skills by attending workshops and by developing positive peer relationships and mentoring relationships with adults. Also, they gain college through attending and participating in Nazareth College Community Youth Development classes. Youth members learn concrete skills related to 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.
22	Project Name	International Plaza
	Target Area	City-wide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$46,000
	Description	CDBG funding will be used to support the management and daily operations of the La Marketa at the International Plaza. La Marketa is a public gathering and event space for community and culturally relevant programming as well as a market space that will offer a variety of vending options ranging from pop-up tents and carts to more permanent retail locations housed in converted shipping containers. Local entrepreneurs can sell their products and services in a low risk, low cost, flexible environment that is envisioned to become an incubator for neighborhood economic development.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	20,000 Persons Assisted
	Location Description	City-wide
	Planned Activities	Oversee International Plaza operations including vendor recruitment and management, special event & promotional development activities, site maintenance, community engagement activities, nutrition education, and culturally relevant experiential learning opportunities.

23	Project Name	Emergency Solutions Grants (ESG)
	Target Area	City-wide
	Goals Supported	Provide Homelessness prevention and homeless housing
	Needs Addressed	Provide Housing and Services to Homeless and At-Risk
	Funding	ESG: \$707,618
	Description	The program will support homelessness prevention, emergency shelter operations, coordinated entry, rapid re-housing, street outreach, and planning and administration efforts.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	45 Households Assisted Tenant-based Rental Assistance/Rapid Rehousing 945 Persons Assisted Homeless Person Overnight Shelter 54 Persons Assisted Homelessness Prevention 45 Persons Assisted Other (Street Outreach programs with case management and housing search as 2 main components)
	Location Description	City-wide
Planned Activities	Street outreach, coordinated access/entry, rapid rehousing, homelessness prevention, emergency shelter operations and support services to qualified households that meet the appropriate definition of "homeless" or, for homelessness prevention activities, households that meet the HUD definition of "at risk of homelessness." \$53,071 of the funds (7.5% of the allocation) will be used for the City's administration of the ESG Program. That amount is included in this project as only one activity can be listed for this funding source.	
24	Project Name	Housing Opportunities for Persons with AIDS (HOPWA)
	Target Area	City-wide
	Goals Supported	Housing and services for persons with HIV/AIDS and
	Needs Addressed	Provide Housing and Services for Persons with Special Needs
	Funding	HOPWA: \$972,892
	Description	Provides rental assistance and other supportive services to low income households where a member of the household has been diagnosed with HIV/AIDS.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	189 Households Assisted
	Location Description	City-wide
	Planned Activities	Rental assistance and other supportive services to those with HIV/AIDS.
25	Project Name	Community Housing Development Organization (CHDO) Reserve
	Target Area	City-wide
	Goals Supported	Increase supply of affordable housing
	Needs Addressed	Increase Supply and Access To and Quality of Affordable Housing
	Funding	HOME: \$371,742
	Description	Subsidy funds to facilitate development from a City-designated Community Housing Development Organization (CHDO), resulting in reduced blight and increased homeownership opportunities for low-moderate income households. `
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	7 Homeowner Housing Added
	Location Description	City-wide
	Planned Activities	Development and rehabilitation assistance to complete high-quality rehab of vacant properties and sell to income-qualified owner occupants.
26	Project Name	Affordable Housing Fund
	Target Area	City-wide
	Goals Supported	Increase supply of affordable housing
	Needs Addressed	Increase Supply and Access To and Quality of Affordable Housing
	Funding	HOME: \$1,608,711

	Description	Provides gap financing for the development and/or rehabilitation of affordable housing. Funds may be for costs associated with new and/or rehabilitated housing; energy efficiency and sustainability features, enhancements, and/or improvements; approved soft costs or limited pre-development costs necessary to create or continue the availability of affordable rental and homeownership housing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	17 Rental Units Constructed 4 Homeowner Housing Units Added 3 Homeowner Housing Units Rehabilitated
	Location Description	City-wide
	Planned Activities	Gap financing for the development of affordable housing.
27	Project Name	Homebuyer Assistance
	Target Area	City-wide
	Goals Supported	Increase access to homeownership
	Needs Addressed	Increase Supply and Access To and Quality of Affordable Housing
	Funding	HOME: \$300,000
	Description	Provides down payment and closing cost assistance of up to \$8,000.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	90 Households Assisted
	Location Description	City-wide
	Planned Activities	Down payment and closing cost assistance
	Project Name	Planning
	Target Area	City-wide
	Goals Supported	Provide City planning
	Needs Addressed	Planning
	Funding	CDBG: \$249,000
	Description	Funds are used for Planning staff.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	City-wide
	Planned Activities	Planning staff
29	Project Name	Administration
	Target Area	City-wide
	Goals Supported	Program administration
	Needs Addressed	Administration
	Funding	CDBG: \$865,500 HOPWA: \$30,089 HOME: \$247,828
	Description	This project provides funds to administer and monitor federal programs, including CDBG Program Management (\$415,500), CDBG Indirect Costs like legal and financial services (\$450,000), HOPWA administration (\$30,089), and HOME administration (\$247,828).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Other 3
	Location Description	City-wide
Planned Activities	Program management, monitoring, legal and financial services, contracting, coordination, and administration of federal programs.	
30	Project Name	Neighborhood and Business Program Delivery
	Target Area	City-wide
	Goals Supported	Program delivery
	Needs Addressed	Program Delivery
	Funding	CDBG: \$2,050,100

Description	<p>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, 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.</p>
Target Date	<p>6/30/2022</p>
Estimate the number and type of families that will benefit from the proposed activities	<p>Other 1</p>
Location Description	<p>Not applicable</p>
Planned Activities	<p>Development of overall economic and community 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. Funds are also used for staff involved in the planning, coordinating, and monitoring of the City's housing initiatives.</p>

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

Assistance will be directed throughout the City based on income eligibility and areas in which the percentage of households with incomes at or below 80% AMI is at least 51%. The selected projects are largely based on an applicant household's income more than being placed-based investments.

Geographic Distribution

Table 5 - Geographic Distribution

Target Area	Percentage of Funds
City-wide	99
CDBG Eligible	1

Rationale for the priorities for allocating investments geographically

Not all of the housing and community development needs identified in this plan can be addressed over the next five years, due primarily to the limited resources available. Therefore, the City has established priorities to ensure that scarce funds are directed to the most pressing needs. The selection of non-housing community development priorities reflects the City's desire to create appreciable and lasting living environment improvements throughout the City. Specific geographic targeting of housing investment reflects the need to affirmatively further fair housing by directing development to a broader range of neighborhoods and communities and broadening the supply of affordable housing outside of historically saturated areas. HOPWA funds are allocated based in part on the agencies' abilities to effectively serve clients who are eligible for housing and services under HOPWA. The two Neighborhood Planning projects focus on two specific CDBG eligible neighborhoods.

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 is committed to creating and preserving affordable housing for homeless, non-homeless and special needs populations through a variety of methods including rental assistance, production of new units, rehabilitation of existing units and acquisition.

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 2021-22, 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

Table 6 - One Year Goals for Affordable Housing by Support

One Year Goals for the Number of Households to be Supported	
Homeless	45
Non-Homeless	292
Special-Needs	189
Total	526

Table 7 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	333
The Production of New Units	28
Rehab of Existing Units	75
Acquisition of Existing Units	90
Total	526

Discussion

Acquisition of units in the above table includes financial assistance to homebuyers in acquiring a home through down payment and closing cost assistance programs.

AP-60 Public Housing – 91.220(h) Introduction

RHA currently has a copy of the Five-Year Plan (October 2020 – September 2024), Annual Plan and Capital Fund Program Plan available on the RHA website. This section outlines plans and actions that will be undertaken by RHA in the coming year to address the needs of those in public housing as well as the physical needs of the units.

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

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. Some planned activities that make use of capital funds include interior and exterior renovations, weatherization, systems upgrades, site work to increase security (lighting, sidewalks, etc.) as well as parking improvements, renovation of laundry facilities and common areas and new windows, roofing, gutters and siding. RHA is also continuing its *Change the Face of Public Housing* program, by investing in façade improvements, landscaping and new construction.

The RHA Resident Service Department is also working hard to partner with other agencies that can assist our residents in self-sufficiency initiatives and goals. Training, employment, and life skills are a focus in the upcoming year.

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

RHA will continue to administer a Family Self-Sufficiency (FSS) program. Under this program, families set goals and a case manager works with them to achieve the goals over a 5-year period. Some families' goals include homeownership. FSS funds four case manager positions. Per HUD guidelines, one case manager position is funded for the first 25 families and an additional case manager for each additional 50 families. There is a waiting list to participate among Section 8 families; open slots are currently available for public housing residents. Outreach to those PH residents consists of management referrals, brochures, and door to door outreach.

RHA will continue to assist participants in the Family Self Sufficiency (FSS) program to achieve their homeownership goals by providing participants with homeownership activities such as credit counseling, building escrow savings accounts, linking them with local grant opportunities and other local homeownership programs. Since 2017 RHA has assisted 75 families in purchasing a home. In 2020, there were 29 graduates of the FSS program who collectively saved over \$130,000 in escrow savings over the five-year period.

RHA will also continue to utilize funding from a ROSS (Resident Opportunities and Self-Sufficiency) Grant. This grant funds Service Coordinators who assess the needs of residents of conventional Public

Housing and coordinate available resources in the community to meet those needs. This program promotes local strategies to coordinate the use of assistance under the Public Housing program with public and private resources, for supportive services and resident empowerment activities. These services should enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and reach housing self-sufficiency.

RHA is committed to developing a successful Section 3 program that will provide training, apprenticeship, and employment opportunities for Section 3 candidates. Outreach efforts are ongoing. RHA's Resident Services department works with candidates to determine skill sets, training needs, career paths and desired job placements. RHA has developed a maintenance training program and is utilizing that program to train Section 3 participants. RHA is working with community partners to provide additional training and apprenticeship opportunities for candidates. RHA actively works with contractors to hire Section 3 candidates for federally funded projects throughout the authority.

The Rochester Housing Authority (RHA) provides various opportunities for resident participation. RHA Participant Activities include Resident Programs, Resident Council, Jurisdiction Wide Resident Council, Mobile Food Markets with Foodlink, Youth Programs, Summer Camp through Community Place of Greater Rochester, Boy Scouts of America, Family Food and Fun Program through University of Rochester Medical Center, Center for Community Health, Adult Programs, Community Service, Eviction prevention counseling, Resident Worker Program, Elderly/disabled service coordination for Senior/Disabled residents.

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

Rochester Housing Authority is not designated as a troubled agency.

Discussion

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. 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 stressing outreach and rapid re-housing for transition age youth.

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 Rochester/Monroe County Continuum of Care fully implemented a Coordinated Entry System (CES) in 2018. The CES provides a strategy to quickly move people from homelessness to permanent housing by establishing a streamlined and uniform method of serving clients in need of housing crisis services, using a single point of entry model; reducing burden on both client and provider by having a unified systemic approach to quickly identify, assess, and refer clients to the best intervention to meet clients' specific needs at first contact; increasing collaboration between agencies in serving client needs more effectively and efficiently; and collecting data on community trends of housing needs to better target limited resources. When households or individuals present to the Continuum in an emergency shelter, the household is assessed using a vulnerability index to determine the type of housing intervention that will most adequately address their need.

Addressing the emergency shelter and transitional housing needs of homeless persons

As discussed above, all persons presenting to the continuum are assessed using a vulnerability index to determine the type of housing intervention that will most adequately address their need. Potential interventions include transitional housing, rapid rehousing or permanent supportive housing. There are currently emergency shelters available for homeless individuals and families, including victims of domestic violence. Transitional housing programs serve youth, veterans and re-entry populations. The CoC has adopted housing first, which seeks to place persons in permanent housing as quickly as possible, then provide supportive services to promote stability in housing.

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 (HCV) program. This allowed families that no longer need case management and services but who still face an economic barrier to transition to the HCV program, freeing up PSH units for families experiencing homelessness who need supportive services. The CoC will be intensifying its outreach efforts to identify and provide support for unsheltered families with dependent children.

ESG funding supports a Rapid Rehousing partnership that includes several housing and service providers. Rapid Rehousing responds quickly and uses an array of mainstream benefits and supports to maximize resources.

The needs of domestic violence victims, including their families, will continue to be broadly addressed. Willow Domestic Violence Center serves women 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 Center has stringent policies to ensure the safety and privacy of its clients, and names and other identifying data are not entered into HMIS. In addition, staff of housing providers who serve domestic violence victims are trauma trained.

The Center for Youth Services, Hillside Children's Center, Salvation Army, and Monroe County Youth Bureau will continue 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, he/she is linked to a family member or other responsible, supportive adult. Youth providers will continue to work with Monroe County 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.

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. 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 to a community program that prepares youth to transition to independent living.

Through the Homeless Services Network (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 an inpatient facilities licensed or operated by the New York State 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 and a sufficient supply of medication.

The Veterans Administration (VA) and the Veterans Outreach Center (VOC) will continue to exclusively serve veterans in the CoC geography. The VA and Rochester Housing Authority (RHA) are partners for the HUD VASH program. VASH referrals come directly from VA facilities or through Coordinated Entry.

Discussion

AP-70 HOPWA Goals–91.220 (l)(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	102
Tenant-based rental assistance	32
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	55
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	189

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

Introduction:

Local barriers to affordable housing include:

- Insufficient income to purchase or rent a safe and decent 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, and lack of savings for down payment and closing costs for house purchase due to generally low incomes in the city;
- Current status of Rochester as a 'hot' market, means many households are out-bid by investors, those with cash offers, or otherwise able to pay more for a home. In addition, many sellers do not understand or dislike the idea of a grant process, and refuse to sell to households who have grant or other assistance.
- Expensive and complex process faced by affordable housing developers, as well as lack of land available for affordable housing development in Areas of Opportunity;
- 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.

In addition, the following impediments were identified in the analysis and writing of the AI:

1. Persons with lower incomes, who are disproportionately members of the protected classes, are less able to afford safe, decent affordable housing.
2. More fair housing education, outreach, investigation, and enforcement is needed.
3. Group homes are not clearly defined in the City's Zoning Code. This makes it unclear whether group homes are allowed by right in low-density residential districts, which could be discriminatory.
4. The City of Rochester needs to update some of its policies and procedures related to fair housing.

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

The City of Rochester will:

- expand the supply of affordable rental and home ownership housing;
- increase homeownership among low and moderate income prospective home buyers;
- preserve and improve the existing stock of affordable housing; and
- Improve equitable access to housing.

To implement these objectives, the City will continue to offer:

- first time homebuyer assistance;
- housing rehabilitation;
- tenant-landlord counseling;
- fair housing programs; and
- development of new affordable housing.

And the City will pursue the following non-housing actions to ameliorate barriers to affordable housing:

- job training/employment assistance;
- financial literacy, counseling, and training; and

In addition, the City will make progress over the next five years in the Fair Housing Action Plan as identified in the AI.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City plans a variety of initiatives to address obstacles to meeting underserved needs, to foster and maintain affordable housing, to reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

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 significant affordable housing stock, yet the income level for individual households such as single parent, elderly, disabled, or others of limited economic means, is often 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.

Actions planned to foster and maintain affordable housing

As stated in the Needs Assessment sections, the primary housing problem is cost burden. Cost burden is caused when a household spends more than 30% of its income on housing costs. This can happen because housing costs are high and/or household income is low. In Rochester, the latter reason is the largest driver of cost burden. To address the need for housing that is affordable to residents, the City will undertake activities that will increase the supply of affordable housing, increase the quality of housing through various rehabilitation programs as well as address economic development and capacity building to attract and retain jobs that pay living wages to increase household incomes.

Actions planned to reduce lead-based paint hazards

The City will continue to implement its proactive Lead Based Paint Poisoning Prevention Law and

strategically implement Lead Hazard Control activities. It will continue to apply to HUD for lead hazard control funding and seek non-traditional funding for these activities as well. 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.

The City will also continue to work with the Coalition to Prevent Lead Poisoning to undertake comprehensive outreach and education programs designed to reach at-risk populations. These efforts focus on reaching populations least likely to have access to media and other resources that provide awareness. And the City will continue its partnership with the Monroe County Department of Public Health to serve children and families at risk of lead-poisoning.

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
- 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.

The primary gap in the service delivery system is currently a lack of funding that would allow agencies to scale up to meet the needs of persons experiencing homelessness or who are at risk of homelessness. Because of this, the City and County award funding to agencies that demonstrate the ability to effectively and efficiently carry out the activities in support of the CoC's identified priorities.

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(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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	500,000
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	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	500,000

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(l)(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 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:
3. 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.

The City of Rochester operations regarding Resale and Recapture are as follows:

Resale:

1. Home Rochester: Write down subsidy for the acquisition/rehabilitation for owner occupants
2. Community Development Organization (CHDO) - Write down subsidy for the acquisition/rehabilitation for owner occupants
3. New Construction Infrastructure for Habitat for Humanity and other developers of affordable homeowner-housing

Recapture:

1. Employer Assisted Housing Initiative: Provides a match of down payment and closing cost assistance to employees of participating employers purchasing homes
2. Home Purchase Assistance: Provides down payment and closing cost assistance to buyers purchasing homes on the private market
3. Homebuyer Assistance: Provides up to \$6,000 of down payment and closing cost assistance to buyers purchasing CHDO/Home Rochester homes

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.

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.

5. 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.

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:

4. Home Rochester: Write down subsidy for the acquisition/rehabilitation for owner occupants
5. Community Development Organization (CHDO) - Write down subsidy for the acquisition/rehabilitation for owner occupants
6. New Construction development subsidy for Habitat for Humanity and other developers of affordable homeowner-housing

Recapture:

4. Employer Assisted Housing Initiative: Provides a match of down payment and closing cost assistance to employees of participating employers purchasing homes
5. Home Purchase Assistance: Provides down payment and closing cost assistance to buyers purchasing homes on the private market
6. Homebuyer Assistance: Provides up to \$6,000 of down payment and closing cost assistance to buyers purchasing CHDO/Home Rochester homes

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, and a lien may be recorded. 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, and the City of Rochester must approve the buyer's 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.

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 down payment 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-Income Buyers:** The City will continue make the home affordable to buyers within 48 to 80% of buyers the Median Family Income (MFI), or up to 120% MFI as appropriate, since some houses were designated as available to slightly higher incomes. **Affordability:** During the affordability period 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 houses to assist with affordability. **Recapture:** The City uses the Recapture option for all of its down payment 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-Repayment % 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.

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

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:

HOME funds may be used toward the costs of rehabilitating existing affordable multifamily housing communities for the purpose of sustaining affordable rental housing.

Such projects may be located anywhere within the City of Rochester's boundaries, to include the following objectives: maintaining the affordability of existing rental housing, the creation of additional affordable rental units, or both as part of the redevelopment plan.

The primary objective of such projects is to rehabilitate the existing units and sustain affordability over time, though such projects may include refinance of existing debt. Creation of new units is acceptable, in addition to rehabilitation of existing units.

For projects to be eligible for HOME investment as part of the project, related rehabilitation will be required to meet or exceed a minimum level of \$50,000 per unit, to be sufficient to meet the City's requirements to demonstrate that rehabilitation is the primary project intention. Minimum rehabilitation may include work done to the units themselves, as well as a pro-rata share of building mechanical upgrades, and related soft costs. The City's HOME funds would be contributed only toward the rehabilitation costs of the project and not be used toward refinance of any existing debt.

The investment of HOME funds will be used to ensure that the existing affordable rental housing will be maintained as affordable for a minimum of 15 years, though the City of Rochester will retain the right to assign, at its discretion, an additional local affordability period consistent with the terms of the project's permanent financing and/or payment-in-lieu-of-tax (PILOT) agreement.

Projects will be reviewed to confirm the following: disinvestment in the property has not occurred, feasibility is demonstrated that the project will be able to service the target population over an extended affordability period.

The City's HOME funds cannot be used to refinance multifamily loans made by any other federal program, including Community Development Block Grant funding.

**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 homeless and chronic homeless definitions and eligibility, documentation and record requirements and HMIS participation. The CoC provides HMIS licenses and HMIS training to the City's ESG sub-recipients.

Written standards are included for Street Outreach, Emergency Shelter, Transitional Housing and Rapid Rehousing are attached. These programs are eligible for ESG funding.

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 a full spectrum of homeless housing and services. This includes single adults, 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 V-SPDAT, to help identify the vulnerability of the household and prioritizing them for 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 V-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 revises 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 2020-21 were based upon a 2020 Request for Proposal (RFP) process in which the City and County jointly 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 listservs. 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, 2021. The 2021-22 ESG RFP will be 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.

The City of Rochester is 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.

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 enter data into HMIS as required by HUD. A Consolidated Annual Performance and Evaluation Report (CAPER) is prepared annually by the City. Each ESG funded project now uses to run their CAPER and download it directly into SAGE for the City and County to produce that report. The CoC will assist the project as needed to do the submission. The consolidated CAPER 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 HUD required measures 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. Additional local standards have also been established and are included in the community written standards; occupancy rate, number of days to respond to referrals, number of days from program entry to move-in date into RRH or PSH, etc.

ATTACHMENTS

March 4, 2021, 2021-22 Annual Action Plan Public Meeting

Presentation, Video, Written Q&A and Comments

Presentation: <https://www.cityofrochester.gov/conplan/>

Video: <https://www.youtube.com/watch?v=mlCAXo8auHM>

Questions

Q. Julie Aldrich to All panelists: Has funding already been decided on where and how it will be used or will RFP's or other go out?

A. No, this meeting is to solicit feedback and input on how funding should be allocated

Q. Kim Hare: what organizations have the contract for the Street Liaisons? How many street liaison projects are there? what is the relationship expected of street liaisons and neighborhood groups?

A. Isla Housing Development, Action for a Better Community, Highland Planning, and 19th Ward Community Association are the contracted street liaison organizations in the 2020-21 program year.

Q. President Upper Mount Hope Association : In that many are asking for funding but there are not enough HUD funds, what is the process & who makes the final funding decisions?

A. This meeting is to gather that input from you. We gather input from you and use that and existing needs, to make funding decisions. The funding allocations are determined by City the Senior Management Team. The decisions are in alignment with and driven City priorities, HUD priorities and requirements, and resident input.

Q. Julie Aldrich to All panelists: Now that most have moved to a virtual environment for at least part of their programming, have you realized cost savings from not having to use space and opening up to more virtually?

A. City buildings are still open to employees and the public, although some have reduced public access hours.

Q. President Upper Mount Hope Association: Is the home ownership incentive/Purchase Assistance program to continue?

A. Yes, most likely.

Q. Terlesa Cowart: Will you share more information concerning the ESG grant. What agencies if any apply for it. Also, does it include the people that are living on the street and are not living in a shelter. Where is the information listed. What agencies if any can apply for the grant.

A. [cityofrochester.gov/esg-rfp](https://www.cityofrochester.gov/esg-rfp)

Comments

- Julie Aldrich: Would like to see universal design requirements built into rehabilitation of properties when possible to improve access for persons with disabilities and encourage improved equity and inclusion. This can be done without extra costs and would make properties more accessible, especially in light of age of housing stock within the city.

- President Upper Mount Hope Association: In the past, all of the Consolidated Plan programs talk about benefitting all of the City. In the name of transparency and to see that the funds are being used fairly (and addressing a concern voiced earlier tonight), the City needs to track & report the use of funds by smaller census tracts, regardless of HUD reporting requirements.
- President Upper Mount Hope Association: It is unfair that only businesses on City-designated business corridors have the benefit of a Street Liaison. Every City business deserves either support by a designated Street Liaison or active Business Association. Every Neighborhood needs to have a Street Liaison and/or Business Association to work with to hold the community together working in a similar direction - strength of neighborhoods; part of 2034.
- Julie Aldrich: Thank you for this very valuable information! This presentation was very well done.
- Elizabeth McGriff: I am hoping that Permanent Housing for the homeless below 0-30 AMI. All I see in the city is a lot of empty apartments that is not affordable to low income folks.
- Joe Di Fiore: Have to jump off for another meeting, but would like to see CDBG and HOME funding made available to support the work of City Roots Community Land Trust. Specifically, pertaining to the acquisition and rehabilitation of houses to be made available as permanently affordable housing for low-income first time homebuyers.

May 27, 2021, 2021-22 Annual Action Plan Public Meeting

Presentation, Video, Written Q&A and Comments

Presentation: <https://www.cityofrochester.gov/conplan/>

Video: https://www.youtube.com/watch?v=wFz6rkRpQdk&ab_channel=CityofRochester

Adam Staveski: I'd like the City of Rochester to commit more of its federal grant money to activities that benefit 0-30% AMI households. Currently, less than 10% of households assisted are in this lowest-income category despite this being the neediest population in the city.

Upper Mt Hope Neighborhood Association:

- 1) Project#3 - Street Liaison - Funding Level? "City-wide" - Is it really to have a Street Liaison work with ALL businesses in the Low/Mod income areas of the City, especially where no active Business Association exists? Yes/No?
- 2) More transparency is needed tracking fund use and benefits by project for each census tract rather than just by zip code. Every neighborhood needs to be able to see the fund use and benefits.

Silvano Orsi: I'd specifically like to know if the \$35,000 in HUD funds that Gary Kirkmire promised to the Lyell Avenue community on Dec 9th, 2020, for a Lyell area charrette is part of the 2021 action plan, or was he feeding us more nonsense?

June 10, 2021, 2021-22 Annual Action Plan Public Hearing

Reading of Public Comments by City Council

Video: https://youtu.be/lo2Du1hJs_4?t=4967

President Upper Mount Hope Association: Disappointed that comments to the Annual Action Plan team were not printed in the draft Annual action plan. Disappointed that public comments seem to have no influence on the planned projects/funding. Don't feel neighborhood groups were engaged as required. We need a street liaison to help rebuild the business association and enable engagement in Mt Hope Taskforce. Need more spending transparency by census tract, and what compensation City employees get. Would like all areas of the City covered by street liaison.

PLEX Neighborhood Association: Disappointed that comments to the Annual Action Plan team were not printed in the draft Annual action plan. Disappointed that public comments seem to have no influence on the planned projects/funding. Don't feel neighborhood groups were engaged as required. We need a street liaison to help rebuild the business association and enable engagement in Mt Hope Taskforce. Need more spending transparency by census tract, and what compensation City employees get.

Richard Rowe: President of Rowe Photo business. Been engaged with Mt Hope Taskforce in the past, but has ceased operations due to lack of community involvement and City support. Need street liaison to help bring back the Taskforce. Please help promote strong neighborhoods with support.

Rodger Levy: Upper Mt Hope is suffering from high vacancy, due to pandemic and overinvestment from restaurants, who are more fragile businesses. We need help rebuilding our business association, and have felt less engagement/communication from City. We have concerns over absentee landlords, underserved, low income renters.

Michael Mahalesas: City dropped facilitation of the My Hope Taskforce, we need a street liaison to help us maintain engagement and move forward.

Online Public Input Form Responses

First Name	Last Name	Your Zip Code	Please provide any input on how you believe the City of Rochester should allocate HUD funding in the 2021-22 Annual Action Plan. Your name and response may be summarized or included in full in the Annual Action Plan.	Are you a member of a business, neighborhood, or community organization?	If yes, please list any business, neighborhood, or community organization(s) to which you belong.
Kim	Hare	14613	While the City's narrative mentions the digital divide/broadband improvements in Goals #6 , #7 and #8 yet the plan fails to actually identify what project, by whom or focused where to address this issue. In light of all that we have learned and seen due to COVID for adults as well as the thousands of school children, why is this not a priority. Does the City have a plan for addressing this? Why are there no HUD funds targeted to address this need in the City. A lot of "lip service" has been given to this issue but nothing is being	Yes	I am a member of MNA but not an officer.

			done.		
Adam	Staveski	14450	The City of Rochester currently spends just 6% of its CDBG allocation and 9% of its HOME allocation on households earning 0-30% of Area Median Income. The city should commit substantially more financial resources to extremely low income households as part of the 2021-22 Annual Action Plan. Ideally, these resources would rehabilitate and repair the existing housing stock while also providing tenant-based rental assistance to those most in need.	No	
Ron	Fithen	14620	I am a business owner in the College Town/SMH area. Our business association is no longer functioning. The City no longer facilitates the MHTF group of stakeholders. I do not understand why the city continues to support the designated business corridors with street liaison and has not supported a liaison for our area. Every business needs to have representation and work with the residents, businesses, and city for a common good.	Yes	Mt. Hope Task Force. (no longer functioning)

SUBSTANTIAL AMENDMENT TO THE CITY OF ROCHESTER'S
CONSOLIDATED COMMUNITY DEVELOPMENT PLAN/2021-22 ANNUAL ACTION PLAN
NEIGHBORHOOD COMMERCIAL ASSISTANCE PROGRAM;
BUSINESS DEVELOPMENT FINANCIAL ASSISTANCE PROGRAM
FINAL VERSION- APRIL 8, 2022

The City of Rochester's Department of Neighborhood and Business Development, Business Development Division, assists many small businesses with programs funded by Community Development Block Grant funding. This includes the Small Business Matching Grant Program (part of the Neighborhood Commercial Assistance Program) and the Targeted Commercial Exterior Program (part of the Business Development Financial Assistance Program) which were authorized as part of the City's 2021-22 Annual Action Plan.

Amendment 1:

Change: transfer \$100,000 from Project 1. Business Development Financial Assistance Program (Targeted Commercial Exterior Program) to Project 2. Neighborhood Commercial Assistance Program (Small Business Matching Grant Program).

Rationale: The Small Business Matching Grant program provides funding to small businesses to assist with computers, signage, and security related items and furniture, fixture and equipment. This program assists a large number of businesses each year. The Small Business Matching Grant Program funding has been depleted and requires additional funding to operate for the remainder of the fiscal year. It is expected this will assist as many as 13 businesses. The Targeted Commercial Exterior program has seen less demand and is expected to be able to serve businesses throughout the remainder of the fiscal year even with the funding reduction proposed herein.

Amendment 2:

Change: rename a component of Project 1. Neighborhood Commercial Assistance Program (Small Business Matching Grant Program) from Small Business Matching Grant to the Small Business Grant, and eliminate the matching requirement for businesses located within LMI areas.

Currently the program has a required private matching component that business owners must spend upfront in order to take advantage of the grant. This has been challenging for business owners found within the city's Low to Moderate Income (LMI) areas. To better assist business owners within LMI areas, it is proposed to remove the matching funding requirement for businesses within these areas.

This plan is the result feedback obtained from working with many small businesses within the community and is anticipated to enable Business Development to assist many more businesses found within LMI areas of the City.

Substantial Amendment Summary Table

Annual Action Plan Project	Funding Amendment	Description
Economic Development		
2.Neighborhood Commercial Assistance Program	+\$100,000 New Annual Total: \$175,000	<ul style="list-style-type: none"> • Small Business Matching Grant component renamed Small Business Grant • Provides grant funding to small businesses to towards the purchase of the following: computers, architectural assistance, advertising, signs, security equipment and furniture, fixture and equipment. • Businesses found within low to moderate income areas of the city of Rochester will not be required to provide a match in grant funds. Businesses not found within LMI areas of the city will be required to have a match in funding, subsequently the grant will be a 50/50 matching grant. • Grant funding will be a reimbursement for eligible expenses paid.
1. Neighborhood Commercial Assistance Program	-\$100,000 New Annual Total: \$375,000	<ul style="list-style-type: none"> • 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 or 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.

Summary of Citizen Participation and
30-Day Public Comment Period

1. Public Notice Issued, 30-Day Public Comment Period Launched 3/7/2022

Notice Published in the Democrat and Chronicle

Draft document posted to the following webpage for review:

<https://www.cityofrochester.gov/ConsolidatedPlan2020/>

No public comments were received

2. City Council Public Hearing Held 4/7/2022 5:00pm

See segment in video at 1:01:00

https://www.youtube.com/watch?v=flfQyPgl5RE&ab_channel=Rochester%2CNYCityCouncil

No public comments were received



City of Rochester

City Clerk's Office

Certified Ordinance

Rochester, N.Y.,

TO WHOM IT MAY CONCERN

I hereby certify that the following is a true copy of an ordinance which was duly passed by the Council of the City of Rochester on April 12, 2022 and Approved by the Mayor of the City of Rochester, and was deemed duly adopted on April 13, 2022 in accordance with the applicable provisions of law.

Ordinance No. 2022-101

Amending the 2021-22 Annual Action Plan relating to business development programs

WHEREAS, in Ordinance No. 2021-185, the City approved and adopted a 2021-22 Annual Action Plan (the Action Plan) to fund and implement community development activities under the federal Community Development Block Grant (CDBG) and other programs;

WHEREAS, a plan for amending the Action Plan with regard to the Project No. 1 Business Development Financial Assistance Program and the Project No. 2 Neighborhood Commercial Assistance Program to better accommodate businesses located within Low to Moderate Income areas (Amendment Plan) has been prepared, presented to the City Council, and circulated for 30-day period of public review and comment in accordance with the Citizen Participation Plan adopted in Ordinance No. 2020-153, which included:

- (1) Scheduling a Public Hearing for April 7, 2022;

(2) Beginning March 7, 2022, posting the Amendment Plan on-line and notice of the Public Hearing to a the City's Consolidated Plan webpage: <https://www.cityofrochester.gov/ConsolidatedPlan2020/>; .

(3) Publishing in the March 7th Democrat & Chronicle notice of the Public Hearing and the availability of the Plan for a period to submit written comments to extend through 4:00 PM on April 7, 2022;

(4) Presenting the written comments received to the members of City Council before the Public Hearing; and

(5) streaming the Public Hearing live on the Council's Facebook [h_t s://www.facebook.com/RochesterCit Council/](https://www.facebook.com/RochesterCityCouncil/) and YouTube [https://www.youtube.com/channel/UC U7nbtS5kEz4bjEM8AGXIQ?view as=s ubscriber](https://www.youtube.com/channel/UC_U7nbtS5kEz4bjEM8AGXIQ?view_as=subscriber) pages;

WHEREAS, the City Council has reviewed the public comments and recommendations on the Amendment Plan; and

WHEREAS, the City Council has reviewed the needs, strategies and proposed actions to be addressed in the Amendment Plan with City staff.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The Council hereby approves and adopts the Amendment Plan, which consists of the following modifications to the 2021-22 Annual Action Plan:

- a. For Project No. 1, Business Development Financial Assistance Program, reducing the funding by \$100,000 to a new total of \$375,000.
- b. For Project No. 2, Neighborhood Commercial Assistance Program: (i) increasing the funding by \$100,000 to a new total of \$175,000; (ii) modifying the description to remove the word "Matching" from the Small Business Matching Grant program component; (iii) removing the matching requirement for businesses located in the Low to Moderate Income census tracts; and (iv) increasing by 13, to a new total of 22, the estimated number of businesses to be benefited.

Section 2. The Mayor is hereby authorized to submit said Amendments to the United States Department of Housing and Urban Development (HUD).

Section 3. The Mayor is hereby further authorized to provide any such information that may be required by HUD and to execute any grant agreement, project sponsor agreement, or any other documentation as may be necessary to fund and carry out the activities provided for in the Amendment. The agreements and documents shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 4. This ordinance shall take effect immediately.

Passed by the following vote:

Ayes - President Meléndez, Councilmembers Gruber, Harris, Lightfoot, Lupien, Martin, Patterson, Peo, Smith- 9.

Nays -None - 0.

Attest  City Clerk

Questions/Comments from April 20th Public Input Meeting

Question Report

Topic Webinar ID
Public 892 7353 6807

Actual Start Time
4/20/2022 18:13

Question Details

#	Question	Asker Name
1	How many people are homeless in Rochester	Thomas Pastecki
2	The copy I have reviewed does not have p. 13 Refinancing information completed. Is there a subsequent document that is complete at this stage?	I reagan
3	SUBSTANTIAL AMENDMENT TO THE CITY OF ROCHESTER'S CONSOLIDATED COMMUNITY DEVELOPMENT PLAN/2021-22 ANNUAL ACTION PLAN ADDITION OF HOME-ARP FUNDING, NEW PROJECTS	I reagan
4	Was Tenant Purchase Assistant Program?	Liz Mcgriff
5	from the link on the page registrants were directed to.	I reagan
6	In the plan?	Liz Mcgriff
7	What about santions, this is one of the root causes to the problem.	Liz Mcgriff
8	That is a system cause.	Liz Mcgriff
9	When speaking about eligible activities John refers to families. Can the target population also be singles?	Sarah Peters
10	What is the AMI dollar amount that is being used?	Thomas Pastecki
11	Can tell us how the HOME-ARPA can fund the city's successful Tenant Emergency Repair Program which is a revolving loan that repairs for tenants who have negligent landlords who cause immediate health hazards which if not fixed could lead to displacement. The landlord is billed for the renovations and the city is paid back for the repairs.	Ryan Acuff
12	what is the amount of 80% of the AMI	Thomas Pastecki
13	WHO decides the home ARP funding allocaton Plan. need to see who is making that decision.	Karl Weekes

Questions/Comments from April 20th Public Input Meeting

14	Can there be grants and programming to help local private property owners provide affordable housing instead of strictly developers? The Rochester Housing Coalition has some proposals that we believe would effectively engage the private property owners. https://www.rochesterhousingcoalition.com/advocacy/solutions	Jacob Thorp
15	Who are the administration and planning people and who are the non-profit groups they appear to take 1/3 of the budget	Mary Coffey
16	Can you elaborate on the 3 million plus for "development and support of affordable housing" and how it will be allocated. Is this new construction?	Thomas Pastecki
17	What is the 30% AMI number?	Marcia Reaver
18	There is no reference that I found in the plan that includes seniors, and particularly seniors with age related disabilities, as a target population at risk of homelessness, I'd like to have an opportunity to raise a consideration of the evaluating the risks to seniors of homelessness and the regular undercounting of this subpopulation. This would be difficult to write into this box. Can I raise my hand and explain instead?	I reagan
19	what is the role of faith based entities if any with this funding?	Easter see Tucker
20	Will the public be given a break down of how this money is being used . Why in the last two years do we no longer have affordable housing in Rochester.	Mary Coffey
21	the city issues RFPs to determine projects or the RFPs related to already determined projects?	Ryan Acuff
22	there were percentages already established for ARP funding allocation - who or what group of people decided this ? Q was not answered last time.	Karl Weekes
23	what is 30% of the AMI of persons who are residing within the city of Rochester versus the area wide?	Thomas Pastecki
24	How would someone recommend a grant program to use the funds for?	Jacob Thorp
25	thank you	Karl Weekes

Questions/Comments from April 20th Public Input Meeting

26	The definition of homeless and at risk of homelessness excludes seniors, and specifically seniors with disabilities, because they generally will not say that they have no one with whom they can stay. But they cannot safely couch-surf or go to shelters. Common Ground Health determined that seniors of color in Rochester generally live in multi-generational housing, often without sufficient supports. No bedrooms or bathrooms on the ground floor, often home alone because of family away at work. This is a specific need for a certain type of housing. I have other details.	I reagan
27	I am happy to provide more info about this.	I reagan
28	FYI: Lifespan published a document titled "Poverty in Later Life" that may give you some solid information.	Marcia Reaver
29	The senior population should be in their home neighborhoods, to avoid disruptions later in life that cause dementia, with moves away from family and familiar .	I reagan
30	Have you picked locations yet?????	Mary Coffey
31	many of Rochester's largest developers are telling churches and residents that the development of 30ami is not possible in Rochester. Can you speak to this misinformation?	Ryan Acuff
32	thank you for clarifying that	Ryan Acuff
33	yes what is the time line for this process	Karl Weekes
34	Good	I reagan
35	Thank you, this was a very clear presentation.	Sarah Peters

Questions/Comments from April 20th Public Input Meeting

Question

35

Answer
At present there are 815 persons identified as Homeless, according to the Partners Ending Homelessness website.
Please identify the document that you have, by name?
At this point there have been no changes to the draft funding allocation plan included in the document.
The City will undertake Requests for Proposals for specific activities, programs or projects to be implemented with HOME-ARP funding.
See response to the second question you asked.
Please clarify your question.
Please provide a bit more context for your question.
Yes, it is common to use references to families, households and or single persons when discussing vulnerable populations, as any size household (including single persons) or family may be at risk of homelessness.
These funds can be used to assist households with income of up to 80% AMI, however the focus for the use of these funds will be directed to assist those Households that are extremely low income.
Requests for Proposals will be issued to determine programs and projects to be funded with HOME-ARP
For 1 person Household, 80% AMI is \$44,950 For 4 person Household, 80% AMI is \$64,150
live answered

Questions/Comments from April 20th Public Input Meeting

live answered
live answered
1 person household 30% AMI \$16,850 4 person household 30% AMI is \$24,050
Deputy Commissioner Erik Frisch to facilitate contact between John Oster and Ms. Reagan.
live answered
live answered
live answered
HUD regulations provided a cap whereby no more than 15% of the HOME-ARP funds can be spent on Admin and Planning. Likewise, there is a 5% cap on non-profit operating and capacity building
live answered
live answered
live answered

Questions/Comments from April 20th Public Input Meeting

live answered
live answered
live answered
live answered

From: [City of Rochester Communications](#)
Subject: City of Rochester News Release – City Seeks Community Input on HUD Funding for Pandemic Relief
Date: Monday, April 4, 2022 5:37:04 PM

City of Rochester

News Release

City Seeks Community Input on HUD Funding for Pandemic Relief

(Monday April, 4, 2022) – The City of Rochester is seeking community input regarding the use of federal funding from the U.S. Department of Housing and Urban Development (HUD) in response to the coronavirus pandemic.

As a provision of the American Rescue Plan Act (ARPA) adopted in early 2021, the City is slated to receive \$8,982,027 in additional Home Investment Partnership (HOME-ARP) funding to address issues of increased housing instability and homelessness that resulted from the coronavirus pandemic. The additional funding will be added in the form of a substantial amendment to the 2021-22 Annual Action Plan, Consolidated Community Development Plan, which represents the budget for the City's annual HUD allocation.

The draft plan amendment allocates 85% of the above-referenced new HOME-ARP funding amongst four new projects to be added to the 2021-22 Annual Action Plan. These include: (1) Development and Support of Affordable Housing HOME-ARP; (2) Tenant-Based Rental Assistance (TBRA) HOME-ARP; (3) Provision of Supportive Services- HOME-ARP; and (4) Acquisition and Development of Non-Congregate Shelter Units HOME-ARP. The remaining 15% of funds will be added to the existing project Program Administration to reimburse City staff costs in overseeing implementation of the grant. Projects will primarily serve the needs of persons who are homeless or at-risk of homelessness, persons fleeing or attempting to flee domestic violence, veterans and other vulnerable populations, including those identified to have the greatest risk of housing instability.

The draft plan amendment is available for public download here:

<https://www.cityofrochester.gov/ConsolidatedPlan2020/>.

Printed copies of the draft plan will be made available for review at the following locations:

- City Hall room 224B, 30 Church St.;
- Northeast Neighborhood Service Center, 500 Norton St.;
- Northwest Neighborhood Service Center, 71 Parkway, first floor;
- Southwest Neighborhood Service Center, 923 Genesee St.;
- Southeast Neighborhood Service Center, 320 N. Goodman St.

The City is providing a 30-day public comment period on the proposed amendment which begins today, Monday, April 4, and will conclude with a public hearing of the Rochester City Council to be held at 5 p.m. May 5, 2022.

Comments on the amendment can be delivered by email to Henry Fitts at

HUDFunding@cityofrochester.gov or by U.S. mail to Henry Fitts, c/o HOME-ARP Plan Amendment, City Hall Room 224B, 30 Church Street, Rochester, NY 14614.

The City will hold a virtual public input meeting on April 20 from 6:30-8:30 p.m. to present the draft plan and solicit feedback from attendees. Information on how to participate in the public meetings can be found here: <https://www.cityofrochester.gov/ConsolidatedPlan2020/>.

City Council will also hold a public hearing in advance of final approval of the plan. In order for a comment to be presented at the City Council public hearing, it must be received no later than 5 p.m. on Wednesday, May 4, 2022 and be prefaced by the name and address of the commenting individual or organization.

Each comment submitted in this manner will be read into the record for up to three (3) minutes of time on the live cast of the public hearing that begins at 5 p.m. on Thursday, May 5. The full text of the comment will be shared with each member of the Council prior to the hearing.

In addition, comments may also be submitted during the City Council public hearing as described below:

The hearing format may be changed from on-line video conference to in-person format at City Hall. The present plan is to conduct the public hearing remotely due to the coronavirus pandemic and pursuant to Chapter 1 of the 2022 Laws of New York State and the Governor's disaster declaration issued and renewed by Executive Orders 11 and 11.3.

However, if, prior to the hearing, the Governor terminates the disaster declaration or if Council decides that an improvement in health conditions justifies it, the public hearing will be conducted in-person at the Council Chambers in City Hall. Please check the Council's public meeting access website at <https://www.cityofrochester.gov/publicmeetings/> on or after April 13 to find out which format will be used.

Hearing participation via video conference will be streamed live for public viewing on City Council's YouTube Channel (<https://www.youtube.com/user/RochesterCityCouncil/videos>) and shared on the Council's Facebook Page (<https://www.facebook.com/RochesterCityCouncil>).

Those who wish to have their comments read into the record at the hearing can do so by sending them for receipt no later than 1 p.m. on the hearing day. To email, send to Council@Cityofrochester.gov. By U.S. Postal Service, mail to: City Council Public Hearing, City Hall Room 301A, 30 Church St., Rochester, NY 14614.

In order to be shared at the hearing, comments must include the individual's name, address and the name of the legislation on which they wish to comment.

If Council chooses the in-person format, the public may attend, observe and present oral comments in-person at the Council Chambers, room 301A, in City Hall, 30 Church St.

Assisted listening devices and/or alternative formats, including American Sign Language (ASL) interpreters, are available upon request. To arrange for these services, please telephone the City Clerk at (585) 428-7421 (voice) or (585) 428-7600 (TTY) during regular business hours by 4 p.m. on the day before the meeting. Later requests will be accommodated to the extent feasible.

The City provides bilingual services to the Hispanic community. To make arrangements for these services, please telephone (585) 428-8662 during regular business hours, at least three (3) business days prior to the City Council meeting.

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News Media: For more information, contact Communications Director Barbara Pierce at Barbara.Pierce@cityofrochester.gov.

Patrick Flanigan | Interactive Media Editor
City of Rochester | Bureau of Communications
City Hall | 30 Church Street | Room 202a
Rochester | New York | 14614
TEL: 585.428.6219 | CELL: 585.737-0125
Patrick.Flanigan@CityofRochester.gov

Public Comments Received via Online Survey

Completion time	First Name	Last Name	Zip Code	Please provide any input on the proposed amendment
4/18/2022	Ryan	Acuff	14609	The proposed amendment are general enough that's unclear what it is for. I strongly recommend that the City create and fund a Tenant Purchase Assistance Program and fund its Emergency Repair Program that is currently out of funds.
4/18/2022	Peter W.	Peters	14610	Given the paucity of very low income safe affordable and supportive housing, I would suggest that the City explore ways to create such housing units by collaborating with not for profit organizations that are in a position to offer support services. Why not use the money to remodel a hotel to house men and women who experience chronic homelessness for transitional housing?
4/20/2022	Laura	Felts	14609	The emergency repair program in the City of Rochester has no funding and must be fully funded using funds from this to get it started again and then sustainable funding needs to be allocated going forward. A tenant purchase assistance program also needs to be created in the City of Rochester and funded with these funds as a start-up and then permanent sustainable funds must go to it after the start-up funds run out.
4/20/2022	Ritti	Singh	14620	Allocate at least 1 million to the Emergency Repair Program so that tenants leaving in dangerous slum conditions can get repairs. All of our people deserve safe and stable housing. Allocate \$3 million dollars to the Tenant Purchase Assistance Program so that tenants can purchase their own buildings, instead of out-of-town slumlords. We deserve basic control over our living situations -- we should be able to purchase our homes instead of paying a slumlord's mortgage and increasing his profit.

Public Comments Received via Online Survey

ed above

Fitts, Henry

From: Kenny kannan <bonniecannan@hotmail.com>
Sent: Monday, April 25, 2022 6:16 PM
To: HUD Funding
Subject: Fw: City Proposal for HUD funding Bonnie Cannan 66 Malling Dr 14621

To Henry Fitts Consolidated community Development Plan

Sent from [Outlook](#)

From: Kenny kannan
Sent: Wednesday, December 9, 2020 4:15 PM
To: amy.ventura@cityofrochester.gov <amy.ventura@cityofrochester.gov>
Subject: City Proposal for HUD funding Bonnie Cannan 66 Malling Dr 14621

The North East Neighborhood Community participated in developing a development plan to meet the needs of our neighbors in the north east area of the City. The plan consisted of many of the both desires and needs of our area. We urged the City to use this document which we had spent both energy, commitment and time to ensure our voice was not just heard but was included in all decision making When the City Master Plan began we pushed hard to advocate that our plan stand as the specific goals of the Master Plan rather than developing a separate one as we felt the one we did could serve to meet the needs as we saw them. The proposal to follow re HUD funds is consistent and imaginative in meeting the intent of that effort.

Proposal :

We recognize that a house or housing is not the real target but supporting homes is. our neighborhood has houses that are one hundred years old as are many in Rochester. While they were built to be very sturdy, nothing lasts a 100 years without wear and tear. We have been told that 40% of the housing primarily in this low income area has defined repairs but little wealth. So what do you do.

There is a former paint decorative store in the area. This store is on a major corner and has a lot of space. It is only being used partially at the present.

Any older manufacturing buildings in the area could serve to be the location to meet the needs for repairing the single homes .

Our plan would be to use such spaces to develop cooperatives to do a range of repairs that are desperately needed. The repairs could included the many small and middle range of repair tasks that require workers who could do this. There is a range of needs from helping elder neighbors with not only with repairs but moving heavy items which they often cannot do. Some of the furnishing no longer needed could also be recycled rather than being thrown away. The current businesses that sometimes do these activities function on a national level and recently have been questioned as to some of their practices. A coop with workers who have the skills and other who could learn the skills would operate the coop as a self directed collective. There could also be legal services related to housing and repairs to avoid the dishonest person who can take advantage of neighbors. In addition we recently learned that the Landmark Society has begun a learning opportunity being done at Geneseo to begin to teach those interested in doing construction and repair skills, One of the most appealing factors is that the coop model would be part of the neighborhood and be located in it. The neighbors needing these skills for repairs etc and those working at the coop would also feel part of the community rather than distant from it.

In keeping with the importance of having a home and not just a house the service this could provide would go along way in maintaining more residents in their homes and part of a community. During the corona virus much was made of the health threats that can take over when the place someone lives is overcrowded and susceptible for illness. One reviewer commented that there could be more options to stay in a single home if issues like repairs and help with heavy items etc were the norm.

t

Bonnie Cannan NENCC 585-784- 0862 bonniecannan@hotmail.com

Fitts, Henry

From: Lisa Reagan <lisareagan@frontiernet.net>
Sent: Friday, April 22, 2022 5:46 PM
To: HUD Funding
Cc: Frisch, Erik L.; Loren Ranaletta; gvalenti@swpc.org
Subject: amplification of comments at the public meeting 4/20/22 regarding seniors as a GAP in the draft HOME-ARP plan

To John Oster, Senior Community Housing Planner for City of Rochester

During the HUD HOME-ARP presentation this week, I put a comment in the Q&A Wednesday that had to do with a GAP (#4) in the proposed HOME-ARP Plan for the City of Rochester. I'd like to have an opportunity to amplify the comment, which was difficult to explain in the limited space of the Zoom meeting Q&A.

I believe the Plan's identification of characteristics of housing associated with instability and an increased risk of homelessness had a GAP when it came to seniors, and specifically seniors with age related disabilities.

First, I'm concerned that the definitions of homelessness and at risk of homelessness continues to structurally undercount seniors. The definition as applied continues to evaluate populations like seniors and seniors with age related disabilities in the same way as an able adult. A person is not considered homeless if they will not admit that they have no one with whom they can stay. Seniors tend to be too embarrassed to acknowledge that they don't have family to help them. Also, seniors and seniors with disabilities cannot couch-surf and be safe, or safely be housed in shelters even if they did acknowledge homelessness. So this definition criteria undercounts this population and discounts the impact on this community of homelessness risk for seniors, while we also have one of the oldest populations in the State. This is particularly true now, during the Covid pandemic, and after, when many will avoid at all costs going to nursing homes, even if they could afford it.

Common Ground Health accounted for the disconnect between the known census population of seniors in Rochester and the reports of housing providers of known senior housing units by deducing that seniors of color in the Rochester area live primarily within multi-generational homes with family. These homes may be culturally supportive, but are not always safe for seniors because the 19th C. housing stock of Rochester does not have bedrooms or bathrooms on the ground floor and family may not be able to provide consistent support because of overlapping and changing work schedules. This population needs a special assessment. If investigated, it would be clear that this Rochester population of seniors and seniors with age related disabilities needs additional resources to not become homeless and special solutions in housing provision. The seniors of colors have even less income and higher housing cost burden than their white peers, who are also significantly at risk in Rochester. Seniors of color suffer the effects of discrimination and lack of legally required accommodation in their housing searches. And all seniors have difficulty advocating effectively for themselves, for cultural and historical reasons. This is particularly true in the internet based, and alienating, housing rental system and resource provision environment.

Seniors can benefit from case management, both to prevent homelessness and to find housing if homeless. But that is insufficient because both of these tasks are more difficult for seniors due to cell phone and internet communication deficits. And different housing solutions are needed -- avoiding high rises with which they are unfamiliar and which are dangerous to them when there is a fire that requires tenants to walk down multiple stories. They need housing in their own neighborhoods. They need trusted support at a very vulnerable and humiliating time for the seniors. Seniors are particularly sensitive to disconnection from family and familiar neighborhood reference points, like environment, stores and pharmacies. Loss of these familiar supports often increase risks of dementia and worsen dementia that is already in progress. That loss also worsens their physical health.

Please consider supplementing your plan with housing and housing support that allows seniors to age in place safely in their life-long neighborhoods, where they have raised families and supported the City for decades. For additional resources, please see Melissa Wendland at Common Ground Health, Lifespan and Loren Ranaletta at Episcopal Senior Living Communities. Loren has worked on many local partnerships with other not-for-profits to provide supportive housing for seniors in our community. Resources to acquire property for building and adaptive reuse of local buildings that can be converted would fill a significant Rochester neighborhood need for our seniors.

respectfully,

Lise Reagan,
Rochester resident and retired senior housing attorney

Fitts, Henry

From: Rochester Housing Coalition <advocacy@rochesterhousingcoalition.com>
Sent: Wednesday, April 20, 2022 7:51 PM
To: Fitts, Henry; HUD Funding
Subject: Housing Incentive Grants

HOME ARP team,

I'd like to submit our housing incentive grant outline for consideration for some of this funding. This is just a draft and requires further discussion, but we firmly believe that by partnering with private owners we can help activate housing units that would be otherwise difficult to bring online. Please let me know if you would like to discuss further. Thank you!

<https://drive.google.com/drive/folders/1JrIYpRdiNaaaslt9Pq6pCgJMXT2xP7Cz>

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Rochester Housing Coalition
(585) 340-7607
www.rochesterhousingcoalition.com

To increase affordable quality housing and promote accountability for Housing Providers and Residents.

Affordable Housing Incentive Grants



Affordable Housing Incentive Grant	2
Eviction Risk Mitigation Grant	3
Rehabilitation Grant Program I (Sale)	4
Rehabilitation Grant Program II (Rental)	5

<u>Affordable Housing Incentive Grant</u>	
Purpose	<i>Incentivize Owners to rent to very low income tenants (60% Median Family Income (MFI)) at a rent discount, by offering a financial risk offset.</i>
Eligibility	<ol style="list-style-type: none"> 1. Max Rent: 75% of FMR (see chart) (rent's can increase year over year to match 75% FMR) 2. 1-3yr lease (Tenant option to sign lease for 1-3yrs) 3. Landlord agrees to maintain compliance for 3yrs 4. Must rent to someone who meets 60% MFI (see chart) 5. Rent must not exceed 30% of tenant's gross monthly income 6. Tenant must NOT have a Housing Choice Voucher 7. IF unit is already rented, Landlord can get this grant if they meet other criteria 8. <i>Enrolled in Housing Council's Tenant training program if available</i>
Grant Amount	\$5,000 one time payment at lease start per unit
Required Docs	Lease agreement. Income docs, Current C of O. No code violations. Pre-move in photos.
Other Details	<ol style="list-style-type: none"> 1. Pre-approval prior to renting apartment: Owner submits unit information and gets 90 days pre-approved for guaranteed funding. 2. Rent must not exceed 30% of household GROSS income (last 12-14 weeks of pay stubs divided by # of weeks, multiplied by 52, divided by 12 months, times 0.3). (Utilities not included in this calculation, just rent. If utilities are included owner must show utility cost per unit and can add it from their rent amount) <p>Compliance</p> <ol style="list-style-type: none"> 1. If the resident makes more money and exceeds 60% AMI, but does NOT change, the grant stays. (doesn't punish tenants for making more money) 2. City will conduct random validations of the program (mechanisms to protect landlords with non-compliant tenants) 3. City will keep database of all units in the program <p>Turnovers</p> <ol style="list-style-type: none"> 1. Owner retains the funding position but must re-submit docs for new tenant to prove compliance. Has 180 days to find new tenant.

<u>Eviction Risk Mitigation Grant</u>	
Purpose	<i>Offset financial risk of an eviction / damages for participants in the Affordable Housing Incentive Grant Program.</i>
Eligibility	<ol style="list-style-type: none"> 1. Landlord must be a participant in the <i>Affordable Housing Incentive Grant Program</i> 2. Tenant is evicted for any reason (other than non-renewal if covered under the Affordable Housing Incentive Grant) 3. Tenant leaves at lease end & damages were done to the property 4. Covers: Unpaid rents, repairs, legal fees.
Grant Amount	Up to \$10,000
Required Docs	Docs for application: Before & after photos. Receipts for labor/material. Unpaid rent ledger. No rules on contractors, just receipts.
Other Details	<ol style="list-style-type: none"> 1. After eviction payout; owner retains the funding position for 180 days to replace tenant & receive another <i>Affordable Housing Incentive Grant</i>. 2. Idea is suggested by the United States Interagency Council on Homelessness. Link here.

<u>Rehabilitation Grant I (Sale)</u>	
Purpose	<i>Financial incentive for house flippers to renovate vacant single family properties to sell to income eligible families.</i>
Eligibility	<ol style="list-style-type: none"> 1. Property must be on a city targeted area (exact regions TBD) 2. Property must be a single family home 3. Entity that wins the grant must be the same entity that sells the property (no wholesalers) 4. Buyer must be in the EAHI (Employer Assisted Housing Initiative) or HPAP (Home Purchase Assistance Program) program
Grant Amount	30k per property (<i>exact value tbd. But same for all properties</i>)
Required Docs	Buyer's income documents
Other Details	<ol style="list-style-type: none"> 1. Flipper identifies property and submits to city for approval 2. Flippers have a set amount of time to complete the project (12mo?) 3. Flipper sells property to an EAHI/HPAP participant (flipper can ID buyer then have them apply for EAHI to become eligible) 4. City releases 30k grant to flipper upon closing the sale. <p>If renovating the unit to bring online</p> <ol style="list-style-type: none"> 1. Can get pre-approved for up to 12 months to allow time to renovate unit, get C of O, & rent out <p>Example</p>

<u>Rehabilitation Grant II (Rental)</u>	
Purpose	<i>Financial incentive for Landlords to renovate vacant properties to rent to income eligible families.</i>
Eligibility	<ol style="list-style-type: none"> 1. Property must be on a city targeted area (exact regions TBD) 2. Entity that wins the grant must be the same entity that rents the property (no wholesalers) 3. Tenant must qualify for the <i>Affordable Housing Incentive Grant Program</i> and maintain compliance for 3yrs.
Grant Amount	25k per unit
Required Docs	Submit property information to city. Tenant packet covered in the <i>Affordable Housing Incentive Grant Program</i> (landlord does NOT receive a duplicate payment)
Other Details	<ol style="list-style-type: none"> 1. Landlord identifies property and submits to city for approval 2. Landlord has a set amount of time to complete the project (12mo?) 3. Landlord rents the unit to renter that qualifies for the <i>Affordable Housing Incentive Grant Program</i>. 4. City releases 25k per unit after each unit is rented out. <p>If renovating the unit to bring online</p> <ol style="list-style-type: none"> 1. Can get pre-approved for up to 12 months to allow time to renovate unit, get C of O, & rent out <p>What happens if property is sold during the grant period?</p> <ol style="list-style-type: none"> 1. City holds a lien on the property and it must be resolved. <p>What happens if the property is foreclosed during the grant period?</p> <ol style="list-style-type: none"> 1. Owner gets sued for the prorated loan amount (\$1,666.66/yr)

MAX RENTS BY BED COUNT

APT sizes	<u>Studio</u>	<u>1bd</u>	<u>2bd</u>	<u>3bd</u>	<u>4bd</u>
FMR	\$ 698.00	\$ 805.00	\$ 1,006.00	\$ 1,251.00	\$ 1,364.00
Adjusted rents (75% FMR)	\$ 523.50	\$ 603.75	\$ 754.50	\$ 938.25	\$ 1,023.00
Gov cost/mo	\$ 138.89	\$ 138.89	\$ 138.89	\$ 138.89	\$ 138.89
Rent Savings /mo	\$ (174.50)	\$ (201.25)	\$ (251.50)	\$ (312.75)	\$ (341.00)
Rent savings 3yrs	\$ (6,282.00)	\$ (7,245.00)	\$ (9,054.00)	\$ (11,259.00)	\$ (12,276.00)
Minimum Gross Income/mo	\$ 1,745.00	\$ 2,012.50	\$ 2,515.00	\$ 3,127.50	\$ 3,410.00
5k Grant	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00

AFFORDABILITY BASED ON 60% MFI

Family Size	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
60% MFI	\$ 31,450.00	\$ 35,950.00	\$ 40,450.00	\$ 44,950.00	\$ 48,500.00
Monthly Income	\$ 2,620.83	\$ 2,995.83	\$ 3,370.83	\$ 3,745.83	\$ 4,041.67
Affordability	\$ 786.25	\$ 898.75	\$ 1,011.25	\$ 1,123.75	\$ 1,212.50
Adj. Rent / Monthly Gross Income	19.97%	20.15%	22.38%	25.05%	25.31%

Terms

FMR	Fair Market Rent (per HUD)
MFI	Median Family Income (per HUD)
VLI	Very Low Income (50% of MFI) (per HUD)

SUBSTANTIAL AMENDMENT TO THE CITY OF ROCHESTER'S CONSOLIDATED
COMMUNITY DEVELOPMENT PLAN/2021-22 ANNUAL ACTION PLAN
ADDITION OF HOME-ARP FUNDING, NEW PROJECTS

May 9, 2022

HOME-ARP Allocation Plan Template

Guidance

- To receive its HOME-ARP allocation, a PJ must:
 - Engage in consultation with at least the required organizations;
 - Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
 - Develop a plan that meets the requirements in the HOME-ARP Notice.
- To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
 - Affirmatively Further Fair Housing;
 - Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
 - Anti-Lobbying;
 - Authority of Jurisdiction;
 - Section 3; and,
 - HOME-ARP specific certification.

Participating Jurisdiction: City of Rochester, New York

Date: 4/4/2022

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

The City began by meeting with the planning group, including Monroe County (County) and Partners Ending Homelessness (PEH), formerly Rochester/Monroe County Continuum of Care. The City and its partners used regularly scheduled meetings to introduce the funding and announce the outreach and engagement process. The first announcement was made to the Homeless Services Network (HSN), an advocacy group that focuses on homelessness and those

at-risk of homelessness. Subsequent to the announcement of funding, the City scheduled meetings to consult with organizations specializing in provision of services for homeless and at risk populations, those fleeing and survivors of domestic violence (DV), and veterans. Virtual consulting meetings were also scheduled with public housing agencies (PHA), agencies that address fair housing, civil rights, and the needs of persons with disabilities. The City and its partners used the meetings to provide more information to potential partner agencies, and to collect information and data from the attendees. The virtual consultation meetings were held in January, February, and March 2022; more information is included in the table below.

The City and its partners also used surveys to collect qualitative and quantitative data from the community. Two surveys were released; the first survey was sent to housing and service providers that specialize in providing services to the qualifying populations. The second survey released was for consumers, or persons that access emergency shelter services. However, an insufficient number of responses were received, and the survey results were not included for analysis. The service provider survey was released on December 22, 2021, and was open for 45 days. The information and data collected from this survey has been reviewed and included in this plan. In total, 84 responses were collected from a variety of different organizations, including: homeless/housing service providers (27 responses), housing authorities (14), housing developers (10), local government (6), healthcare (6), and education (4). A number of other groups participated, including community members/residents (4) and landlords (4).

The engagement with these organizations focused on answering (1) what are the needs and (2) where are the funding gaps in our community with respect to the HOME-ARP qualifying populations.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Rochester Housing Authority (RHA)	PHA	Virtual Consultation Meeting – 1/24/22	Case management needed, difficult for qualifying populations to find and secure housing, landlords more cautious now.
Empire Justice	Fair Housing/Civil Rights/Legal Services	Virtual Consultation Meeting – 2/15/22	Lack of safe, affordable housing for qualifying populations. Many habitability and code issues. Qualifying populations face barriers to housing opportunities.
Legal Aid of Western New York (LAWNY)	Fair Housing/Civil Rights/Legal Services	Virtual Consultation Meeting – 2/15/22	Lack of safe, affordable housing for qualifying populations. Many habitability and code issues. Qualifying populations face barriers to housing opportunities.

Legal Aid Society of Rochester	Fair Housing/Civil Rights/Legal Services	Virtual Consultation Meeting – 2/15/22	Lack of safe, affordable housing for qualifying populations. Many habitability and code issues. Qualifying populations face barriers to housing opportunities.
JustCause	Fair Housing/Civil Rights/Legal Services	Virtual Consultation Meeting – 2/15/22	Lack of safe, affordable housing for qualifying populations. Many habitability and code issues. Qualifying populations face barriers to housing opportunities.
PathStone	Fair Housing/Civil Rights/Serves needs of qualifying populations	Virtual Consultation Meeting – 2/15/22	Lack of safe, affordable housing for qualifying populations. Many habitability and code issues. Qualifying populations face barriers to housing opportunities.
Rochester Monroe Anti Poverty Initiative (RMAPI)	Serves needs of qualifying populations	Virtual Consultation Meeting – 2/15/22	Lack of safe, affordable housing for qualifying populations. Many habitability and code issues. Qualifying populations face barriers to housing opportunities.
Rochester Area Community Foundation (RACF)	Serves needs of qualifying populations	Virtual Consultation Meeting – 2/15/22	Lack of safe, affordable housing for qualifying populations. Many habitability and code issues. Qualifying populations face barriers to housing opportunities.

If additional space is needed, insert image of table here:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Regional Center for Independent Living	Service Agency - persons with disabilities, homelessness, focus on civil rights	Virtual Consultation Meeting - 2/15/22	Lack of safe, affordable housing for qualifying populations. Many habitability and code issues. Qualifying populations face barriers to housing opportunities.
Partners Ending Homelessness (PEH) - CoC	Service Agency - homelessness (local CoC)	Multiple - co-host of virtual meetings and planning partner	Case management services are key to success for qualifying populations w/ shelter or permanent housing placements. Difficult to find appropriate, affordable housing, and difficult to maintain without supports.
Spiritus Christi Prison Outreach	Service Agency - persons exiting prison, homelessness	Virtual Consultation Meeting - 3/4/22	Qualifying population has greater barriers to finding, securing housing than typical household. Limited supply of adequate, affordable housing. Landlords less likely to rent to those with credit/rent history issues.
Eagle Star	Service Agency - veterans, homelessness	Virtual Consultation Meeting - 3/4/22	Qualifying population has greater barriers to finding, securing housing than typical household. Needs assistance w/ documentation and search, and continued case management in most cases. Limited supply of adequate, affordable housing.
Veterans Outreach Center (VOC)	Service Agency - veterans, homelessness	Virtual Consultation Meeting - 3/4/22	Qualifying population has greater barriers to finding, securing housing than typical household. Needs assistance w/ documentation and search, and continued case management in most cases. Limited supply of adequate, affordable housing.
Coordinated Care Services, Inc. (CCSI)	Service Agency - homelessness, serves needs of qualifying populations, manages coordinated entry	Virtual Consultation Meeting - 3/4/22	Needs assistance w/ documentation and search, and continued case management in most cases. Limited supply of adequate, affordable housing. Landlords less likely to rent to those with credit/rent history issues.
Huther Doyle	Service Agency - serves needs of qualifying populations, homelessness, addiction and mental health	Virtual Consultation Meeting - 3/4/22	Qualifying population has greater barriers to finding, securing housing than typical household. Needs assistance w/ documentation and search, and continued case management in most cases. Limited supply of adequate, affordable housing.
Willow Center	Service Agency - those fleeing or survivors of domestic violence, homelessness	Virtual Consultation Meeting - 3/4/22	Qualifying population has greater barriers to finding, securing housing than typical household. Needs assistance w/ documentation and search, and continued case management in most cases. Limited supply of adequate, affordable housing.
Reentry Association of WNY	Service Agency - persons exiting prison, homelessness	Virtual Consultation Meeting - 3/4/22	Qualifying population has greater barriers to finding, securing housing than typical household. Needs assistance w/ documentation and search, and continued case management in most cases. Limited supply of adequate, affordable housing.

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Public comment period: start date – 4/4/2022 end date – 5/5/2022***
- ***Public hearing: 5/5/2022***

Community input has been central to the development of the plan, and the information received during the public comment period and public hearing will be important to establishing priorities and identifying needs and gaps. The public comment period started the day the draft plan was released, and will last for 30 days thereafter. The City chose to forego the HOME-ARP optional 15-day public comment period to allow the community greater time to review and comment.

The Draft HOME-ARP Allocation Plan was made available for public comment on April 4, 2022, for a 30-day public comment period. It was published on the City’s website.

The City notified the public of the publication date of the HOME-ARP Allocation Plan with a press release on April 4, 2022, and by emailing local stakeholders a link to the City’s website where the Allocation Plan will be published.

The City Council held a public input meeting on the HOME-ARP Allocation Plan on April 20, 2022 at 6:30 PM.

The public input meeting included a presentation to the attendees, and a question and answer period where the public was also able to submit comments. Comments were also submitted beforehand.

Describe any efforts to broaden public participation:

The City is broadening public participation by holding a public meeting on April 20, 2022, which is in addition to the public hearing and public comment period. Additionally, the outreach and engagement efforts to date have focused on gathering the greatest amount of input from the greatest variety of resources. This has resulted in several Virtual Consulting Meetings with organizations that represent the qualifying population and two surveys.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

The comments received ahead of time and during the public information meeting were generally supportive of the information included within the plan, but most recommendations requested that the City look at a certain (sub)population or consider a specific intervention/program type. Recommendations included; remodeling a hotel to house those facing chronic homelessness, consideration of landlord incentive programs aimed at increasing the number of affordable, quality units available to low income households; inclusion of the City's elderly households that may not meet the traditional definitions of homelessness/at risk of homelessness; and encouragement to use HOME-ARP to fund a Tenant Option to Purchase Assistance Program and the City's Emergency Repair Program.

Lastly, several comments encouraged the City to use the funds to build supportive housing for extremely/very low income households, and to partner with non-profits to both develop the housing and provide services to the eventual tenants. The City needed to reject parts of one or two comments, but the majority of comments were accepted.

Summarize any comments or recommendations not accepted and state the reasons why:

The City was unable to fully accept comments that recommended funding a Tenant Option to Purchase program, as the regulations state that HOME-ARP funds are not to be used for homeownership activities of any kind. Those comments were received and reviewed, but the recommendations for that activity cannot be fully considered.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

The PJ may use the optional tables provided below and/or attach additional data tables to this template.

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	208	71	255	255	0								
Transitional Housing	30	17	156	156	55								
Permanent Supportive Housing	557	201	786	786	198								
Other Permanent Housing						0	0	0	0				
Sheltered Homeless						48	319	49	90				
Unsheltered Homeless						0	33	0	2				
Current Gap										394	197	48	48

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	55,220		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	6,270		
Rental Units Affordable to HH at 50% AMI (Other Populations)	15,131		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		16,750	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		8,825	
Current Gaps			10,480

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

The most recent one-day homeless count that we have data for was conducted in January 2021. That information is included in the table above. The City used PIT, HIC, CHAS, ACS, and local data to determine where the needs in the community were, and also used interviews and the consulting meeting to gather input.

Based on recent PIT and HIC data; there are 117 Non-Hispanics with children living in emergency or transitional housing. There are 37 Hispanics living in emergency or transitional housing. The CoC tell us that 53 Whites with children, 90 Blacks/African Americans, 4 Pacific Islanders, and 7 multiple races, all with children are living in emergency or transitional housing. There are 15 households, with children only, living in emergency or transitional housing of whom 14 are females, 10 being Non-Hispanic. Demographics from the 2021 Point-in-Time Count (PITC) identifies 352 households without children. Of the 352 households, 82 are female, 265 are male, 4 are transgender, and 1 is Non-Conforming. 301 of the 352 households are Non-Hispanic, 51 are Hispanic, 146 are White, 185 are African American, 1 Asian, 3 Native American, 1 Hawaiian, and 16 Multiple Races. 68 persons are chronically homeless.

Current PITC identifies 1 White Male veteran with 4 children living in emergency shelter. Our PITC also identifies 49 persons living without children living in emergency or transitional housing. Of the 49 persons, 48 are male; 27 being white, 21 being African American and 1 being Native Hawaiian. The CoC states 90 adult survivors of domestic violence are in emergency or transitional housing. 2 victims are unsheltered.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness;***
and,
- ***Those at greatest risk of housing instability or in unstable housing situations:***

The data show that there is a shortage of rental housing units affordable to extremely low income (ELI) households. This forces many ELI households to rent more expensive units and pay more than 30% of their income towards housing (cost burdened) or 50% of their income towards housing (severe cost burden). Many of these households also experience other housing issues, but have limited options available to remedy those issues. The greatest needs, as indicated by both the consultation meetings and the surveys, were: 1) acquisition and development of non-congregate shelter, 2) tenant based rental assistance, 3) supportive services, 4) non-profit operating funding and capacity building, and 5) development of affordable rental housing.

While lack of options in housing was identified by many groups, the majority of participants in the surveys and in the consultation meetings highlighted support services and capacity building

as some of the highest need. Specifically, services such as housing search and placement, documentation gathering and assistance, and case management are in demand.

SHELTERED AND UNSHELTERED HOMELESS

As of the last PIT count, there were 358 persons within the emergency shelter system, out of a total 463 beds. Of these, 66 households were families with children, and 255 were households without children. There were 33 unsheltered persons found during the PIT count in 2021, down from 44 in 2020. This continued a downward trend from prior years (2017: 65, 2018: 56). Need for beds within the shelter system can fluctuate based on season and type of unit needed, but many respondents to the survey stated that a non-congregate shelter of some type is needed within the community. These non-congregate type shelters were established during COVID, and were often used for those at the highest risk of transmission or for those that had tested positive. However, the use can be much greater than that, and would add to the continuum of services offered in the community.

CURRENTLY HOUSED AND AT RISK OF HOMELESSNESS

The CHAS and ACS data showed the City of Rochester as having 20,265 renter households with incomes at or below 30% AMI. Renters with ELI represent 39% of all renter households.

OTHER FAMILIES REQUIRING SERVICES OR HOUSING ASSISTANCE TO PREVENT HOMELESSNESS

While there are technically more units than households at 30-50% AMI, the large deficit of units affordable to those households at 0-30% AMI creates a knock-on effect. Many of the 0-30% AMI households rent units affordable to those with AMIs between 0-30% or the next bracket up, which reduces the number of affordable units for those at 30-50% AMI, and so on.

Over the past two years, the City and its partners have worked on several programs aimed at preventing homelessness amongst the community. One offered rental arrears assistance, and the second offered legal assistance to persons facing eviction. It is difficult to determine the exact size of these populations, as the numbers in recent years have risen due to the pandemic, but utilization rates with these services were very high. More data on the individual qualifying populations will be included in the final Allocation Plan prior to submittal to HUD.

THOSE AT GREATEST RISK OF HOUSING INSTABILITY

The CHAS and ACS data shows the City of Rochester with 20,265 renter households with incomes at or below 30% AMI. Of those, 14,300 households are considered to have a severe housing cost burden. Households earning less than 30% AMI make up 81% of all severely cost burdened households in Rochester.

Lastly, through the plan development process, it was determined that further investigation was warranted into potential undercounts in seniors facing homelessness/at risk of homelessness, and the same for seniors with age related disabilities. Rochester is an “older” City, and established definitions of homelessness and at risk of homelessness may undercount seniors for various

reasons. Given this realization, more effort is being made to review the characteristics of housing associated with instability and an increased risk of homelessness – specific to seniors in Rochester. The City will look to its partners to help inform this work, and to determine if HOME-ARP can be used to provide interventions for this population, where warranted.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

The majority of the services enjoyed recently by the community were enhanced or funded by programs and funding sources related to COVID. CARES Act funding, including ESG-CV and CDBG-CV, and Emergency Rental Assistance Program (ERAP) dollars are largely spent, or will be fully spent in the near term.

Current resources include annual HUD funding for the City, County, and CoC, State/federal funding for affordable and supportive housing, local foundation and private donor support, as well as ongoing support such Housing Choice Vouchers.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Emergency financial assistance for homelessness prevention is offered to households that request it for the purpose of housing stability, but the influx of funding from the Treasury (ERAP, EPPI) and HUD (ESG-CV) is largely spent. The need for this type of assistance remains high, but funding is limited.

Access to services can be confusing, and gathering materials needed to be approved for services can also be overwhelming. Case management and other supports are often used to help people make their way through the services/housing application processes, and many partners called this out as a difficulty their clients face. These services were the higher priority in our survey and among our consultees. Housing rights and assistance in courthouses within the County of Monroe and the City of Rochester have been highly utilized and identified equally as a must needed continued service. It was noted at our February 15th, 2022 consultation, that there is a discontinuity in our service delivery systems and more must be done.

Lastly, there is a gap in non-congregated shelters, and in the provision of quality, affordable housing for the qualifying populations. During the pandemic, it was identified that there is a lack of non-congregate shelters, and low-barrier shelters. The need to have private space for individuals from the homeless population was difficult, and in many case, hotel rooms were secured. These were temporary solutions, but the need was demonstrated.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

According to most measures, affordable housing means only spending 30% or less of a household's income towards housing related expenses. Rent burden is defined as spending more than 30% of a household's income on housing expense. When the share exceeds that threshold, it impacts a household's ability to buy food and support other essentials like healthcare and transportation. A higher rent burden is often associated with a greater risk of eviction, or risk of homelessness. Housing cost burden can therefore be viewed as a strong contributor to homelessness. While Rochester housing costs are not extraordinarily high, extremely low incomes have led to a high number of households facing a rent burden.

Since the end of the various moratoria, rents have increased and/or landlords and management companies have become more restrictive with whom they are willing to rent to. As previously mentioned, many households spend more than 30% of their income on housing costs, and this is seen with greater frequency as incomes decrease. However, finding new housing is harder than ever. Many households/individuals are unable to secure new housing because they do not have perfect credit profiles, and their incomes are not 3-4 times greater than the rent. Housing cost burden can therefore be viewed as a strong contributor to homelessness.

Identify priority needs for qualifying populations:

Priority needs include appropriate, affordable housing units that are readily available to those that need them, and that have the support services included for anyone that needs them. This was identified as the number one priority amongst survey respondents and through the consultation process, and it confirms data was reviewed with respect to the HIC and population of persons at risk of homelessness due to severe housing cost burden. The support services, such as ongoing case management, and housing search/counseling (may vary by population), were identified as crucial for successful long-term housing of the qualifying populations. A discontinuity of services exists in our community. Although there are many services available locally, accessing the services is not always straightforward. Services that help individuals leaving institutions and help individuals secure important documents are needed and wrap around services, provided to anyone living in the affordable housing to be developed, are crucial to long-term housing stability of the qualifying populations.

Additionally, the provision of a non-congregate shelter within the community was identified as a high priority need. These types of shelters were created during the pandemic, but they have long been identified as a need within our community. The current shelter system offers many useful and successful interventions and services, and provides an emergency lifeline to many who need it. But the current model does not work for everyone, and the innovative approaches deployed during the COVID pandemic showed that alternative options can be successful with the right support. During the pandemic, several hotels were temporarily turned into NCS. These shelters provided both housing and structure to those with the highest risk of COVID transmission. Some of the individuals living in the hotels were moved there as part of a shelter “decompression”, while other chronically homeless individuals were moved there from homeless encampments and other locations not meant for human habitation. The hotel NCS model showed that many persons previously unwilling/unable to access the traditional shelter system

were willing to try a new model. The temporary NCS model used during COVID showed it could be successful, but that it was not a right fit for everyone, and that it was crucial to have the right support staff and services in place.

Lastly, non-profit capacity building and operating support, and help securing appropriate, affordable housing. While very much needed, the last point does not necessarily include specific development of affordable units, but in finding ways to help ELI households and other qualifying populations apply for existing housing that they are not currently able to secure. This can include outreach to landlords, shallow rent subsidies, and a number of other options under consideration.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The City and its partners obtained information on the homeless population and housing inventory serving the homeless through the Homelessness Data Exchange (through Partners Ending Homelessness) reports. The reports came from information obtained in the annual point in time counts and the housing inventory counts conducted in 2019 and 2021. The 2022 will be considered as soon as it is available.

Income and housing statistics were taken from various sources, including 2014-2018 ACS and decennial Census Data (2010 and 2020) from the US Bureau of the Census. Some housing and household data was taken from the 2014-2018 Community Housing Affordability Strategy (CHAS) data.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

During the consultation process, the City and its partners identified several priorities, but work will continue to further clarify the particulars and specifics of each. The City anticipates releasing Request for Proposals/Qualifications (RFP/RFQ), and/or Notice of Funding Availability/Opportunity (NOFA/NOFO) in partnership with the County and Continuum of Care to solicit proposals and gather more feedback from partner agencies.

Two priorities that will need to be discussed in greater detail include the Development of a NCS and the Development/Creation of Affordable Housing for the qualifying populations. For the development of an NCS, the City will partner with the County and local CoC to determine the best model and course of action, and to better identify other sources of construction financing and ongoing operating support. This part of the plan will require its own timeline and RFP, and it is likely that more outreach will occur to the experts in our community to help determine best practices and establish a viable path forward.

The Development of Affordable Housing Units with HOME-ARP funds will likely be folded in to the City’s annual Affordable Housing RFP, with the expectation that HOME-ARP units will be a special set-aside or targeted development priority. Developers non-profit housing service providers will be able to propose how they plan to build and operate the HOME-ARP units long-term. Additionally, having mixed income and mixed population housing developments is preferable to concentrating poverty or housing issues in a certain location. Recently, there has been a push to include ELI and supportive housing units within developments serving a number of different household types, sizes, and incomes.

There are several ways to develop affordable housing, but the majority of units affordable to ELI, VLI, and LI households are created by developers with knowledge of how to access and secure local, State, and Federal sources of funding such as the Low Income Housing Tax Credit (LIHTC), State LIHTC, Historic Tax Credits, Tax Exempt Bonds, Shelter Rent PILOT agreements, as well as other sources of funding specific to the qualifying populations, such as the Empire State Supportive Housing Initiative (ESSHI) and the Homeless Housing Assistance Program (HHAP). Given the great cost of developing affordable housing, it will be important for the City and its partners to leverage existing sources of funding.

Eligible activities will likely each have an RFP/RFQ or NOFA/NOFA process, as provision of support services requires less pre-project or pre-development work than a project such as acquisition and development of a non-congregate shelter. Those individual processes for each eligible component are still in discussion, and will be more thoroughly explored after the plan is reviewed and submitted to HUD.

If any portion of the PJ’s HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:

N/A

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 1,347,304		
Acquisition and Development of Non-Congregate Shelters	\$ 1,796,405		
Tenant Based Rental Assistance (TBRA)	\$ 898,203		

Development of Affordable Rental Housing	\$ 3,143,710		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 449,101	5 %	5%
Administration and Planning	\$ 1,347,304	15 %	15%
Total HOME ARP Allocation	\$ 8,982,027		

Additional narrative, if applicable:

Funding Allocation Plan distribution above.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The rationale for allocating funding this way is due to the data, consultation meetings, and survey results. After much discussion with each consultation group and review of the survey responses, the City determined that the above distribution is currently the best fit for the needs of the community. The majority of resources will be dedicated to the Development of Affordable Housing and creation of Non Congregate Shelter, but funding will be available for the other eligible activities. If additional resources become available, or if new research or information proves otherwise, the distribution may be amended in response to that.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City is currently researching the cost of developing supportive housing, and is investigating which funding types we can leverage with the HOME-ARP funding. The City continues to incentivize developers to include supportive housing for the qualifying populations within any affordable or mixed income housing development in the City.

As noted in the need assessment and gaps analysis, there is a need for more affordable rental housing in the City of Rochester. To address this need, the City has allocated \$3.1 million in HOME-ARP funding to the development and rehabilitation of affordable rental housing. The City has not developed program guidelines and/or an application for these funds, but it is estimated that the funding will result in the production or 30-40 units of affordable rental housing units. Given the high cost of developing affordable housing and low incomes of the qualifying populations, it is likely that the units will have ongoing operating/rental subsidies, which will be secured later in the project development process. Lastly, the HOME-ARP funding allocated to supportive services and rental assistance will serve a to be determined number of households, as the sizing of the assistance and type of services have yet to be identified.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

The City works with the local affordable housing developers to ensure that all developments include units that meet the needs of a variety of households, including that of ELI and VLI households and for all of the qualifying populations. The City will continue to work with partner organizations, the County, and the State to leverage funding opportunities and develop housing that is affordable and appropriate for all qualifying populations.

The City's 2020-24 Five Year Con Plan noted that there was a shortage of affordable, safe housing units in our community. One of the overarching goals of the City's Consolidated Plan is "Providing decent housing by preserving affordable housing stock, increasing 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." The City's HOME-ARP plan supports that goal, and will address the following needs as identified in the 2020-24 Con Plan; safe decent housing that is affordable to low income households, housing rehabilitation programs, and housing and services for persons for persons experiencing homelessness or who are at risk of becoming homeless.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

TBD – Preferences may be established within individual programs or projects to target the qualifying populations, or a higher need subpopulation, but the methodology has not been decided as of the writing the plan. Any proposals will comply with the points above.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

N/A

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

N/A

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-

ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

N/A

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

N/A

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

N/A

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

N/A

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

N/A

- ***Other requirements in the PJ's guidelines, if applicable:***

N/A



City of Rochester

City Clerk's Office

Certified Ordinance

Rochester, N.Y., _____
TO WHOM IT MAY CONCERN

I hereby certify that the following is a true copy of an ordinance which was duly passed by the Council of the City of Rochester on **May 10, 2022** and **Approved** by the Mayor of the City of Rochester, and was deemed duly adopted on **May 11, 2022** in accordance with the applicable provisions of law.

Ordinance No. 2022-129

Amending the 2021-22 Annual Action Plan to fund and authorize additional HOME Investment Partnership projects through the American Rescue Plan Act of 2021

WHEREAS, in Ordinance No. 2021-185, the City approved and adopted a 2021-22 Annual Action Plan (the Action Plan) to fund and implement community development activities under the federal Community Development Block Grant (CDBG) and other federal programs, including the Home Investment Partnership (HOME);

WHEREAS, a plan for amending the Action Plan to allocate an award to the City of \$8,982,027 to fund certain HOME projects for the homeless and those at risk of homelessness pursuant to the federal American Rescue Plan Act of 2021 (HOME-ARP Amendment) has been prepared, presented to the City Council, and circulated for public review and comment in accordance with the Citizen Participation Plan adopted in Ordinance No. 2020-153, which included:

- (1) Beginning April 4, 2022, posting information about the HOME-ARP Amendment citizen review process for the HOME-ARPA Amendment to the City's Consolidated Plan webpage at <https://www.cityofrochester.gov/ConsolidatedPlan2020/> ;
- (2) Scheduling, publishing on-line notice of, and conducting a Public Input Meeting virtually by means of an on-line video conference on April 20, 2021;
- (3) Scheduling a virtual Public Hearing on the HOME-ARPA Amendment before City Council for May 5, 2022;

- (4) Publishing in the Democrat & Chronicle advanced notice of the Public Hearing and of the availability of said Amendment and inviting the submittal of written comments for a period extending to through 4:00 PM on May 5, 2022;
- (5) Presenting the written comments received to the members of City Council before the Public Hearing; and
- (5) Streaming the Public Hearing live on the Council's Facebook <https://www.facebook.com/RochesterCityCouncil/> and YouTube https://www.youtube.com/channel/UC_U7nbtS5kEz4bjEM8AGXIQ?view_as=subscriber pages;

WHEREAS, the City Council has reviewed the public comments and recommendations on the HOME-ARPA Amendment; and

WHEREAS, the City Council has had the opportunity to review with City staff the needs, strategies and proposed actions to be addressed in the HOME-ARPA Amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The Council hereby approves and adopts the HOME-ARPA Amendment, which consists of the following amendments to the 2021-22 Annual Action Plan:

- a. Adding \$8,982,027 in additional HOME Investment Partnerships Program funding from the American Rescue Plan Act of 2021 (HOME-ARP) to the 2021-22 Annual Action Plan for five programs to serve the needs of persons who are homeless or at-risk of homelessness, persons fleeing or attempting to flee domestic violence, veterans, and other vulnerable populations including those identified to have the greatest risk of housing instability.
- b. Allocating at least 85% of the above referenced HOME-ARP funding amongst the following five HOME-ARP projects to be added to the 2021-22 Annual Action Plan:
 - (a) Development and Support of Affordable Housing (35%);
 - (b) Tenant-Based Rental Assistance (TBRA) (10%);
 - (c) Provision of Supportive Services (15%);
 - (d) Acquisition and Development of Non-Congregate Shelter Units (20%); and
 - (e) Non-profit Capacity Building and Operating Assistance (5%),

with the parenthetical percentage figure for each project being a tentative approximate share of the funds, each of which may be adjusted upward or downward to account for public input and/or demonstrated need.

- c. Allocating the remainder, up to 15% of the HOME-ARP funds, for Administration and Planning, to reimburse City staff costs for overseeing implementation of the five HOME-ARP projects.

Section 2. The Mayor is hereby authorized to submit said HOME-ARPA Amendment to the United States Department of Housing and Urban Development (HUD).

Section 3. The Mayor is hereby further authorized to provide any such information that may be required by HUD and to execute any grant agreement, project sponsor agreement, or any other documentation as may be necessary to fund and carry out the activities provided for in said Amendment. The agreements and documents shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 4. This ordinance shall take effect immediately.

Passed by the following vote:

Ayes - President Meléndez, Councilmembers Gruber, Harris, Lightfoot, Lupien, Martin, Patterson, Peo, Smith- 9.

Nays -None - 0.

Attest 
City Clerk