APPENDIX C – CITIZEN PARTICIPATION

COMMUNITY DEVELOPMENT PROGRAM
70 Church Street, White Plains, New York 10601
(914) 422-1300 Fax: (914) 422-1301
E-Mail: Planning@whiteplainsny.gov

THOMAS M. ROACH
MAYOR

ELIZABETH A. CHETENY, AICP
COMMISSIONER

LINDA K. PUOPLO, LMSW
DEPUTY COMMISSIONER

October 15, 2014

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: DESIGNATION OF THE DEPARTMENT OF PLANNING OF THE CITY OF WHITE PLAINS AS THE LEAD AGENCY FOR THE PREPARATION OF THE FEDERALLY MANDATED CONSOLIDATED PLAN

The U.S. Department of Housing and Urban Development ("HUD") requires the submission of a Consolidated Plan for federally funded Community Planning and Development Programs, including the Community Development Block Grant Program ("CDBG"). The City of White Plains is designated as an Entitlement Community by HUD and, therefore, is required to regularly submit Consolidated Plans to receive HUD CDBG funding.

A prerequisite to preparing this federally mandated Consolidated Plan for the City of White Plains is the designation by the Common Council of the Lead Agency or entity responsible for the formulation and preparation of the plan. Note that the Lead Agency for the HUD Consolidated Plan process is not to be confused with the State Environmental Quality Review (SEQR) Lead Agency. The "SEQR Lead Agency" for the environmental review of the Consolidated Plan is the Common Council, the agency which formally approves and adopts the Consolidated Plan.

The Department of Planning is responsible for the administration of the Community Development Block Grant Program. The Planning Department, working with the Community Development Citizens Advisory Committee (CDCAC), has been responsible for the preparation of the City's Consolidated Plan since the requirement was instituted by HUD in 1994. The City has prepared four Consolidated Plans to date, in 1995, 2000, 2005, and 2010. Each Consolidated Plan covers a five year period. The next Consolidated Plan to be prepared is for the time period 2015-2019, which commences on July 1st, 2015 and concludes on June 30th, 2019. The 2015-2019 Consolidated Plan ("the Plan") is due the 45th day prior to the start of the next program year, May 15th, 2015.

As the Lead Agency, the Department of Planning coordinates planning-related activities with the CDCAC; departments and agencies of New York State, Westchester County, and the City of White Plains; the White Plains Housing Authority; the White Plains School District; and other organizations and groups including housing, social service, and community development agencies, and neighborhood associations.

The Community Development Citizens Advisory Committee will hold public hearings on the proposed use of Community Development funds. Input from the public consultation process and the recommendations of the CDCAC will be inform the development of the 2015-2019 Consolidated Plan. The Plan will also reflect the City's adopted Capital Improvement Plan, the adopted City Budget, and anticipated levels of grant funding from other Federal, State and County sources as shown in the 2015-16 Proposed Budget.

The Plan will include an inventory of existing conditions, a discussion of current trends, and the identification of needs over the next five-year period in each of HUD's target program areas–housing, homelessness, public housing, non-housing special needs, and non-housing community development needs. The Plan will prioritize these needs, set goals, and present a five-year strategy which identifies the objectives to address identified needs, with particular emphasis on benefitting the extremely low, very low and low/moderate income families and individuals, as required by the HUD CDBG program.

Submitted herewith for your consideration is a resolution designating the Planning Department as Lead Agency for the preparation of the federally mandated Consolidated Plan 2015-2019.

Respectfully submitted,

Elizabeth A. Cheteny
Planning Commissioner

For the November 2014 Common Council agenda

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } ss.:
CITY OF WHITE PLAINS }

I, the undersigned, City Clerk, of the City of White Plains, NY, do hereby certify that I have compared the proceeding with the original resolution adopted by the Common Council of the City of White Plains, NY, by the affirmative vote of a majority of the members of the Common Council at an Regular Stated Meeting, held the 3rd November 2014 and I do hereby certify the same to be a correct transcript therefrom and of the whole of said original.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of White Plains, NY, this 6th November 2014.

Anne M. McPherson, RMC, CMC
City Clerk, City of White Plains, NY

CERTIFIED COPY

from the

CITY OF WHITE PLAINS
255 Main Street
White Plains, NY 10601

CERTIFIED COPY

of a(an)

RESOLUTION

in relation to

Resolution designating the Department of Planning of the City of White Plains as the Lead Agency for the preparation of the federally mandated Consolidated Plan.

ADOPTED BY THE

COMMON COUNCIL

of the

CITY OF WHITE PLAINS

3rd November 2014

RESOLUTION DESIGNATING THE DEPARTMENT OF PLANNING OF THE CITY OF WHITE PLAINS AS THE LEAD AGENCY FOR THE PREPARATION OF THE FEDERALLY MANDATED CONSOLIDATED PLAN

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") requires the submission of a Consolidated Plan for federally funded Community Planning and Development Programs, including the Community Development Block Grant Program; and

WHEREAS, a prerequisite to preparing the federally mandated Consolidated Plan for the City of White Plains is the designation by the City of the Lead Agency responsible for the preparation of the plan; and

WHEREAS, the 2015 – 2019 Consolidated Plan must be approved by the Common Council and submitted to the U.S. Department of Housing and Urban Development by May 15th, 2015; and

WHEREAS, the Consolidated Plan incorporates all of the federally mandated submissions under the Community Development Program, as well as requiring broader planning information which is currently provided by the Planning Department; now therefore be it

RESOLVED, that the Department of Planning be declared Lead Agency for the preparation of the federally mandated Consolidated Plan.

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } ss.:
CITY OF WHITE PLAINS }

I, the undersigned, City Clerk, of the City of White Plains, NY, do hereby certify that I have compared the proceeding with the original resolution, adopted by the Common Council of the City of White Plains, NY, by a vote of the majority of the members of the Common Council at a Regular Stated Meeting, held the 1st December 2014 and I do hereby certify the same to be a correct transcript therefrom and of the whole of said original.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of White Plains, NY, this 2nd December 2014.

Anne M. McPherson, CMC
City Clerk, City of White Plains, NY

CERTIFIED COPY

from the

CITY OF WHITE PLAINS
255 Main Street
White Plains, NY 10601

SEMPER FIDELIS 1683 THE CITY OF WHITE PLAINS N.Y. LIBERTY OR DEATH 1776 1915

CERTIFIED COPY

of a(an)

RESOLUTION

Resolution of adoption of the proposed Community Development Citizen Participation Plan.

ADOPTED BY THE

COMMON COUNCIL

of the

CITY OF WHITE PLAINS

1st December 2014

RESOLUTION ADOPTION OF THE PROPOSED COMMUNITY DEVELOPMENT CITIZEN PARTICIPATION PLAN

WHEREAS, The City of White Plains (the "City") has been a designated Community Development Block Grant (CDBG) Entitlement jurisdiction since 1974; and

WHEREAS, As an entitlement jurisdiction, every five years the City of White Plains is required to prepare and submit a comprehensive Consolidated Plan to the federal Department of Housing and Urban Development (HUD); and

WHEREAS, the Consolidated Plan is required to include and result from an effective citizen participation process; and

WHEREAS, the City is presently preparing the next five-year Consolidated Plan for the period of 2015-2019, and as such, is presenting this Citizen Participation Plan for review and adoption; and

WHEREAS, the proposed Citizen Participation Plan shall establish a guide for the City of White Plains to coordinate public participation in the planning of CDBG goals and policies; give timely notice of public comment periods; and reasonable access to public hearings, information, and records relating to the grantee's proposed and actual use of CDBG funds. The Citizen Participation Plan outlines specific steps the City will take to assure for public comment; public hearings and the public availability of HUD required reports such as the Five-Year Consolidated Plan (the Con Plan); the Annual Action Plan; the Consolidated Annual Performance Evaluation Report (CAPER); program performance reviews; and any substantial amendments to the aforementioned; and

WHEREAS, the Citizen Participation Plan seeks to involve all City of White Plains residents including low and moderate-income persons, persons living in blighted areas, members of minority groups, members of non-English speaking groups, residents of areas where a significant amount of federally-funded activity is proposed or ongoing, the elderly, the disabled, the business community, and civic groups interested in any of the programs funded directly or indirectly by HUD; and

WHEREAS, HUD requires the regular, periodic review of its Citizen Participation Plan. HUD further required that the plan must be written and adopted by the local governing body and must be up to date. Any proposed changes to the Citizen Participation Plan shall be noticed with a fifteen (15) day public comment period. The proposed Citizen Participation Plan has been available for review and comment from November 10 – 24, 2014. A public hearing on the proposed Citizen Participation Plan was held on Wednesday, November 19, 2014. The City has made copies of its amended Citizen Participation Plan available for comment and viewing in the Community Development Office, the White Plains Public Library located at 100 Martine Avenue, the Thomas H. Slater Center located at 2 Fisher Court, and El Centro Hispano located at 346 South Lexington, all in White Plains. The amended Citizen Participation Plan has also been available on the City's website, www.cityofwhiteplains.com; and

WHEREAS, the proposed Citizen Participation Plan includes all elements as required by HUD such as:

- Public comment and review process
- Public hearings
- Citizen involvement process

- HUD required Consolidated Plan, Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER)
- Substantial amendments
- Technical assistance
- Questions and complaints process
- Residential anti-displacement and relocation assistance plan; now therefore be it

RESOLVED, that the proposed Citizen Participation Plan for the City of White Plains Community Development Program be adopted by the Common Council of the City of White Plains.

ENVIRONMENTAL OFFICER

PLANNING DEPARTMENT • 70 CHURCH STREET • WHITE PLAINS, NEW YORK 10601

(914) 422-1252 • FAX: (914) 422-1301

THOMAS M. ROACH
MAYOR

ROD JOHNSON
ENVIRONMENTAL OFFICER

April 22, 2015

TO THE HONORABLE MAYOR AND MEMBERS OF THE COMMON COUNCIL

SUBJECT: 2015-19 CONSOLIDATED PLAN
2015-16 COMMUNITY DEVELOPMENT ANNUAL ACTION PLAN
SEQR AND NEPA ENVIRONMENT REVIEWS

The 2015-19 Consolidated Plan and 2015-16 Community Development Annual Action Plan have been reviewed for compliance with the N.Y. State Environmental Quality Review (SEQR) and National Environmental Protection Act (NEPA) regulations.

NY State Environmental Quality Review

While the Common Council's approval of the 2015-19 Consolidated Plan and 2015-16 Community Development Annual Action Plan represents the Common Council's final, formal approval of program activities, no SEQR determinations are necessary prior to its adoption.

Under SEQR regulations Type II actions are determined not to have a significant effect on the environment. Type II Actions include:

- Information collection including basic data collection and research , water quality and pollution studies, traffic counts, engineering studies, surveys, subsurface investigations and soils studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action.
- Routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment.
- Conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.
- Maintenance or repair involving no substantial changes in an existing structure or facility.
- Replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes.

The individual program activities are exempted from SEQR as Type II Actions or have received an independent review.

a. The 2015-2019 Consolidated Plan represents the administrative and program planning activities which are Type II Actions under SEQR which do not need additional SEQR documentation.

b. Administrative activities for the overall Annual CDBG and Residential Rehabilitation Programs are Type II Actions under SEQR which do not need additional SEQR documentation.

c. Annual funding of Code Enforcement Officer salaries represents a Type II Action under SEQR which does not need additional SEQR documentation.

d. The following annual Public Service activities do not effect the physical environment and are thus, not subject to SEQR.

- El Centro Hispano Comprehensive Services
- Slater Center Comprehensive Services
- Westchester Residential Opportunities Comprehensive Housing
- Battle Hill Assoc. Beautification & Awareness
- Family Ties Parent Resource Project
- Legal Services of the HV Eviction Prevention, Elderly
- Westchester Independent Project ACCESS
- YMCA Housing
- Ecumenical Food Pantry Food Pantry
- White Plains CAP Safety Net/Social Programs
- Meals on Wheels Home Delivered Meals
- Grace CCC Outreach Team
- Family Ties Peer Support
- Family Services of Westchester Lanza Center for All Ages
- YWCA GEMS
- White Plains Youth Bureau After School
- Grace CCC Home Health Aide Training
- White Plains Youth Bureau Computer Training
- White Plains Youth Bureau Computer Training Software

e. Public Facilities and Improvements involves replacement, rehabilitation or reconstruction of a structure or facility including the Community Education Facility, facilities that provide services to low and moderate income residents, homeless or special needs populations, sidewalk and accessibility improvements, transportation facilities, and parks. This program represents a Type II Action under SEQR which does not need additional SEQR documentation.

f. Business Assistance involves support for commercial façade and sign improvements. This program represents a Type II Action under SEQR which does not need additional SEQR documentation.

g. The ongoing Annual Neighborhood Rehabilitation Program represents a Type II Action under SEQR which does not need additional SEQR documentation.

Based on the above, no further SEQR review or adopted findings are required prior to the Common Council's approval of these CDBG programs.

HUD National Environmental Protection Act Review

In accordance with 24 CFR 58.34(a)(2) and (3), the Administrative and Planning activities included in the 2015-19 Consolidated Plan and 2015-16 Community Development Program are exempt from the environmental review/release of funds certification requirements of NEPA and 24 CFR 58.

a. The 2015-19 Consolidated Plan represents the administrative and program planning activities which are exempt from the environmental review/release of funds certification requirements of NEPA and 24 CFR 58.34(a)(2) and (3). No additional clearances are necessary for these programs and expenses may be incurred as of the receipt of the HUD contract.

b. Administrative activities for the Annual CDBG and Residential Rehabilitation Programs are exempt from the environmental review/release of funds certification requirements of NEPA and 24 CFR 58.34(a)(2) and (3). The administrative activities described in 24 CFR 570.206 consist generally of (a) general management, oversight and coordination; (b) provision of information services; provision of fair housing counseling; and (d) completing federal funding applications. No additional clearances are necessary for these programs and expenses may be incurred as of the receipt of the HUD contract.

c. The Code Enforcement program involves solely administrative activities including personnel or office expenses, not for physical development. These administrative activities are described in 24 CFR 570.206 and consist of (a) general management, oversight and coordination; and (b) provision of information services. Such activities are exempt from the environmental review/release of funds certification requirements of NEPA and 24 CFR 58.34(a)(2) and (3). No additional clearances are necessary for these programs and expenses may be incurred as of the receipt of the HUD contract.

d. The public service activities included in the Annual Action Plan are exempt from the environmental review/release of funds certification requirements of NEPA under 24 CFR 58.34 (a) (4) 24 CFR 58. No additional clearances are necessary for these programs and expenses may be incurred as of the receipt of the HUD contract.

e. Public Facilities and Improvements involves replacement, rehabilitation or reconstruction of a structure or facility including the Community Education Facility, facilities that provide services to low and moderate income residents, homeless or special needs populations, sidewalk and accessibility improvements, transportation facilities, and parks. This program is exempt from the environmental review/release of funds certification requirements of NEPA under 24 CFR 58.35(a.) and 24 CFR 58.34(a)(12). No additional clearances are necessary for this program and expenses may be incurred as of the receipt of the HUD contract.

f. Business Assistance involves support for commercial façade and sign improvements. This program represents a Type II Action under SEQR which does not need additional SEQR documentation. This program is exempt from the environmental review/release of funds certification requirements of NEPA under 24 CFR 58.35(a.) and 24 CFR 58.34(a)(12). No additional clearances are necessary for this program and expenses may be incurred as of the receipt of the HUD contract.

g. The ongoing Neighborhood Rehabilitation Program has previously received the necessary HUD environmental clearances which are recertified annually. The Residential Rehabilitation

Program is exempt from the environmental review/release of funds certification requirements of NEPA under 24 CFR 58.35(a.) and 24 CFR 58.34(a)(12). No additional clearances are necessary for this program and expenses may be incurred as of the receipt of the HUD contract.

As stated above, no further additional clearances are necessary for these programs and expenses may be incurred as of the receipt of the HUD contract.

Respectfully submitted,

Rod Johnson

Rod Johnson
Environmental Officer

City of White Plains, New York

Citizen Participation Plan

For U.S. Department of Housing and Urban Development

Community Development Block Group Federal Funding

2014

City of White Plains
Department of Planning, Community Development Office
70 Church Street
White Plains, New York 10601
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CITIZEN PARTICIPATION PLAN OVERVIEW

The City of White Plains (the "City") has been a designated Community Development Block Grant (CDBG) Entitlement jurisdiction since 1974. As an entitlement jurisdiction, every five years the City of White Plains is required to prepare and submit a comprehensive Consolidated Plan to the federal Department of Housing and Urban Development (HUD). Each Consolidated Plan contains updated market analyses, an inventory of housing and housing services, as well as a review of available resources to address identified priorities and objectives. In each interim year, the City submits an Action Plan to HUD, which identifies specific resources and activities to be implemented during the following year to achieve the objectives contained in the Consolidated Plan.

The City's Consolidated Plan represents the means by which the City meets the submission requirements for the Community Development Block Grant (CDBG) as well as other sources of HUD funding that could be available to the City, either directly from HUD or as a subrecipient to another agency. The Consolidated Plan is required to include and result from an effective citizen participation process. Currently, in 2014, the City is preparing the next five-year Consolidated Plan for the period of 2015-2019, and as such, is presenting this amended Citizen Participation Plan for review and adoption.

CITIZEN PARTICIPATION PLAN

The City of White Plains Planning Department is the department responsible for the administration of the HUD CDBG Program. This document shall establish a guide for the City of White Plains to coordinate public participation in the planning of CDBG goals and policies; give timely notice of public comment periods; and reasonable access to public hearings, information, and records relating to the grantee's proposed and actual use of CDBG funds. This Citizen Participation Plan outlines specific steps the City will take to assure for public comment; public hearings and the public availability of HUD required reports such as the Five-Year Consolidated Plan (the Con Plan); the Annual Action Plan; the Consolidated Annual Performance Evaluation Report (CAPER); program performance reviews; and any substantial amendments to the aforementioned.

For further information on the aforementioned CDBG documentation, please visit the Community Development Office, in the City of White Plains Department of Planning, 70 Church Street, White Plains, NY, or their website www.cityofwhiteplains.com, or by email planning@whiteplainsny.gov,or by phone (914) 422-1300.

The City's Citizen Participation Plan seeks to involve all City residents including low and moderate-income persons, persons living in blighted areas, members of minority groups, members of non-English speaking groups, residents of areas where a significant amount of federally- funded activity is proposed or ongoing, the elderly, the disabled, the business community, and civic groups interested in any of the programs funded directly or indirectly by HUD.

In addition to citizen participation, the City of White Plains will consult with other city departments, a variety of organizations and agencies whose programs serve a wide range of individuals including low to moderate-income persons and special needs citizens, and adjacent governmental entities.

The City shall periodically review its Citizen Participation Plan and shall notice any proposed changes to the Citizen Participation Plan with a fifteen (15) day public comment period. The City shall make copies of its amended Citizen Participation Plan available for comment and viewing in the Community Development Office, the White Plains Public Library located at 100 Martine Avenue, the Thomas H. Slater Center located at 2 Fisher Court, and El Centro Hispano located at 346 South Lexington, all in White Plains. The amended Citizen Participation Plan will also be available on the City's website, www.cityofwhiteplains.com. Any person with a disability or a non-English speaking individual who needs assistance to review this Citizen Participation Plan should contact the Community Development Office.

Furthermore, the aforementioned records, documents and information related to the CDBG program, and public participation schedule, are available for review throughout the year in the Community Development Office and/or on the City of White Plains website www.cityofwhiteplains.com .

PUBLIC COMMENT & REVIEW PROCESS

To solicit community involvement, the Community Development Office will publish a notice for public comment, a public hearing or a public review prior to its subsequent submittal of reports, substantial amendment or Plan(s) to HUD.

Prior to any public comment period, the Community Development Office will publish said notice in a local newspaper and/or on the City of White Plains website www.cityofwhiteplains.com . A public comment period will begin two weeks following the date of publication and the notice will state the time period for which the public can submit written comments. The city will consider all written comments and views of citizens and attach a summary of said comments with its submittal to HUD including those comments not accepted and the reason for rejection. Written comments will be accepted in the City of White Plains Community Development Office, 70 Church Street, White Plains, NY 10601 , or through website access, at the City's website, "Contact City Hall" tab.

PUBLIC HEARINGS

The City will hold public hearings at City Hall or the Community Development Office during the evening as a convenience to the public. Both facilities and locations are physically accessible to disabled persons and convenient to those seeking information or wanting to make comments.

The Community Development Office will conduct at least two (2) public hearings at two different stages of the planning and development of the Consolidated Plan and/or the Annual Action Plan. The first hearing will take place at the onset of the citizen participation and planning stage of the Annual Action Plan. A second hearing will be held to solicit additional comments on the Plan prior to its adoption by the Common Council of the City of White Plains.

The notice of a public hearing will be published at least fourteen (14) days in advance of the scheduled hearing, and shall contain the purpose, the time and location of the hearing, and describe how to request accommodations for persons with disabilities and non-English-speaking persons and with sufficient prior notice will make accommodations for persons with disabilities or non-English speaking persons. Any verbal comments expressed during a public hearing will be reflected in meeting minutes of the hearing as appendices to its Plan to HUD.

COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE

To help assure full and active citizen involvement in the Community Development Program, the Mayor will appoint eleven persons to a community-wide Community Development Citizens Advisory Committee (CDCAC), each to serve a one-year term from January 1 to December 31. The Mayor will select one member as Chair of the CDCAC.

The Committee will have three main purposes:

1. To hold public hearings on the development and past performance of the Consolidated Plan and make recommendations for the allocation of CDBG funds.

2. To assist the City in assessing the needs of its neighborhoods and its residents.

3. To reflect on the past performance of CDBG projects and programs and to make suggestions for their improvements.

In making appointments to the Advisory Committee, the Mayor will provide for representation of low- and moderate-income persons, members of minority groups, non-English speaking persons, persons with disabilities and other persons directly affected by the program and geographical representatives from various areas of the City.

CONSOLIDATED PLAN / ANNUAL ACTION PLAN

The Community Development Office will hold at least two (2) public hearings at different stages of the planning and development of the Consolidated Plan and/or Annual Action Plan ("the Plan"). The Community Development Office and the Community Development Citizens Advisory Committee will review all comments, overall priorities, projects, and funding requests.

Planning for a new program year begins with the first public hearing and is designed to encourage low and moderate-income persons, members of minority groups, members of non-English speaking groups, and residents of targeted neighborhoods to express their views and ideas regarding community development and housing needs. The Community Development Citizens Advisory Committee and Community Development Office staff presents the following information:

- Amount of federal funds anticipated to be available for eligible activities;
- The range of activities which may be undertaken with these funds;
- Local and federal requirements and the annual application processes;

- Examples of projects funded during prior program years.

The Community Development Office facilitates a proposal evaluation process to guide a fair and open process for evaluating, prioritizing and selecting activities to receive funding. The following are examples of criteria considered during the proposal evaluation process, although additional factors may also be considered (e.g. Common Council Priorities, unexpected or urgent local needs, etc.):

- Activity eligibility (with regard to HUD funded program requirements)
- Activity meets a CDBG national objective
- Reasonableness of proposed cost
- Subrecipient capacity to carry out the project (including review of past performance, and fiscal/administrative controls and capacity)
- Priority of need to be addressed

The Community Development Office will notice a thirty (30) day public comment period, at which time a copy of the proposed Plan will be available for public review and comment in the Community Development Office, White Plains Library, the Thomas H. Slater Center, and El Centro Hispano. It will also be available on the City's website, www.cityofwhiteplains.com. Upon completion of a thirty (30) day comment period, the Community Development Office will submit the proposed Plan, with comments, for approval by the Common Council of the City of White Plains.

CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)

The City is required to report annually on project accomplishments and the progress that it has made in carrying out the goals outlined in the Consolidated and Annual Action Plans. This report is known as the Consolidated Annual Performance & Evaluation Report (CAPER). The city shall provide a fifteen (15) day comment period in which anyone may comment on the performance report prior to its submission to HUD. The City shall provide notice in a local newspaper and/or on the City of White Plains website. Also, contained in the notice is a general description of the purpose of the report, where copies of the report may be reviewed, how to submit comments on the report and the date by which those comments must be received. The City shall consider all comments expressed either verbally or in writing and received within the public comment period. The City shall append a summary of these comments to the CAPER in its submission to HUD.

SUBSTANTIAL AMENDMENTS

The U.S. Department of Housing and Urban Development requires jurisdictions to define what constitutes a substantial amendment. When a substantial amendment is proposed, HUD further requires certain standards be met, such as comment periods and public hearings. The City defines a substantial amendment to the Consolidated Plan or annual Action Plan as a change in the use of funds from one eligible activity to another that is greater than 20% of the CDBG program funds. Substantial amendments to the Plan must be authorized by the Common Council and submitted to HUD by the Mayor. The public will also be notified by publishing the amendment in the local newspaper fourteen days prior to the start

of a 30-day citizen review and comment period. The City will consider any comments or views of citizens received in writing or orally during the comment period. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the substantial amendment of the consolidated plan. The amendment will then be submitted to HUD and made available at the City of White Plains Planning Department, White Plains Public Library, Thomas H. Slater Center, Inc., and El Centro Hispano, Inc. and on the City's website. The Mayor, as the Certifying Official, will submit a letter to HUD authorizing the amendment after the 30-day comment period and will implement the amendment at that time.

TECHNICAL ASSISTANCE

Community Development staff is available to provide information or technical assistance to local groups with an interest in receiving CDBG funds. If a community group, non-profit organization or housing sponsor desires more intensive information, counseling, or technical assistance, the Community Development Office is available for a reasonable amount of time. The City will determine the level and type of assistance to be provided based on the specific needs of the group requesting such assistance.

RESPONSE TO QUESTIONS/COMPLAINTS

In the event that a resident has a question or complaint about the CDBG Program or about a specific project, the matter will be referred to the proper department or individual for a response. The standard time for a response will be fifteen (15) business days or less.

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

This Residential Antidisplacement and Relocation Assistance Plan (RARAP) is prepared by the City of White Plains in accordance with the Housing and Community Development Act of 1974 ("the Act"), as amended; and the U.S. Department of Housing and Urban Development (HUD) regulations at 24 CFR 42.325 and is applicable to the City's Entitlement Community Development Block Grant ("CDBG") Program. The purpose of this plan is to insure that persons displaced as a result of CDBG assisted projects receive the benefits they are entitled to as mandated by federal laws. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ("URA") governs displacement that directly results from acquisition, rehabilitation, or demolition of real property when federal funds are used. The RARAP is in no way intended to supersede the URA. CDBG assisted activities may still be subject to the requirements of the URA.

POLICY

Policy #1: Minimize Permanent Displacement

The City of White Plains is committed to minimizing the involuntary displacement of residents or businesses as a result of CDBG assisted activities. In addition, CDBG regulations regarding the demolition or conversion of lower-income dwelling units are designed to ensure that lower-income persons are provided with adequate, affordable replacement housing. Consistent with the goals and objectives of activities

assisted under the Act, the City of White Plains will take the following steps to minimize the involuntary displacement of lower-income persons when CDBG funds are involved:

1. Consider all practical alternatives to any proposed project that may result in residential displacement. Alternatives to be considered include other sites for the proposed facilities/project.
2. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
3. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
4. Provide counseling and referral services to assist displacement and find alternative housing in the community.
5. Coordinate code enforcement with rehabilitation and housing assistance programs to minimize disruption due to dilapidating and condemning conditions.

Policy #2: Provide Relocation Assistance to Displaced Persons

The City of White Plains will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unity in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

Policy #3: Provide One-for-One Replacement of Lower-Income Dwelling Units

The City of White Plains will provide for the one-to-one replacement of all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG Program in accordance with 24 CFR 42.375.

Before entering into a contract committing the City of White Plains to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City of White Plains will make public by publication in a newspaper of general circulation (i.e., The Journal News, the official newspaper of the City of White Plains), and also by placing on the homepage of the website of the City of White Plains and submit to HUD the following in writing:

1. A description of the proposed assisted activity ;
2. The address, number of bedrooms, and location on a map of low and moderate-income dwelling units that will be demolished or converted to a use other than as low and moderate-income dwelling units as a result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition and/or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided.
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 from the date of initial occupancy; and

7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

Before obligating or expending CDBG funds that will directly result in such demolition or conversion, the City will make public and submit to HUD the following information in writing:

1. Once identified, the general location on a target area map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement units;
2. The City will identify the source of funding at the time of submission and will provide the replacement unit within three years of demolition or conversion.
3. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy.

To the extent that the specific location of the replacement dwelling units and other data are not available at the time of the general submission, the City of White Plains will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Contact for Residential Antidisplacement and Relocation Assistance Plan

The Commissioner of Planning is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period.

The Commissioner of Planning is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Contact information:
Commissioner of Planning
City of White Plains
70 Church Street
White Plains, NY 10601
914-422-1300
planning@whiteplainsny.gov

Consolidated Plan 2015-2019
Fall Citizen Participation Survey
Advertisement

News Flash Section

The City of White Plains Needs Your Help!

White Plains, NY
ConsolidatedPlan

YOUR VOICE COUNTS!

White Plains is currently embarking on the planning process for the 2015-2019 Consolidated Plan. White Plains is a designated Housing and Urban Development (HUD) entitlement community and is required to develop a Consolidated Plan every five years. This plan helps us understand the current affordable housing, social programs and workforce needs for White Plains.

Take the Citizen Participation Survey for the 2015-2019 Consolidated Plan
Click here for the survey
Presione aqui para Espanol survey

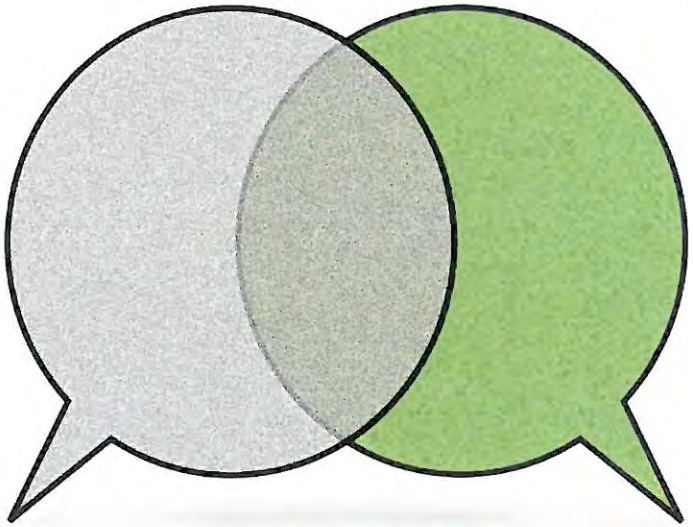
Public Access TV AD

The City of White Plains Needs Your Help!

White Plains is currently embarking on the planning process for the 2015-2019 Consolidated Plan.

Visit whiteplainsny.gov to take the survey or take it directly by using the following web address: http://goo.gl/forms/2qJUP8I8bg

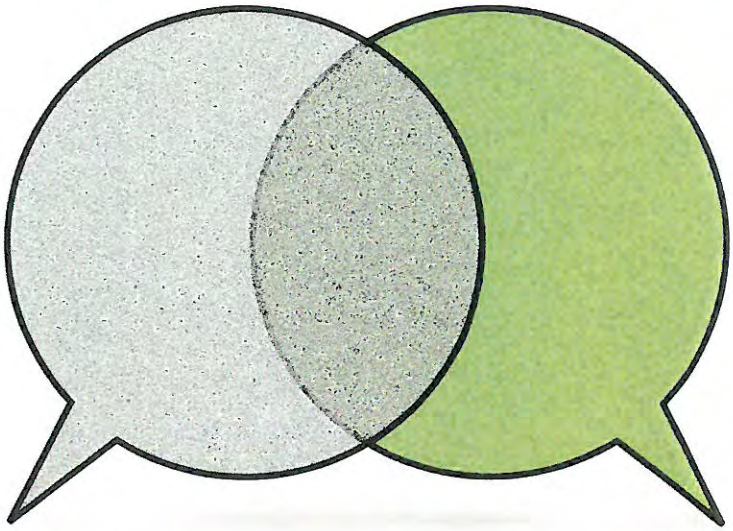
White Plains, NY
Consolidated**Plan**



YOUR VOICE COUNTS!

White Plains Needs Your Help!

Consolidated**Plan**



YOUR VOICE COUNTS!

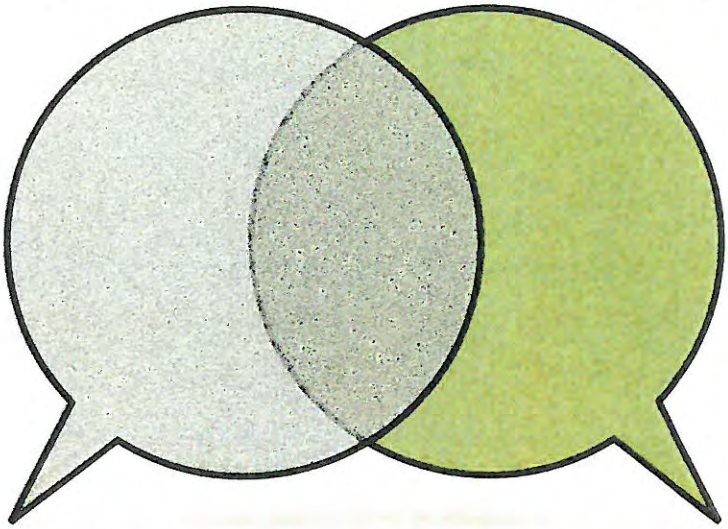
Visit whiteplainsny.gov to take the Consolidated Plan survey or complete it directly by using the following web address:

http://goo.gl/forms/2qJUP8I8bg

THE CITY OF WHITE PLAINS

White Plains Necesita Su Ayuda!

ConsolidatedPlan



SU VOZ CUENTA!

Visita whiteplainsny.gov para participar en la encuesta o usa la siguiente direccion de Internet para completar las encuesta:

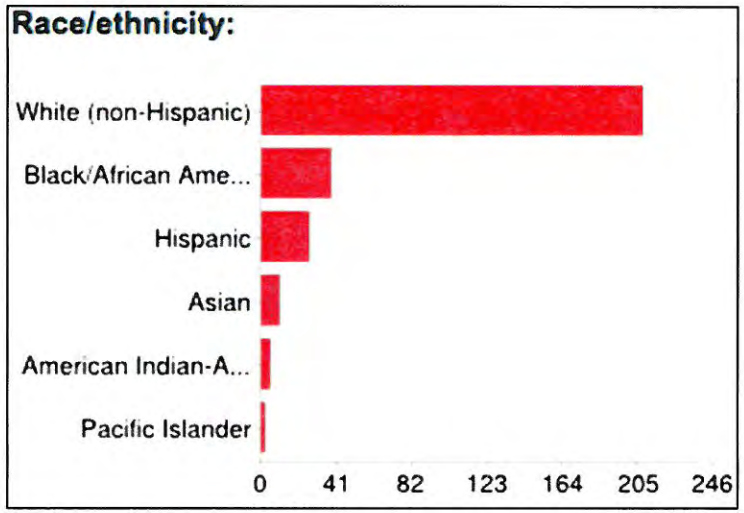
http://goo.gl/forms/980BYwNWSG

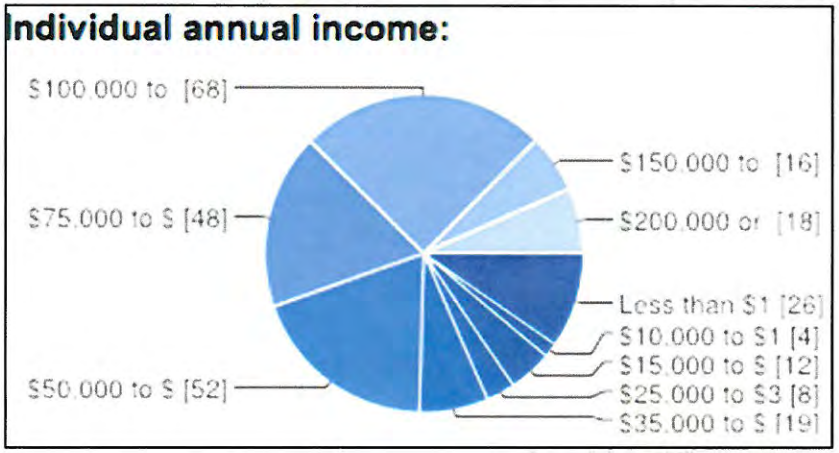
THE CITY OF WHITE PLAINS

Survey Results

Online Survey Summary

Respondents: 275





Top 3 Age Ranges of Respondents:

60-64 (13%)

50-54 (12%)

35-49(11%) *3 ranges were tied

Survey Results

Online Survey

Top 5 Common Housing Problems:

Affordability (30%)
Driveway (13%)
Heating system (13%)
Other (13%)
Kitchen appliances (10%)

Top 3 Desired Social Services and/or Facility Needs:

Neighborhood parks and recreational facilities (37%)
Youth services (after school, summer camp, jobs, etc) (34%)
Housing (affordable, housing counseling) (30%)

Top 2 Homeless/Disability Programs Utilized:

Other (3%)
Counseling services (1%)

Survey Results

Online Survey

Top 3 Youth Services/Programs Utilized:

Recreation (26%)
Summer activities (18%)
After school programs (14%)

Top 3 Senior Services/Programs Utilized:

Senior center (6%)
Other (5%)
Transportation (5%)

Survey Results

Online Survey

Comments on Housing, Homelessness and Hunger:

- Concern over being homeless when too young to retire but too old to start a new career when unemployed
- Provide more help to people who have income but not enough money for individual self sufficiency
- Provide more homeless shelters, SROs and rooming houses
- Help White Plains' young adults find housing to keep them in the city
- Stop supporting the development of luxury affordable housing
- Lack of Section 8 Vouchers and available public housing units is a major issue and forces people to leave White Plains
- Landlords have turned away families with children
- Provide more affordable housing for seniors

Survey Results
Online Survey

Comments on Youth Services:

- Existing playgrounds are great resource but White Plains could provide better ball fields, courts, parks and bike lanes
- Summer job program is an invaluable and essential training program
- Coaching could be improved at the recreational level
- Duplication of services in the areas of sports and camp offerings between Recreation and Parks Dept. and Youth Bureau
- Before and afterschool programs considered critical resource but could have their hours increased
- Rec. and Parks Dept. programs fill up quickly and registration is competitive
- Summer camps are too expensive
- Updating family profile over the phone is considered cumbersome
- Create additional after-school programs that fit every age group
- Afterschool programming viewed as dangerous by several respondents and could benefit from additional security
- Create more sports teams and recreational activities (skateboard park, lacrosse, tennis, squash)
- Provide trade programs for youth (electrical, carpentry, HVAC)

Survey Results

Online Survey

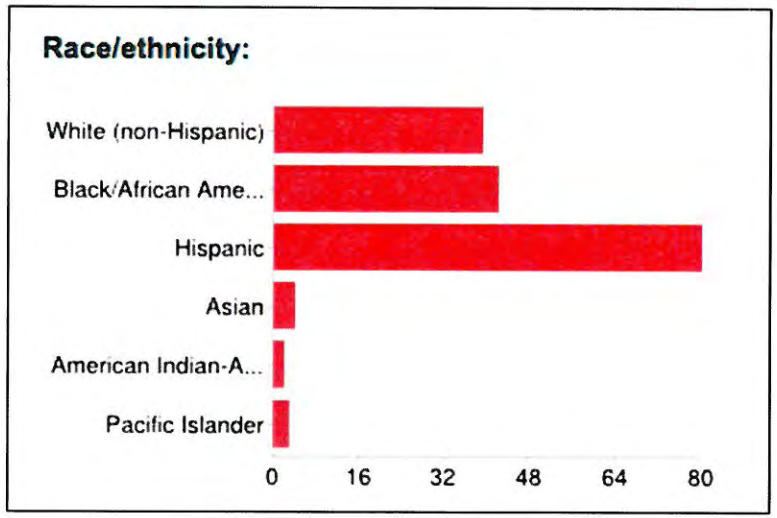
Comments on Senior Services:

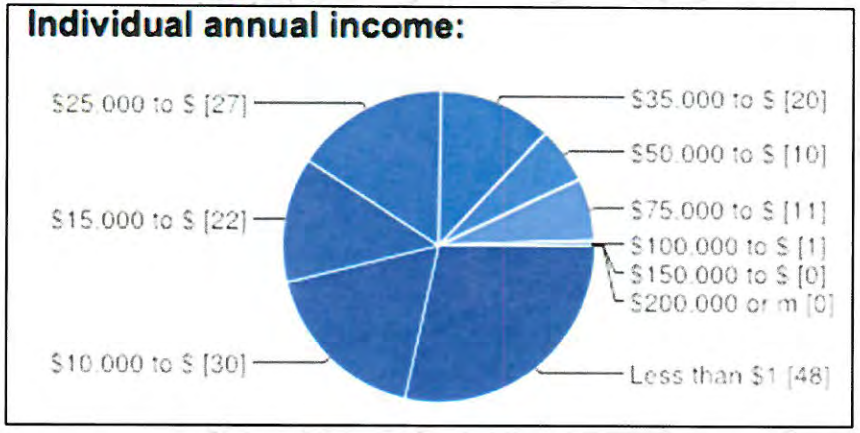
- Respondents both believe that the Senior Center work wells and could be improved
- Respondents also both believe that public transportation to the center can be improved while access to the center by car can also be improved
- Increase advertising for available programming at Senior Center
- Provide additional eviction prevention outreach to seniors
- Provide educational programming for computers, internet and Medicare

Survey Results

Paper Survey Survey

Respondents: ~300





Top 3 Age Ranges of Respondents:

65-69 (12%)

35-39 (11%)

70-74(10%)

Survey Results

Paper Survey

Top 6 Common Housing Problems:

Unit size too small (16%)
Affordability (15%)
Heating system (12%)
Vermin (11%)
Interior paint (8%)
Unresponsive landlord (8%)

Top 3 Desired Social Services and/or Facility Needs:

Housing (affordable, housing counseling) (37%)
Youth services (after school, summer camp, jobs, etc) (32%)
Senior services (senior center, etc) (30%)

Top 2 Homeless/Disability Programs Utilized:

Counseling services (6%)
Other (5%)

Survey Results

Paper Survey

Top 3 Youth Services/Programs Utilized:

After school programs (27%)
Recreation (14%)
Summer activities (14%)

Top 3 Senior Services/Programs Utilized:

Senior center (28%)
Transportation (13%)
Food pantries (8%)

Survey Results

Paper Survey

Comments on Housing, Homelessness and Hunger:

- Improve the homeless shelter system
- Develop more affordable housing
- Help alleviate excessive rent for low-income residents
- Reduce long waiting lists for senior housing
- Advertise social programs better in economically disadvantaged neighborhoods
- Create a job program for homeless people that are capable of working
- Many participants expressed that they do not know how social services and programs can be improved
- Participants also expressed that they are unaware of social programs that target housing, homelessness and hunger
- Bridge Fund was expressed as being helpful

Survey Results

Paper Survey

Comments on Youth Services:

- Create volunteer opportunities
- Youth Bureau works well and the sports programs are good
- Individuals who work with disabled youth are good
- Youth mentoring program works well but can also be expanded
- Several respondents did not know how youth services can be improved
- Provide better communication with and transportation to sports programming
- Summer activities are too expensive
- Establish a free sports program and free youth programming
- Create more programming geared towards girls
- Provide trade schooling
- Create afterschool programming for older children
- Several respondents voiced that they did not know what additional youth programming can be beneficial to White Plains

Survey Results

Paper Survey

Comments on Senior Services:

- Respondents both believe that the Senior Center work wells and could be improved
- Respondents also both believe that public transportation to the center can be improved while access to the center by car can also be improved
- Increase advertising for available programming at Senior Center
- Provide additional eviction prevention outreach to seniors
- Provide educational programming for computers, internet and Medicare
- Create more exercise classes for seniors
- Provide food pantries for seniors

CITY OF WHITE PLAINS, NY
DEPARTMENT OF PLANNING
Office of Community Development
70 Church Street
White Plains, NY 10601
(914) 422-1300 / planning@whiteplainsny.gov
www.cityofwhiteplains.com

FOR POSTING on November 17, 2014
NOTICE OF FUNDING AVAILABILITY AND PUBLIC HEARINGS
2015-16 Annual Action Plan and Grant Application of the
City of White Plains' 2015-2019 Consolidated Plan

The City of White Plains ("the City") Department of Planning, Community Development ("CD") Office, is soliciting public input on the development of the 2015-19 Consolidated Plan and the 2015-16 Annual Action Plan. White Plains is a designated U.S. Department of Housing and Urban Development (HUD) entitlement community and is required to develop its Consolidated Plan every five years. The City of White Plains is currently embarking on the planning process for the preparation of the 2015-2019 Consolidated Plan. For 2015-16, the Annual Action Plan describes the City's proposed use of approximately $800,000 in projected new federal funds for FY 15-16 under the Community Development Block Grant (CDBG) program. Actual funding depends upon official notification from HUD. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

This Consolidated Plan and First Year Annual Action Plan identifies:

1. Federal funds expected to be used, indicating the activities on which they will be spent and how the proposed use of the funds addresses the priority needs and specific objectives in the Consolidated Plan;
2. The criteria and procedures to be utilized in the allocation of resources to not-for-profit organizations and City programs and projects; and
3. Goals for the number and types of households and the geographic areas of the City to be assisted with the federal funds.

The City will release the public service program application for FY15-16 CDBG funds on December 1, 2014 and will accept applications until 4:00 pm on Tuesday, January 20, 2015. Complete applications must be submitted by the deadline to be considered for funding. Applicants are encouraged to attend a Pre-Application Workshop on December 8th, at 10 am or on December 9th, at 1:30 pm in the White Plains Planning Department, CD Office, 70 Church Street, White Plains, NY, telephone 914-422-1300. Applications can be found on the City's website, www.cityofwhiteplains.com. Printed applications are available, contact the Community Development Office. Assistance in completing the application is available, if interested, please contact us as well.

Important dates in the development of the 2015-19 Consolidated Plan and 2015-16 Annual Action Plan are:

Monday, December 1, 2014
Public service program applications available

Monday, December 8, 2014, at 10 am or Tuesday, December 9, 2014, at 1:30 pm
Public service program application workshop
Location: City of White Plains, Department of Planning, 70 Church St., White Plains

Tuesday, January 20, 2015
Public service program applications are due by 4 pm

Tuesday, February 3, 2015
Public Hearing: To review the past years performance of the CD program and hear applicant proposals

Wednesday, February 11, 2015
CDCAC Meeting: To review applications and discuss recommendations for allocation of funds

Friday, March 27, 2015
Release of Draft 2015-19 Consolidated Plan and 2015-16 Annual Action Plan for 30 day public review and comment period

Wednesday, April 8, 2015
Public Hearing: To hear public comment on the goals and proposed allocation of funds in the Draft 2015-19 Consolidated Plan and 2015-16 Annual Action Plan

Friday, April 24, 2015 by 4 pm
Conclusion of the public review and comment period

All meetings and public hearings will be held by the White Plains Community Development Citizens Advisory Committee. All meeting will begin at 7:00 PM, in the Common Council Chambers, City Hall, 255 Main Street, White Plains, NY, unless otherwise noted.

AFFIDAVIT OF PUBLICATION
FROM

Journal News
media group
A GANNETT COMPANY lohud.com

CECILIA HERNANDEZ being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS,** a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

Zone:	**Run Dates:**
Westchester	11/17/14

Signature

Sworn to before me, this 20 day of November 20 14

Notary Signature

Legend:

WESTCHESTER:
Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor,Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolndale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco,Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:
Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0000182065

Legal Notices

Legal Notices

CITY OF WHITE PLAINS, NY
DEPARTMENT OF PLANNING
Office of Community Development
70 Church Street
White Plains, NY 10601
(914) 422-1300 / planning@whiteplainsny.gov
www cityofwhiteplains com

FOR POSTING on November 17, 2014
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2015-16 Annual Action Plan and Grant Application of the
City of White Plains' 2015-2019 Consolidated Plan

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This Consolidated Plan and First Year Annual Action Plan identifies
1 Federal funds expected to be used, indicating the activities on which they will be spent and how the proposed use of the funds addresses the priority needs and specific objectives in the Consolidated Plan,
2 The criteria and procedures to be utilized in the allocation of resources to not-for-profit organizations and City programs and projects, and
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All meetings and public hearings will be held by the White Plains Community Development Citizens Advisory Committee All meeting will begin at 7:00 PM, in the Common Council Chambers, City Hall,
255 Main Street, White Plains, NY, unless otherwise noted
182065

Periódico de Nueva York y Connecticut

White Plains, November 3, 2014

City of White Plains
Department of Planning
70 Church Street
White Plains, NY 10601

ATI:. Grace Medina

Dear Sirs:

This is an Affadavit of Certify Publication, confirming that your Public Notice of Nov. 17, 2014, has been published in the newspaper edition of November 7 , 2014.

Sincerely,

Maria Amado

Maria Amado
General Manager Westchester Hispano
333 Mamaroneck Avenue, #440
White Plains, NY 10605
914-473-2567

Phone: 914-831-727f:
amadom@westchesterhispano.net

LA CIUDAD DE WHITE PLAINS, NEW YORK

AVISO DE FINANCIACIÓN DISPONIBILIDAD Y AUDIENCIAS PÚBLICAS
2015-16 Plan de Acción Anual y de solicitud de subvención de la
Ciudad de White Plains Plan Consolidado de 2015-2019

La ciudad de White Plains ("la Ciudad") Departamento de Planificación, Desarrollo de la Comunidad ("CD") de oficina, está solicitando comentarios del público sobre el desarrollo del Plan Consolidado 2015-19 y el Plan de Acción Anual 2015-16. White Plains es un Departamento designado de Vivienda y Desarrollo Urbano (HUD) comunidad con derecho y es necesario para el desarrollo de su Plan Consolidado cada cinco años. La ciudad de White Plains está actualmente embarcado en el proceso de planificación para la elaboración del Plan Consolidado 2015-2019. Para 2015-16, el Plan de Acción Anual describe el uso propuesto de la Ciudad de aproximadamente $ 800.000 en proyectados nuevos fondos federales para el año fiscal 15-16 bajo el programa de Desarrollo Comunitario (CDBG). Financiación real depende de la notificación oficial de HUD. El objetivo principal del programa CDBG es el desarrollo de comunidades urbanas viables proporcionando una vivienda digna, un entorno de vida adecuado y expandir las oportunidades económicas, principalmente para personas de ingresos bajos y moderados.
Este Plan de Acción Anual del Plan Consolidado y Primer Año identifica:
1. Los fondos federales que se prevé utilizar, con indicación de las actividades en las que se invertirán y cómo el uso propuesto de los fondos responde a las necesidades prioritanas y objetivos específicos en el plan consolidado;
2. Los criterios y procedimientos que se utilizarán en la asignación de recursos a las organizaciones sin fines de lucro y programas de la Ciudad y proyectos; y
3. Metas para el número y tipos de hogares y las áreas geográficas de la Ciudad para ser asistidos con fondos federales.
La Ciudad lanzará la aplicación del programa de servicio público para FY15-16 fondos CDBG el 1 de diciembre de 2014 y aceptará solicitudes hasta las 4:00 pm el martes 20 de enero de 2015. Las solicitudes completas deberán ser presentadas en el plazo establecido para ser considerado para la financiación . Los solicitantes deben asistir a una Pre-Taller de Aplicación el 8 de diciembre, a las 10 horas o el 9 de diciembre, a las 1:30 pm en el Departamento de Planificación de White Plains, CD de Office, 70 Church Street, White Plains, NY, teléfono 914-422 -1300. Las aplicaciones se pueden encontrar en la página web de la Ciudad, www.cityofwhiteplains.com. Aplicaciones impresos están disponibles, póngase en contacto con la Oficina de Desarrollo de la Comunidad. Asistencia en llenar la solicitud está disponible, si está interesado, por favor póngase en contacto con nosotros.

Fechas importantes en el desarrollo del Plan Consolidado 2015-19 y 2015-16 Plan Anual de Acción son:
-Lunes, 01 de diciembre 2014
Aplicaciones de programas de servicio público disponible
-Lunes, 08 de diciembre 2014, a las 10 horas o Martes, 09 de diciembre 2014, a las 1:30 pm
Servicio público taller aplicación del programa
Ubicación: Ciudad de White Plains, Departamento de Planificación, 70 Iglesia St., White Plains
-Martes, 20 de enero 2015
Aplicaciones de los programas de servicio público se deben a las 4 pm
-Martes, 03 de febrero 2015
Audiencia Pública: Revisar el pasado año el rendimiento del programa de CD y escuchar propuestas candidatos
-Miércoles, 11 de febrero 2015
CDCAC Reunión: para revisar las solicitudes y discutir las recomendaciones para la asignación de fondos
-Viernes, 27 de marzo 2015
Lanzamiento del Proyecto de Plan Consolidado 2015-19 y 2015-16 Plan de Acción Anual para 30 días de revisión pública y periodo de comentarios
-Miércoles, 08 de abril 2015
Audiencia Pública: Para escuchar los comentarios del público sobre los objetivos y la asignación de fondos propuesta en el Proyecto de Plan Consolidado 2015-19 y 2015-16 Plan de Acción Anual
-Viernes, 24 de abril 2015 a las 4 pm
Conclusión de la opinión pública y periodo de comentarios

Todas las reuniones y audiencias públicas se llevarán a cabo por el Comité Asesor de Ciudadanos para el Desarrollo Comunitario de White Plains. Todo encuentro comenzará a las 7:00 PM, en la Cámara del Consejo Común, el Ayuntamiento, 255 Main Street, White Plains, Nueva York, a menos que se indique lo contrario.

CITY OF WHITE PLAINS, NY
DEPARTMENT OF PLANNING
Office of Community Development
70 Church Street
White Plains, NY 10601
(914) 422-1300 / planning@whiteplainsny.gov
www.cityofwhiteplains.com

FOR POSTING on January 20, 2015
NOTICE OF PUBLIC HEARING
2015-16 Annual Action Plan and Grant Application of the
City of White Plains 2015-2019 Consolidated Plan

The City of White Plains ("the City") Department of Planning, Community Development ("CD") Office is soliciting public input on the development of the 2015-19 Consolidated Plan and the 2015-16 Annual Action Plan. White Plains is a designated U.S. Department of Housing and Urban Development (HUD) entitlement community and is required to develop its Consolidated Plan every five years. The City of White Plains is currently embarking on the planning process for the preparation of the 2015-2019 Consolidated Plan. For 2015-16, the Annual Action Plan describes the City's proposed use of approximately $800,000 in projected new federal funds for FY15-16 under the Community Development Block Grant (CDBG) program. Actual funding depends upon official notification from HUD. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

This Consolidated Plan and First Year Annual Action Plan identifies:

1. Federal funds expected to be used, indicating the activities on which they will be spent and how the proposed use of the funds addresses the priority needs and specific objectives in the Consolidated Plan;
2. The criteria and procedures to be utilized in the allocation of resources to not-for-profit organizations and City programs and projects; and
3. Goals for the number and types of households and the geographic areas of the City to be assisted with the federal funds.

All interested citizens will have the opportunity to give comments on the development of the 2015-19 Consolidated Plan, the past year's performance of the CD program and funding proposals received for public services. The City of White Plains Community Development Citizens Advisory Committee will hold a public hearing on Tuesday, February 3, 2015 at 7:00 pm in the Common Council Chambers, City Hall, 255 Main Street, White Plains, NY. Persons with disabilities or non-English speaking individuals who need special assistance should contact the Planning Dept. at 914-422-1300 or planning@whiteplainsny.gov

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Para su publicación en 20 de enero 2015
AVISO DE AUDIENCIA PÚBLICA
Plan de Acción Anual 2015-16 y la
Solicitud de Subvención de el Plan Consolidado de la
Ciudad de White Plains 2015-2019

El Departamento de Planificación, Desarrollo de la Comunidad ("CD") Oficina de La Ciudad de White Plains ("la Ciudad") está solicitando comentarios del público sobre el desarrollo del Plan Consolidado 2015-19 y el Plan de Acción Anual 2015-16. White Plains es una comunidad designado con derecho de el Departamento de Vivienda y Desarrollo Urbano (HUD) y es necesario cada cinco años el desarrollo de un Plan Consolidado. La Ciudad de White Plains está actualmente embarcado en el proceso de planificación para la elaboración del Plan Consolidado 2015-2019. Para 2015-16, el Plan de Acción Anual describe el uso propuesto de la Ciudad de aproximadamente $800,000 en nuevos fondos federales proyectados para FY15-16 del programa de Desarrollo Comunitario (CDBG). Financiación real depende de la notificación oficial de HUD. El objetivo principal del programa CDBG es el desarrollo de viables comunidades urbanas proporcionando una vivienda digna, un entorno de vida adecuado y expandir las oportunidades económicas, principalmente para personas de ingresos bajos y moderados.

Este Plan de Acción Anual del Plan Consolidado y Primer Año identifica:

1. Los fondos federales que se prevé utilizar, con indicación de las actividades en las que se invertirán y cómo el uso propuesto de los fondos responde a las necesidades prioritarias y objetivos específicos en el Plan Consolidado;
2. Los criterios y procedimientos que se utilizarán en la asignación de recursos a las organizaciones sin fines de lucro y programas de la Ciudad y proyectos; y
3. Metas para el número y tipos de hogares y las áreas geográficas de la Ciudad para ser asistidos con fondos federales.

Todos los ciudadanos interesados tendrán la oportunidad de hacer comentarios sobre el desarrollo del Plan Consolidado 2015-19, el desempeño del último año de las propuestas de programas de CD y financiamiento recibido por servicios públicos. La Ciudad de White Plains Comité Ciudadano de Desarrollo Comunitario Consultivo celebrará una audiencia pública el Martes, 03 de febrero 2015 a las 7:00 pm en la Cámara Común del Consejo, Ayuntamiento, 255 Main Street, White Plains, NY. Las personas con discapacidad o no inglesa individuos de habla que necesitan asistencia especial deben comunicarse con el Departamento de Planificación al 914-422-1300 o planning@whiteplainsny.gov

WESTCHESTER HISPANO INC.
333 Mamaroneck Ave. #440
White Plains, NY 10605

Monday, January 26, 2015

Ms.
Grace Medina
Community Development Assistant
Planning Department of White Plains
70 Church Street
White Plains, NY 10601

Dear Ms. Medina:

This is an affidavit to indicate that Westchester Hispano Newspaper has published a Public Notice of your office, in Spanish, about the Annual Action Plan 205-2016, and the Consolidated Plan 2015-2019. Ad was published in the edition of January 16, 2015. (Attached)

Sincerely

Maria Amado
General Manager
914-473-2567

CITY OF WHITE PLAINS, NY
DEPARTMENT OF PLANNING
Office of Community Development
70 Church Street
White Plains, NY 10601
(914) 422-1300 / planning@whiteplainsny.gov
www.cityofwhiteplains.com

AVISO DE AUDIENCIA PÚBLICA
Plan de Acción Anual 2015-16 y la
Solicitud de Subvención de el Plan Consolidado de la
Ciudad de White Plains 2015-2019

El Departamento de Planificación, Desarrollo de la Comunidad ("CD") Oficina de La Ciudad de White Plains ("la Ciudad") está solicitando comentarios del público sobre el desarrollo del Plan Consolidado 2015-19 y el Plan de Acción Anual 2015-16. White Plains es una comunidad designado con derecho de el Departamento de Vivienda y Desarrollo Urbano (HUD) y es necesario cada cinco años el desarrollo de un Plan Consolidado. La Ciudad de White Plains está actualmente embarcado en el proceso de planificación para la elaboración del Plan Consolidado 2015-2019. Para 2015-16, el Plan de Acción Anual describe el uso propuesto de la Ciudad de aproximadamente $800,000 en nuevos fondos federales proyectados para FY15-16 del programa de Desarrollo Comunitario (CDBG). Financiación real depende de la notificación oficial de HUD. El objetivo principal del programa CDBG es el desarrollo de viables comunidades urbanas proporcionando una vivienda digna, un entorno de vida adecuado y expandir las oportunidades económicas, principalmente para personas de ingresos bajos y moderados.

Este Plan de Acción Anual del Plan Consolidado y Primer Año identifica:

1. Los fondos federales que se prevé utilizar, con indicación de las actividades en las que se invertirán y cómo el uso propuesto de los fondos responde a las necesidades prioritarias y objetivos específicos en el Plan Consolidado;
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3. Metas para el número y tipos de hogares y las áreas geográficas de la Ciudad para ser asistidos con fondos federales.

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AFFIDAVIT OF PUBLICATION
FROM

Journal News
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CECILIA HERNANDEZ being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS,** a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

Zone:	**Run Dates:**
Westchester	01/20/15

Signature

Sworn to before me, this 29 day of January 2015

Notary Signature

LOLA M. HALL
Notary Public, State of New York
No. 01HA6112645
Qualified in Westchester County
Commission Expires July 6, 2016

Legend:

WESTCHESTER:
Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor,Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolndale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco,Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:
Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0000269184

Ad Number: 0000269184 Run Dates: 01/20/15

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NOTICE OF PUBLIC HEARING
2015-16 Annual Action Plan and Grant Application of the City of White Plains 2015-2019 Consolidated Plan

The City of White Plains ("the City") Department of Planning, Community Development ("CD") Office is soliciting public input on the development of the 2015-19 Consolidated Plan and the 2015-16 Annual Action Plan. White Plains is a designated U.S. Department of Housing and Urban Development (HUD) entitlement community and is required to develop its Consolidated Plan every five years. The City of White Plains is currently embarking on the planning process for the preparation of the 2015-2019 Consolidated Plan. For 2015-16, the Annual Action Plan describes the City's proposed use of approximately $800,000 in projected new federal funds for FY15-16 under the Community Development Block Grant (CDBG) program. Actual funding depends upon official notification from HUD. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

This Consolidated Plan and First Year Annual Action Plan identifies:

1. Federal funds expected to be used, indicating the activities on which they will be spent and how the proposed use of the funds addresses the priority needs and specific objectives in the Consolidated Plan;
2. The criteria and procedures to be utilized in the allocation of resources to not-for-profit organizations and City programs and projects; and
3. Goals for the number and types of households and the geographic areas of the City to be assisted with the federal funds.

All interested citizens will have the opportunity to give comments on the development of the 2015-19 Consolidated Plan, the past year's performance of the CD program and funding proposals received for public services. The City of White Plains Community Development Citizens Advisory Committee will hold a public hearing on Tuesday, February 3, 2015 at 7:00 pm in the Common Council Chambers, City Hall, 255 Main Street, White Plains, NY. Persons with disabilities or non-English speaking individuals who need special assistance should contact the Planning Dept. at 914-422-1300 or planning@whiteplainsny.gov

269184

CITY OF WHITE PLAINS
Community Development Program
Planning Department • 70 Church Street • White Plains, NY 10601
(914) 422-1300 • (914) 422-1301 Fax

THOMAS M. ROACH
MAYOR OF CITY OF WHITE PLAINS

LINDA PUOPLO
ACTING COMMISSIONER

PUBLIC HEARING FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDING REQUESTS AND PAST PERFORMANCE REVIEW

City of White Plains City Hall
255 Main St., 2nd Fl, Council Chambers
February 3, 2015, 7:00 p.m.

ATTENDEES:

Community Development Citizens Advisory Committee (CDCAC): *Dennis Power, Chair; Sidia Cortes, Rosa Boone-Morgan; June DeMarco; Wade Hardy; Mary Perri; Paul Rutkowski, James Pierre; Stephen Walfish*

City of White Plains Community Development: Linda Puoplo, Acting Commissioner; Grace Medina, Community Development Assistant, Johnathon Kirschenbaum, Community Development Analyst

AGENDA

Chair Dennis Power made official introductions of Community Development staff and new CDCAC Members Paul Rutkowski and Stephen Walfish, then introduced each item on the agenda as noted below.

REVIEW AND PRESENTATION OF PAST YEAR'S CDBG PROGRAM PERFORMANCE:

- Meeting began with Linda Puoplo's presentation of the Community Development Block Grant (CDBG) Program for public comment.

PUBLIC INPUT FOR PREPARATION OF THE 2015-2019 CONSOLIDATED PLAN AND 2015-16 ANNUAL ACTION PLAN:

- Jonathan Kirschenbaum presented the results of the survey and the public engagement process to date for the 2015-19 Consolidated Plan for public comment.

PUBLIC SERVICE PROGRAM GRANT APPLICATION PRESENTATIONS:
Chair Power introduced the next item on the agenda, presentations from applicants for 2015-16 grant funding. Each grantee had 5 minutes to present, followed by public comment.

- The following organizations presented their grant requests in front of the Community Development Citizens' Advisory Committee in response to the their applications for funding in the Grant year of 2015-16:

YMCA	Thomas Hay
Battle Hill Neighborhood Association	Jeanne Wilcox
Westchester Independent Living Center	Lisa Tarricone
YWCA	Maria Imperial
City of White Plains – Youth Bureau	Martin Rudow and Frank Williams
Grace Church Community Center	Chris Schwartz
Ecumenical Food Pantry	Lorraine Buonocunto

Family Ties	Kerry Megley , Diane Stern and Ashanti Allah
White Plains Community Action Program	John Rossi
El Centro Hispano	Judy Aucar
Meals on Wheels	Sara Basson

Presentations:

Agency: **YMCA**
Speaker: **Thomas Hay, Executive Director**
Program: **Housing and Residential Program**
Funding Request: **$30,000**

The YMCA offers Housing and Residential Service Program that provides wrap around services for residents:

- Provide 30 men ages 30-70 in residence
- Provide below cost rental housing situations for the 30 men
- Provide health and mental services
- Educational and socialization opportunities
- Job readiness
- Change YMCA public image in the community from a shelter to a well-regarded low cost housing option
- Launch work readiness program in Spring and Fall
- Education enrichment in wellness and nutrition – run (12) 1-hour workshops monthly
- Provide Resource and Referral services

Outcomes: 100% of residents will receive affordable housing and 80% of those who participate in job readiness will increase their job skills and marketability.

Post-presentation discussion points:

- Current programs provided for each agency compared to new services
- Attendance of activities
- Job placement for job training programs
- Duplication of services currently offered
- Qualifications of staff running programs
- Clarification of Housing provision of services

Agency: **Battle Hill Neighborhood Association**
Program: **Neighborhood Beautification**
Speaker: **Jeanne Wilcox**
Request: **$1,500**

Request for 2015-16 is for operating the Battle Hill Neighborhood Association:

- Maintenance of website
- Post office box
- Neighborhood beautification
- Brochure printing costs
- Insurance for the community room used for the neighborhood meetings
- Signage for meetings

The grant from 2013-14 was used to do neighborhood planting, printing a new brochure and to conduct day-to-day business operations. The membership fee is $15.00 and the Association is considering raising it, because membership is very low and funding is always difficult.

Post-presentation discussion points:

- **Collaborative efforts**
- **Membership fees**
- **Meeting schedule**

- **Fundraising efforts**

Agency: **Westchester Independent Living Center (WILC)**
Program: **Project Access**
Speaker: **Lisa Tarricone**
Funding Request: **$18,402**

WILC is a community-based resource, advocacy, and training center dedicated to improving the quality of life for people with disabilities. WILC has been providing services, since 1981, to people of all ages with all types of disabilities in Westchester County and the Lower Hudson Valley Region. One of the major issues for housing is the need for affordable, accessible and safe housing.

First round of funding allowed for creation of Project Access in three parts:

1. Housing registry of 27 buildings rated for affordable and accessible database is now linked as well to the City of White plains and accessible at our offices to anyone
2. Conducted 4 community workshops at the WILC center for disabilities and seniors demonstrating use of the database and invited participation and disseminated packets of information for housing resources at the federal state and local levels
3. Conducted individual counseling services

Second round continuation of Project Access

1. Survey 20 more buildings and rate them affordability and accessibility
2. 4 community workshops partnering with other organizations and going into the community doing demonstrations of the database
3. Continue individualized counseling

Given the rise in the White Plains aging population and the fact that there are shifts in federal and state policies to moving the elderly into community based settings. This request will target this growing older population in helping them to develop transition plans into institutionalized settings.

1. Expand the existing registry to 20 additional buildings bringing the number of buildings on the registry to 67
2. Incorporate and enhance the within designed to specifically addresses
    a. Projected housing needs of the older
    b. Mapping component designating the location of all buildings using Google maps
    c. Descriptions of terrain
    d. Track congestion and related impacts of related routes within close proximity of the buildings
    e. Locations of public transportation routes

Post-presentation discussion points:

- Data Collection and dissemination

Agency: **Legal Services of the Hudson Valley (LSHV)**
Program: **Eviction Prevention for the Elderly**
Speaker: **Tichina Johnson, Staff Attorney**
Funding Request: **$20,000**

LSHV services are urgently needed and unfortunately, the demand for our services sometimes exceeds our resources. With CDBG funding LSHV assists seniors with housing, offers advice and counsel on various housing issues. There is a great need for advocates to fight for seniors and their housing. As of Oct 2014 LSHV assisted 13 White Plains seniors in housing cases. LSHV have exceeded our contract projections for the grant so far this year. Of those 13 seniors, 8 to 10 are low to extremely low income. LSHV goal is to maintain and protect affordable housing for the seniors in White Plains and preserving the housing throughout the county as well.

Post-presentation discussion points:

- Seniors with rent in arrears and avoiding eviction
- Lease and rent issues
- Representation in court

Agency: **YWCA**
Program: **GEMS Program**
Speaker: **Maria Imperial**
Funding Request: **$10,000**

The mission of the YWCA is to eliminate racism and empower women. The way the Y does that is by helping women advance by "leaving no woman behind" and addressing disparities in the academic achievement gap. GEMS is a year-long program and the Y currently works with 75 girls ranging from kindergarten to high school and beyond, by mentoring the girls through college and pairing college mentors with younger participants. Studies have shown a disparity that African American and Latino girls do not know how to swim. Since receiving the funding, the Y has provided varied swimming programs with great success. The Y also offers lifeguarding lessons and ultimately, the Y would like to make swimming a requirement of the program so that upon graduation, all the girls know how to swim. The Y has also strengthened its science, technology and math programs. There is a great disparity in the STEM fields based on gender and race. The STEM program provides great potential for advancement. The girls who have participated in the programs have 100% graduation rates, 50% of the girls make honor roll, and 100% go on to college.

Post-presentation discussion points:
- Fundraising Efforts
- Post-program Graduation Rate
- Criteria of clients for services

Agency: **White Plains Youth Bureau**
Program: **After School Connection**
Speaker: **Martin Rudow**
Funding Request: **$20,000**

The Youth Bureau serves about 300 children through the school year in after school programs and hopes to offer 40 children with scholarships with this grant request. The program runs until 6:00 and recently, extended to 6:30 for parents who work later. The program is a fee-based and it has been 30 years now since the City began addressing the issue of parents needing a safe place for children to go to after school. The focus is to increase the quality of programming and continue to provide academic and health programs. The STEM program has been enriched and has included projects like, rocketry and other science experiments. Sewing machines were donated and classes were popular with the students. The Youth Bureau tries to offer an array of activities and expose children to new experiences and opportunities. SUNY Purchase will also be participating this year in programming projects for the children. Through scholarships, the programs aim to ensure that every family that needs or can benefit from the program is able to participate and more importantly, that low family income does not keep any child or family from accessing the important benefits that a quality after school program provides. Our aim is to make the program available to any parent who needs it.

*Note: The Bits and Pieces program is not part of this request. As a summer program, it has been funded for the summer of 2015 year through the 2014-15 grant and will not return for funding until 2016-17.

Agency: **White Plains Youth Bureau**
Program: **Computer Training**
Speaker: **Frank Williams**
Funding Request: **$25,000**

The Winbrook Campus is going through a metamorphosis with a whole new development. The Youth Bureau is excited about being a part of this change because it brings about opportunities for employment and training, making

sure that the residents of Winbrook (about 1,000 over a period of time) have the skills and training to meet the needs of their families. The first building is going up and will open sometime the end of June or beginning of July. In that facility, we will have the *Community Education Facility* (CEF) and in that facility will provide opportunities for residents of Winbrook, downtown White Plains and all over Westchester County. It will be a state of the art facility, with a variety of programs, including home health care, hotel hospitality, culinary, and a café. The Youth Bureau will be moving its' GED and ESOL programs in to the new facility. The off-site youth employment programs will be moved into the CEF and partnerships have been established with Westchester Community College, White Plains BID, and Westchester Performing Arts Center to create programs. There will be other features as far as workshops and seminars and as our society changes, in terms of employment opportunities, we will provide for them the very best employment and training the City and County can offer. This grant request for our computer center to get off the ground and to assist about 40 to 45 people with funding assistance for the program. Right now, the program has a professor who teaches computer training and some of the classes that he will bring to the new center will include Photoshop, AutoCad, building software and Microsoft Office Suite. The idea is to make sure that the new facility we can provide training and employment opportunities for the residents, but also to broaden the opportunities beyond the Winbrook campus.

Post-presentation discussion points:

- **Current Job Training Programs offered vs. new services**
- **Fundraising Efforts**

Agency: **Grace Church Community Center (GCCC)**
Program: **Open Arms Homeless Outreach/Case Management Team**
Speaker: **Chris Schwartz**
Funding Request: **$35,422**

The biggest of the groups GCCC serve are the chronically homeless in White Plains. They account for 2/3 of the people served through this program. GCCC is the only agency in White Plains that aide the chronically homeless. GCCC also serve our residents at open Arms Shelter and Good Samaritan Shelter. This is a centralized team that works out of Open Arms Men's shelter and service about 30-50 men and women every day. The WP Police Department is supportive of our Outreach team and works very closely with us by bringing the homeless sleeping outside in public areas instead of incarcerating them because they know that our case management team has been very successful in dealing with the chronologically homeless and getting them into services. GCCC believes this program makes White Plains a safer and more desirable place to live and do business just by keeping the homeless off the street. GCCC currently operates with an equivalent of 5.48 employees and this year's request is to increase our staffing to six full time case managers to support increasingly rising numbers.

Post-presentation discussion points:

- **Number of persons to be served**

Agency: **Grace Church Community Center**
Program: **Home Health Aide Training at Community Educational Facility**
Speaker: **Chris Schwartz**
Funding Request: **$35,422**

Individuals 65 and over make up 15.4% of all residents in Westchester County, higher than the national average of 14.1 %. They will be the fastest growing segment population in White Plains. As the population ages, there will be a growing demand for home care services. Research shows that 43% of Westchester seniors expect to use Home Care Services at some point in the future and this forecast may be low. There is a severe shortage of certified Home Health Aides (HHAs) in White Plains as there is throughout the country. Local home care agencies, already are unable to meet the existing need for services, and will be unable to meet the growing future demand unless the supply of certified HHAs is increased significantly. The federal government has identified home health care as one of the six fastest growing industry segments in the nation and one of the few service areas where demand currently exceeds supply. In response to the HHA shortage, GCCC's Neighbors Home Care Services opened a Home Health Aide Training Center in August 2009. The program, which is targeted at low-income, minority individuals provides free HHA instruction and certification and offers guaranteed employment at Neighbors to all graduates. This grant request is to move the training program to the new Winbrook Community Educational Facility and increase the number of courses to 4 from 2 to meet the needs of the White Plains aging population. The GCCC objective is to offer four FREE training classes annually with an average of 16 students enrolled in each class. It is anticipated that there will be some dropouts; however, the goal is to successfully train 60 individuals to fill jobs in home healthcare industries, which include in-home care, hospice care, private hospital care, assisted living and nursing home care. It is

hoped that a minimum of 51%, or 31 students, will be White Plains residents. All graduates will be guaranteed employment at Neighbors Home Care Services, which has served the White Plains community since 1983. It is expected that 80% of graduates, or 48 individuals, will accept this opportunity. Others will easily find employment at other home care agencies, including the 20+ agencies in White Plains.

Agency: **Ecumenical Emergency Food Pantry**
Program: **Ecumenical Food Pantry**
Speaker: **Lorraine Buonocunto**
Funding Request: **$30,000**

The Food Panty has grown over the last 36 years to serve over 700 families in the White Plains area. The Pantry provides food for people to take home and cook for themselves and their families. The agency continues to address the needs of everyone who needs help to eat healthy meals three times a day. Each bag distributed contains all the ingredients needed for a complete meal. The agency believes that when children and families eat together they grow together and so children can do better at school. The population served is residents of White Plains who are unable to afford begin healthy and nutritious food for their families and themselves. The population has increased in White Plains and the request for increased funding will provide food for all who need, including the increasing food distribution of seniors 65 and over. Ecumenical is 100% volunteer and the distribution center is located at the Slater Center. 100% of our clients are low to moderate-income White Plains residents. We work closely with all food pantries to make sure that duplication does not take place.

Agency: **Family Ties of Westchester**
Speaker: **Kerry Megley**
Program: **The White Plains Parent Resource Project**
Funding Request: **$5,000**

Family Ties is the only organization that offers freestanding family support that does not disappear when a family leaves treatment or a program. Consistent with HUD national CDBG priorities and the City of White Plains Consolidated Plan objective to provide services that support the needs of the City's youth, senior citizens and low income families, Family Ties will make available courses and workshops for parents, caregivers and youth on a variety of topics from parents skills, to leadership and spokesperson training. Workshops on housing, budgeting, and medication, etc. will be offered depending on identified needs. Additionally, Family Ties will function as system navigators for these families so they can secure the needed services for themselves and their children. The White Plains Family Resource Project will serve low and moderate-income White Plains' households from all census tracks in the City of White Plains. Our experience has shown us that many of these families have children with emotional, social and behavioral challenges and are in need of parenting skills and family support. Family Ties will continue to provide a place where parents can reach out to professionals and each other.

Under supervision of Family Ties' Associate Executive Director, parenting skills trainings will continue to be conducted at the Slater Center by Family Ties Community Outreach Workers who are also Certified Parent Skills Trainers. The training consists of six sessions and is offered in Spanish and English. Support groups will continue to be offered in Spanish at the Slater Center by Family Ties' bi-lingual Community Outreach Worker. Additional support groups in English will be offered. All groups will be conducted by culturally competent Family Ties professionals who themselves have lived experience. Network meetings will continue to be facilitated by Family Ties staff including Family Ties' Associate Executive Director and Community Outreach Worker.

<u>The White Plains Family Resource Project outcomes are as follows:</u>

90% of families will learn how to effectively communicate with their children. 90% of families will learn how to anticipate issues to prevent difficult behaviors 90% of families will learn how to set limits and give appropriate consequences.
90% of families will learn appropriate ways express their emotions when faced with their children's behaviors.
90% of families with high-end service needs will participate in network meetings to plan for their children's treatment and services.
90% of families will acquire new knowledge and skills through participating in support groups and workshops.

Agency: **Family Ties of Westchester**
Speaker: **Diane Stern and Ashanti Allah**
Program: **Brave Hearts / Peer 2 Peer**
Funding Request: **$8,310**

At the opposite end of the spectrum, Family Ties is also involved with Transitional/Aging out youth. Most recently, Family Ties has developed, trained, supervised and mentored close to 70 youth participating in BraveHearts M.O.V.E. NY (Motivating Others through Voices of Experience) and has created Peer to Peer (P2P) to address the lack of support for youth returning or recently returned from foster care. As an active partner in Westchester County Department of Social Services' Westchester Building Futures planning grant, Family Ties is piloting P2P as a youth guided/youth driven program to provide these youth with an authentic voice in determining their future with youth advisors who themselves have lived experience. Family Ties is looking to expand P2P to address the needs of all disconnected youth.

BraveHearts M.O.V.E. (Motivating Others through Voices of Experience) NY/Peer to Peer (P2P) will provide support services to White Plains disconnected youth up to age 26. Many of these youth are transitioning or have transitioned from the foster care system and are homeless or facing homelessness. The program will promote the acquisition of positive self-esteem and good decision-making, completion of high school requirements where needed and transition to college and vocational training. The target populations are White Plains disconnected youth up to age 26. BraveHearts/P2P anticipate that they will engage over 20 White Plains youth over the period July 1, 2015- June 30, 2016. .All will be low-income youth. The project will commence July 1, 2015- June 30, 2016. The funding requested will go to support the increased staff, which have gone through the program and have returned to work with other youths starting the program.

The following services would be provided:

- Academic support services linkages to services and supports leading to completion of high school requirements where needed and transition to college and vocational training.
- Life management instruction including workshops as follows: social justice, system of care, trauma, attachment and loss, transition resources, public assistance, housing, developing and improving ethics, work language and culture, etiquette, drugs and alcohol awareness, mental health first aid (an evidence based model), and more
- Community resources instruction utilizing the community based Network model and employing youth facilitated High Fidelity Wraparound (an evidence-based model).
- Aftercare Services - Personal and emotional support will be provided by Peer Navigators with "lived experience" in the foster care, mental health, juvenile justice and special education systems

Post-presentation discussion points:

- History of program
- Meeting locations and schedule
- Training staff qualifications

Agency: **White Plains Community Action Program**
Program: **Safety Net Food Pantry**
Speaker: **John Rossi**
Funding Request: **$21,600**

The White Plains Community Action Program (WPCAP) is located at 70 Ferris Avenue, in a residential area designated by the City of White Plains as a Community Development Program Focus Neighborhood. WPCAP helps the poor and minorities to meet their needs, provide resources to the neighborhood and community groups to secure professional and technical assistance and provide direct services to individuals who have nowhere to turn. WPCAP has many programs like the Home Energy Assistance, Energy Share, Summer Youth Employment, Safety Net Emergency Food Pantry, After School for youngsters first through fifth grades, Breakfast on Ferris and our Annual Culture Fest and Annual Turkey Basket distribution to name a few. Our Safety Net program is the only one of its kind in White Plains and is very different from the Ecumenical Food Pantry, where our pantry is a one-time emergency pantry that are referred to Ecumenical for continued food services beyond our program services. WPCAP are ready to serve White Plains residents with a particular focus on our neighborhood, the Ferris Avenue corridor. With this funding, we would also like to fund the

Safety Net and augment our other community activities.

Post-presentation discussion points:

- Alternate funding sources

Agency: **El Centro Hispano**
Program: **Comprehensive Services**
Speaker: **Judith Aucar**
Funding Request: **$30,000**

El Centro Hispano offers comprehensive services focused on changing the lives of Hispanic youth, adults and senior citizens of White Plains within the low to moderate and very low-income guidelines. The agency has a threefold approach that includes educational programs, technology classes and services, outreach, counseling and empowerment support. El Centro's students are nurtured throughout kindergarten all through high school. El Centro has very strong partnerships with all local schools, community agencies and currently developing a relationship with Shalom Synagogue.

Other services include, Outreach, Counseling and Empowerment Support to Hispanics include *twice* a month Food Distribution at El Centro and a year round Drop-In Center, which is open Monday-Friday, from noon to 7 p.m. El Centro will continue to offer assistance to thousands of individuals and families who come to the center every year seeking housing help, looking for a job, completing applications, composing letters, notarizing documents, making calls on their behalf, or having a document translated. El Centro will continue to provide cancer support to White Plains' residents diagnosed with the disease. Since October 2013, a bilingual representative of the Westchester County Department of Health has been onsite at El Centro one full day a week to offer our clients free assistance in completing the application paperwork for the Affordable Care Program. This program is part of the New York State of Health Navigator Program. I am saddened to report that El Centro lost a large of funding due to the passing of Patricia Lanza. This has left a large gap in our budget and the staff is working tirelessly in finding alternate funding to maintain all our programs.

Post-presentation discussion points:

- **Budget and loss of some funding**

Agency: **Meals on Wheels, Inc.**
Program: **Food Home Delivery Program**
Speaker: **Sara Basson, Board Member**
Funding Request: **$40,000**

Meals on Wheels serves a population that ranges from poor to extremely poor, in addition to those who are elderly, sick and/or alone. Every meal is subsidized and the actual cost of per person is $16 per day for two meals. The highest fee charged is $9, so $7 is subsidized. Funding cutbacks, the impact of managed health care and the high housing costs of White Plains mean that the agency will continue to serve a large number of clients with no alternative to proper nutrition. It is expected that the agency will serve between 150 to 200 individuals in the next grant year. The funding requested will provide the monies needed to provide the subsidies for meals, assist in maintaining a full-time Executive Director, and to provide the materials needed to label meals correctly, providing documentation for record keeping, purchase a new electric oven to keep food hot, and replace chests used to deliver the meals.

Public Comment

Jeff Smith, White Plains resident and Attorney. Main points of concern regarding the development of the 2015-19 Consolidated Plan:

- An emphasis on services is needed to address the current poor economy
- Housing surveys are needed
- Solutions to loss of housing units in White Plains
- Further clarity on the new Winbrook development and what it means for current residents

- What is the Mixed Use initiative objective and why is it not remaining as public housing
- Address high need for more low-income housing
- New Consolidated Plan must address the "needy", a typically underserved population
- Be aware that the City is vulnerable to the County Plan
- Why does the government not work closer with White Plains Housing Authority
- Section 8 has been reopened and will there be community development efforts as part of the list re-opening

Consolidated Plan Public Presentation

What You'll Learn

Current demographic data on White Plains

How the Consolidated Plan can help low-moderate residents

What we've heard so far from public engagement

We Need Your Help

Ensure we have an accurate understanding of the low-moderate income population in White Plains

WHITE PLAINS LIBRARY
100 Martine Av.
January 24, 2015
12 pm

EL CENTRO HISPANO
346 South Lexington Av.
January 25, 2015
1 pm (Espanol)

WHITE PLAINS LIBRARY
100 Martine Av.
January 28, 2015
6:30 pm

ConsolidatedPlan

YOUR VOICE COUNTS!

City of White Plains Department of Planning

Consolidated Plan
Public Presentation
January 24, 2015
12:00 pm, White Plains Library
Public Comments

2 People in Attendance

Housing

Accessibility
Affordability
- Concern over where residents of White Plains children will live when they become adults
    - Brain drain

Conditions/Rehabilitation
- Pockets of substandard housing exist throughout the City

Homelessness
Overcrowding

Community Development Needs

Accessibility
- White Plains needs accessible taxis
- Westchester County para transit is limited
- Pro bike/pedestrian waking interest
-

Employment and Training
- Economic development unit in White Plains
    - Business development plan
    - Look at College St. in Burlington, VT as precedent i.e. pedestrian mall
- Create events to draw people in
    - Entertainment director

Hunger
Senior Services
- Aging in place - NORCs

Youth Services
- Brain drain – white plains too expensive to retain young adult population

Consolidated Plan
Public Presentation
January 28, 2015
6:30 pm, White Plains Library
Public Comments

7 People in Attendance

Housing

Accessibility
- Accessible Housing – Issue – LSHV

Affordability
- White Plains is a desirable place to live in Westchester County but has higher prices (market rate)
- LSHV – majority of the orgs work is eviction prevention
  - Hard times, people fell behind in rent
  - Struggling with poverty
  - Additional supportive resources helpful

Conditions/Rehabilitation
Homelessness
- No transitional family
  - HUD definition specific to $
  - "Moving away from transitional – permanent
- Shelters – GCCC
  - Female GCCC shelters – ADA compliant but many still present challenges for persons with significant needs
  - Male shelters undergoing renovations now and will be fully accessible in July 2015
- Recent closing of medical shelter in WC
- Different federal system (HUD v US Education Dept.) count homeless people differently

Overcrowding
- Undocumented people participate in OC
- Solution of last resort to afford rental units
- Federal solution needed – not local
- Route for singles and families – couch surfing

Community Development Needs

Accessibility
Employment and Training
Hunger
Senior Services
- Need accessible services
- Address homeless bound senior
- Senior housing waitlist is 4 years
- Seniors don't want to leave their housing for senior housing
- Fearful of losing autonomy

- Senior Housing
    - 76 South Lexington
    - 25 Franklin
    - 41 Parker
    - Lake Street
    - Harmon Street
    - The Armory
- Aging in place occurring "NORC"
- Aging – Poverty
- LSHV – very busy older law unit
- Outreach for senior citizens – explain services that are available
- Many seniors don't go to senior center
    - "antisocial" – misunderstanding of what's offered at senior center
    - No parking available
    - Affordability – "peer" image – feeling adequate to participate
    - % services to low-income – range of income – served by senior center vs. age/income distribution in White Plains
- Seniors "invisible" population
- LSHV: suggest 3 distinctive groups as development plan:
    - 60-75
    - 75+ frail
    - 85+ extra frail
- Senior Center – provide seniors with tools:
    - Suggestion: tax, voucher (corporate sponsor)
    - Senior welcome wagon

Youth Services

- Challenge to advocate for children special needs further complicated with language and cultural barriers

Consolidated Plan Public Presentation

What You'll Learn

Current demographic data on White Plains
How the Consolidated Plan can help low-moderate residents
What we've heard so far from public engagement

We Need Your Help

Ensure we have an accurate understanding of the low-moderate income population in White Plains

BETHEL BAPTIST CHURCH

1 Fisher Court
White Plains, NY
February 4, 2015
6 pm

ConsolidatedPlan

YOUR VOICE COUNTS!

City of White Plains Department of Planning

Consolidated Plan
Public Presentation
February 4, 2015
6:00 pm, Bethel Baptist Church
Public Comments

55 People in Attendance

Housing

Accessibility
Affordability

- $820 to 1500 rent increase re: 150 Lake Street
- HUD "affordable housing" is not always affordable for WP residents
- How does HUD implement rent increases? Re: 3 year increments?
- 150 Lake Street – LSHV – link up
- Providing strategy for increasing affordable housing; why are we having an affordable housing crisis?
- We need to have fair access to housing and affordable housing
- Mothers with children need affordable housing; help with afterschool
- How does the city negotiate with developers to ensure/mandate affordable housing?
- Where is the stabilized housing? Re: Invisible
- What safety nets will there be to ensure fair access to housing?
- What is "affordable'?
- Requirements by City government to ensure jobs created by outside companies are given to WP residents

Conditions/Rehabilitation

- Improve conditions in boarding homes and rooming houses re: abusive landlords

Homelessness
Overcrowding
Parking

- Parking re: coop and condo in public lots overnight can lead to tickets
- No place for visitors to park
- Past WP practice of extending parking waiver
- There should be no parking requirements around houses of worship – can city help alleviate parking crunch especially on Sundays
- Ease parking fees
- Where will Bethel Church members park especially when new Winbrook complex opens?

Community Development Needs

Accessibility

- African Americans negatively affected by racism/racist policies
    - What safety nets will be put in place to ensure more equity
- Cross training with African American/Hispanic/People of Colour communities should be done to bridge different groups together
- Foreign language programs/classes to bridge cultural differences

Employment and Training

- Economic development – storefronts closed in the CBD – why? City should investigate
- Boost minority owned businesses in WP
- How do we ensure construction workers who live in White Plains are given preference for construction jobs? Re: non-contractors
- Boost minority owned companies in construction industry
- People of colour cannot penetrate certain jobs markets/construction jobs in WP
- Bank training at CEF – many banks exist in WP

Hunger

Senior Services

Youth Services

Consolidated Plan Public Presentation

What You'll Learn

Current demographic data on White Plains
How the Consolidated Plan can help low-moderate residents
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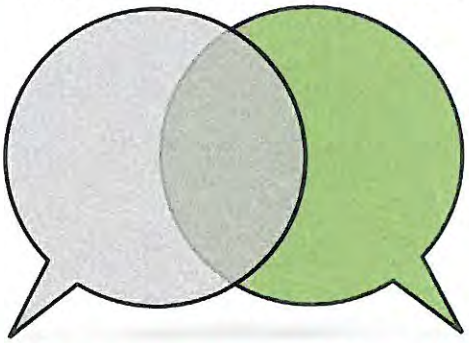
We Need Your Help

Ensure we have an accurate understanding of the low-moderate income population in White Plains

THOMAS H. SLATER CENTER

2 Fisher Court
White Plains, NY
February 17, 2015
7 pm

ConsolidatedPlan



YOUR VOICE COUNTS!

City of White Plains Department of Planning

Consolidated Plan
Public Presentation
February 17, 2015
7:00 pm, Thomas Slater Center
Public Comments

30 People in Attendance

Housing

Accessibility

- Increase accessibility in private homes
- Increase accessibility for aging population WRO

Affordability

- Rental units – how to increase affordable units
- A lot of new construction
- Many concerns about new Winbrook building
- Concern new building will have cost prohibitive rents
- What is fee structure for new building and impact on current Winbrook residents
- Property management of new building?
- Who is responsible for new building?
- Vouchers?
- Greater need for information
- How can Haitian population be (accurately) counted in White Plains?
- Young WP college GRADS can't afford to live in WP
- Everyone in the community deserves decent/good housing and deserves access to new housing and to remain in place in WP
- How will everyone in Winbrook be accommodated by new building?
- "Affordable housing" is really not affordable
- Fear of people moving out of WP and into other municipalities

Conditions/Rehabilitation

Homelessness

- High demand for room rental
- Funds directed to homeless housing units should be direct to fund and build permanent housing
- Where do single men go who want to pay for a room?
    - No options for even finding one room to rent

Overcrowding

Parking

Community Development Needs

- Monitoring of CD programs
- Provide public with how CD dollars are spent
- Hunger, housing, employment have been systemic issues for the low/mod population for many years
- African American/Black community has been systemically/historically oppressed in WP
- 112 Post Road to S. Lexington – why is African American/Black community concentrated?

Accessibility

Employment and Training

- Provide trade schooling/job training for adults (not just youth)
- "Medisoft" software training at CEF community
- Resume help
- Construction skills/training
- Create more job opportunities especially for African American/Black men
- Mom and pop shops on Post Road re: new development and helping shop owners stay in place
-

Hunger
Senior Services
Youth Services
Homelessness

- Homeless numbers – where are they? What services are provided?
- Homeless in P.O. lobby?
- Can't live off minimum wage if you have a family in White Plains

City of White Plains
Department of Planning

2015-2019 Consolidated Plan
Public Engagement Presentation
January 2015

ConsolidatedPlan

YOUR VOICE COUNTS!

Agenda

1. Demographic profile of White Plains
2. Review of public engagement to date
3. What's missing? (input from public)
4. Next steps

Demographic Profile

People

White Plains

Population 2010:

56,853

Race/Ethnicity	White Plains	Westchester	NYS
White*	48.9%	57.4%	58.3%
African American*	14.2%	13.3%	15.9%
Asian*	6.4%	5.4%	7.3%
Hispanic or Latino	29.6%	21.8%	17.6%

Census 2010

*Excludes Hispanic or Latino

Demographic Profile

People

2000 – 2010 Population Change in White Plains by:

TOTAL POPULATION

2000	53,077
2010	56,853

+7%

RACE OR ETHNICITY

Year	White*	African American/ Black*	Hispanic/ Latino	Asian*
2000	28,743	8,444	12,476	2,389
2010	27,805	7,502	16,839	3,587
	-3.2%	-11.1%	+34.9%	+50%

Census 2010

*Race excluding Hispanic or Latino

Demographic Profile

People

Foreign Born Persons[1]

White Plains	Westchester	NYS
32.1%	24.7%	22%

Language Spoken other than English[1]

White Plains	Westchester	NYS
39.1%	32%	29.8%

Bachelor's Degree or Higher[1]

White Plains	Westchester	NYS
46.1%	44.8%	32.8%

[1]American Community Survey 2009-2013

Demographic Profile
Housing and Income

Housing Units in White Plains: 24,382
Census 2010

Median House Value*[1]
*Single family housing only – excludes housing units in multi-family structures

White Plains	Westchester	NYS
$495,200	$518,400	$288,200

Median Gross Rent[1]

White Plains	Westchester	Manhattan
$1,460	$1,352	$1,442

Median Household Income[1]

White Plains	Westchester	NYS
$80,701	$81,946	$58,003

Persons Below Federal Poverty Level[1]

White Plains	Westchester	NYS
9.1%	9.5%	15.3%

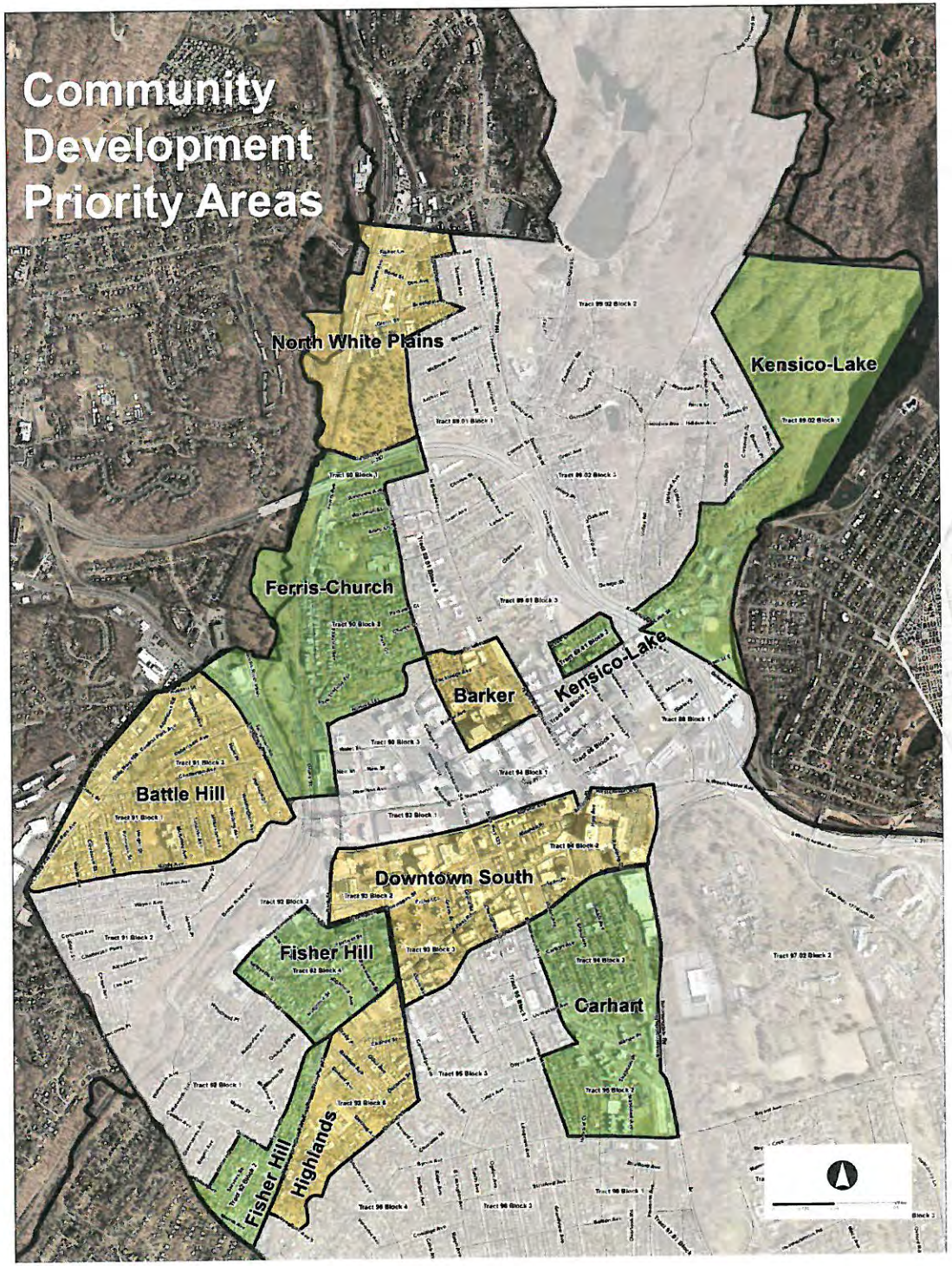
2014 Federal Poverty Guidelines

Persons in family/household	Poverty guideline
1	$11,670
4	$23,850

[1]American Community Survey 2009-2013

Demographic Profile
Homelessness

Individuals 2014	Current Inventory
Emergency Shelter	75
Transitional Housing	12
Permanent Supportive Housing	35
Total	122
Families 2014	**Current Inventory**
Emergency Shelter	400
Transitional Housing	0
Permanent Supportive Housing	74
Total	474



Priority Areas help determine some of our community development funding priorities for the next five years.

Note: Differing colors on the map are used for visually distinguishing between different Priority Areas. No other differences exist between any of the Priority Areas.

What We've Heard So Far

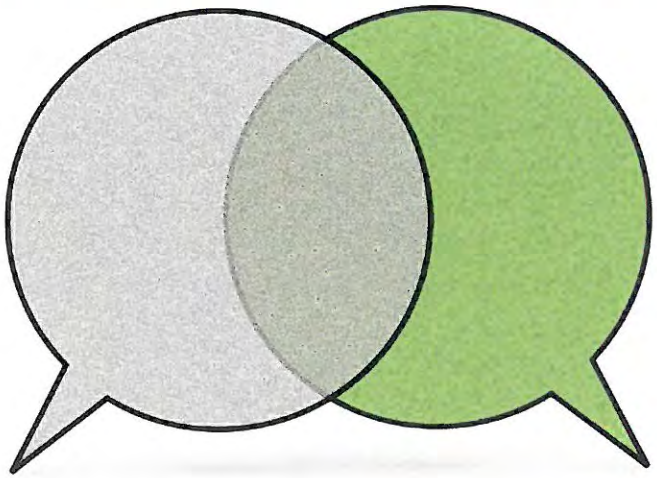
Public Engagement Process

Public Survey – Mid October – Mid November 2014

Focus Groups with Service Providers – December 2014

1. Housing, Homelessness and Hunger
2. Special Needs
3. General

Public Engagement Presentations – January 2015



What We've Heard So Far

Housing

Accessibility

- Homeless shelters do not provide accessible facilities
- Lack of accessible housing forces many people with special needs to live in overcrowded or substandard housing
- Majority of White Plains' rental properties are not accessible

Affordability

- "Affordable housing units" are not affordable for residents earning less than 30 percent of the AMI, who are elderly, who receive SSI and SSDI or who are special needs
- New market rate rental housing is expensive and caters to young professionals or empty nesters
- Affordable workforce housing should be increased for the people that work here

What We've Heard So Far

Housing

Affordability (continued)

- Boarding houses have been significantly reduced because landlords can charge higher rents if the house is classified as single family
- Women with children have a difficult time finding housing because they generally require larger living spaces than single men or face discrimination from landlords who do not want to rent to families
- Provide zoning incentives to increase affordable housing unit production (affordable housing fund is gone)

What We've Heard So Far

Housing

Conditions/Rehabilitation

- Substandard housing was not identified as an issue
- Top 6 Common Housing Problems:
  - Unit size too small
  - Affordability
  - Heating system
  - Vermin
  - Interior paint
  - Unresponsive landlord

Overcrowding

What We've Heard So Far

Community Development Needs

Employment and Training

- Create additional entry level job opportunities and develop tools to help people move out of poverty
- Persons with special needs have a chronic unemployment rate of about 60%
- Offer trade schooling and shop programs

Hunger

- Food pantries have seen an increase in immigrant, Asian and senior (particularly female) populations
- Increasing "invisible" low-income population, which looks and fits into mainstream, but cannot afford food

What We've Heard So Far

Community Development Needs

Senior Services

- Elderly population minimizes or denies disabilities associated with aging
- Many elderly residents remain in housing that is no longer safe or accessible
- Senior Center does not provide accessible parking and the facility should be upgraded
- Increase senior housing to help reduce long wait lists for affordable senior housing

Youth Services

- Hispanic community often does not seek educational services for children with special needs
- Create a free sports program and youth programming (including camps) to reach low-income youth

What's Missing?

Public Input

Housing

- Accessibility
- Affordability
- Conditions/Rehabilitation
- Homelessness
- Overcrowding

Community Development Needs

- Employment and Training
- Hunger
- Senior Services
- Youth Services

Next Steps

- All input will be recorded and considered
- Draft Consolidated Plan will be released in late March followed by a 30 day public comment period
- Public hearing on draft Consolidated Plan:
  April 8, 2015 at 7 pm in Council Chambers, City Hall
- Plan revisions made based on public comment
- Plan adopted
- Plan implemented: July 1, 2015

Thank you!

ConsolidatedPlan

YOUR VOICE COUNTS!

THE CITY OF WHITE PLAINS

Department of Planning

Presentación Pública del Plan Consolidado

EL CENTRO HISPANO

346 South Lexington Av.

25 de enero 2015
1:00 pm

ConsolidatedPlan

YOUR VOICE COUNTS!

Lo Que Aprenderá

Los datos demográficos actuales de White Plains.
Cómo puede ayudar a los residentes de ingresos bajos-moderados el Plan Consolidado.
Lo que hemos escuchado hasta ahora de participación pública.

Necesitamos Su Ayuda

Asegúrese de que tenemos un conocimiento preciso de las necesidades de residentes de bajo - moderados ingresos en White Plains.

Ciudad de White Plains Departamento de Planificación

PUBLIC HEARING AT CENTRO HISPANO – 1/25/2015, 250 people in attendance

- Abuse by landlords. Rent goes up without prior notice.
- Not enough heat. They are told that "if you don't like it, leave"
- They want to be heard and taken seriously.
- The city Christmas lights should not be on after January. That's an expense for the tax payers.
- The roads need to be fixed, too many holes. They fill the holes and two weeks later the problem is back.
- More information on how to save on electricity and heating bills. Maybe the city can provide LED lamps.
- Some kind of recreational activities for the children during their vacation time.
- Residents cannot park their 4x4 at their residence making them travel somewhere where its allowed and sometimes is so far that they have to take a taxi to get back home.
- The income of the people who are retired is too low and not enough to survive.
- We need better salaries to be able to live in WP
- Free summer camps for the children
- Educational programs on how to better our environment
- We need programs for the children during the summer, and scholarships to participate in these programs
- Parks and Recreation programs are not affordable
- Reading help for 5th and 6th graders
- Water park in White Plains
- Personal loans for home owners

- Some programs require their income taxes and they don't qualify
- Services that used to be provided at 65 Mitchell Place for seniors, are no longer available, housing, translations, filling out forms, etc, which Martha Guarin had provided in the past. This service should be restored.
- Rent is too high; two bedroom apt. $2,000 and heat is not included.
- Landlords refuse to accept families with children
- Problems with getting her special ed child into a summer program last year. Priority given to parents with many children
- Translations of school forms into Spanish is not adequate
- Security throughout the city is not enough, there should be more police officers and surveying cameras
- Grateful for this opportunity to speak out
- There are many drivers that do not stop at the STOP signs
- Not enough scholarships for the students who want to go to college
- More law enforcement in South Broadway, too many cars speeding there; they take that route to avoid the traffic lights on Mamaroneck Avenue
- More security in the Galleria parking lot.
- After school programs are too not affordable even with a scholarship
- Cost of living per family is too low
- Some landlords have problems with tenants that leave owing them rent

- He gets paid below minimum wage, pays $600 for one room
- There's a section around So. Lexington and Post Road that smells really bad, people have tables and chairs outside and are constantly smoking
- When the city cleans the snow off the streets they tend to push it towards the houses in the corner of the street and if the owners don't clean they get a fine
- Housing inspectors are not checking out the buildings, therefore, the owners are not taking proper care of their properties
- Problems with the rent. Her rent was raised without previous notice, the apartment has bugs,
- More programs for the youth. We must motivate our youth to continue their education
- We need local jobs. Her husband is a plumber and he has to go to Brooklyn and the Bronx to find work.
- More street lights on Odell Avenue
- Rent in WP is too high
- Clean up after snow should improve in the sidewalks. The people that have to walk sometimes need to use the street
- Trade schools for those that cannot go to college
- The corner of So. Lexington and Post Road is very hard to cross
- A man works for a family that promised him $1200 a month and he is only getting paid $400

Ciudad de White Plains
Departamento de Planificación

2015-2019 Plan Consolidado
Presentación de Participación Pública
Enero 2015

ConsolidatedPlan

YOUR VOICE COUNTS!

La Orden del Día

1. Perfil demográfico de White Plains
2. Revisión del comentario público hasta el momento
3. ¿Qué falta? (aporte del público)
4. Próximos pasos

Perfil demográfico
Gente
Población de White Plains 2010: 56.853

Race/Ethnicity	White Plains	Westchester	NYS
Blanco*	48.9%	57.4%	58.3%
Africano Americano*	14.2%	13.3%	15.9%
Asiático*	6.4%	5.4%	7.3%
Hispano / Latino	29.6%	21.8%	17.6%

Census 2010

***Raza excluyendo Hispano o Latino**

Perfil Demográfico
Gente
Población de White Plains
Cambio en 2000 – 2010 por:

POBLACIÓN TOTAL

2000	53,077
2010	56,853

+7%

RAZA O ORIGEN ETNIOO

Año	Blanco*	Africano Americano/ Negro*	Hispano / Latino	Asiático *
2000	28,743	8,444	12,476	2,389
2010	27,805	7,502	16,839	3,587
	-3.2%	-11.1%	+34.9%	+50%

Census 2010

*Raza excluyendo Hispano o Latino

Perfil Demográfico
Gente

Personas Nacido Otros Países [1]

White Plains	Westchester	NYS
32.1%	24.7%	22%

Idioma Distinto del Inglés [1]

White Plains	Westchester	NYS
39.1%	32%	29.8%

Bachillerato o Educación mas Superior [1]

White Plains	Westchester	NYS
46.1%	44.8%	32.8%

[1] 2009-2013 Encuesta Sobre la Comunidad

Perfil Demográfico

Vivienda e Ingresos

Unidades de Vivienda en White Plains: 24,382

Census 2010

Valor Mediana de Casa *[1]

* Vivienda sólo unifamiliar - excluye viviendas en estructuras multifamiliares

White Plains	Westchester	NYS
$495,200	$518,400	$288,200

Renta Gruesa Mediana [1]

White Plains	Westchester	Manhattan
$1,460	$1,352	$1,442

Ingreso Mediana de Casa

White Plains	Westchester	NYS
$80,701	$81,946	$58,003

Personas Bajo Nivel Federal de Pobreza [1]

White Plains	Westchester	NYS
9.1%	9.5%	15.3%

[1] 2009-2013 Encuesta Sobre la Comunidad

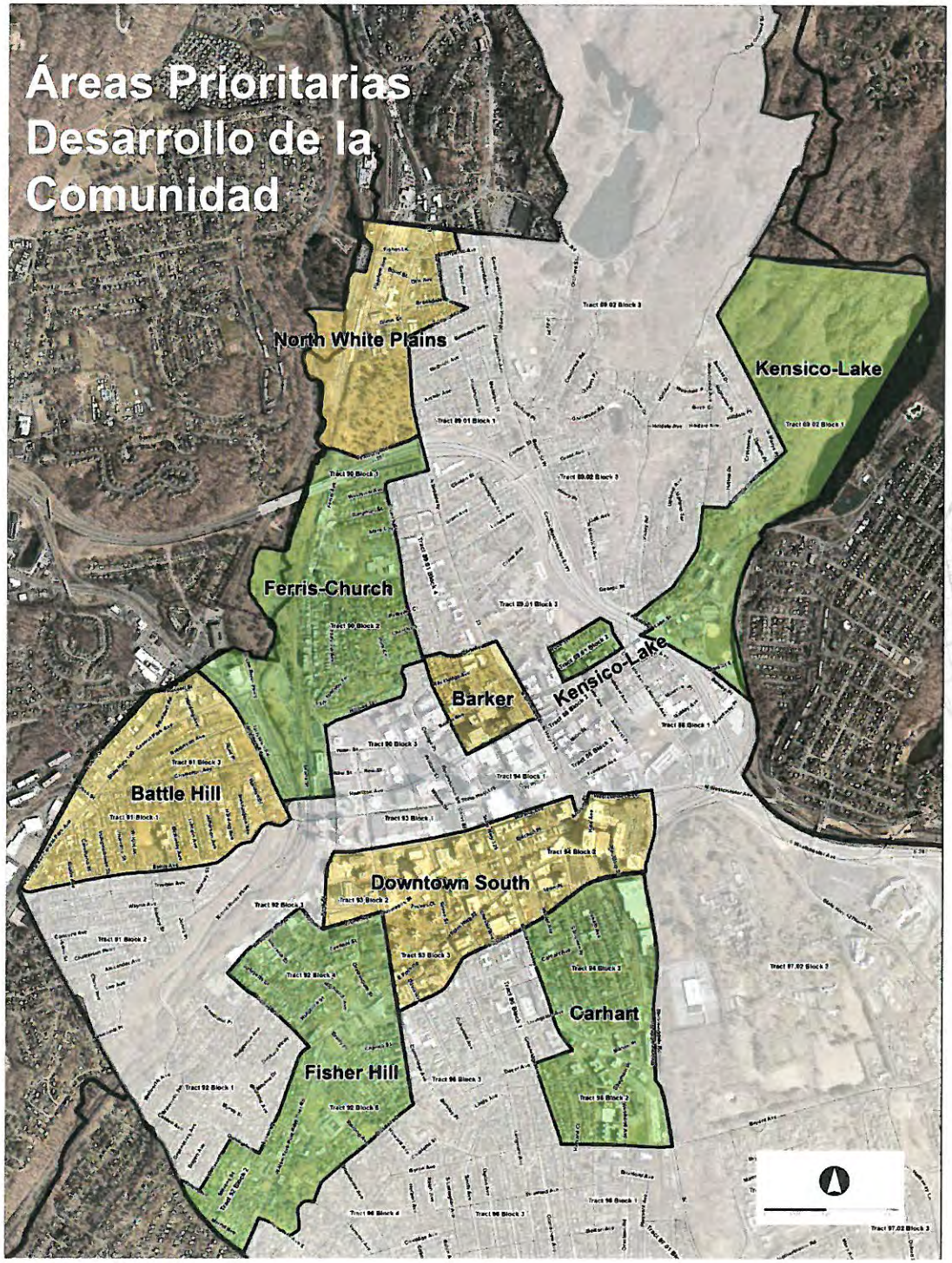
2014 Directrices Federales de Pobreza

Las personas en la familia / hogar	Directrices de Pobreza
1	$11,670
4	$23,850

Perfil Demográfico
La Falta de Vivienda

Individuos 2014	Inventario Actual
Refugios de Emergencia	75
Vivienda de Transición	12
Vivienda de Apoyo Permanente	35
Total	122

Familias 2014	Inventario Actual
Refugios de Emergencia	400
Vivienda de Transición	0
Vivienda de Apoyo Permanente	74
Total	474



Estas áreas son una prioridad para los programas de Desarrollo de la Comunidad para los próximos cinco años

Nota: Los colores diferentes sobre el mapa se utilizan para distinguir visualmente entre las diferentes áreas prioritarias. No existen otras diferencias entre cualquiera de las áreas prioritarias.

Lo que hemos escuchado hasta ahora?

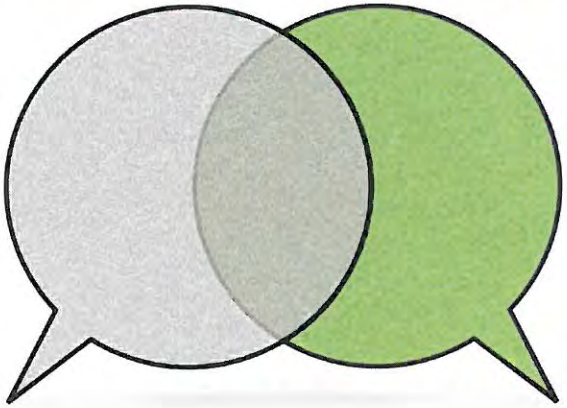
Proceso de Participación Pública

Encuesta Pública - Medio de Octubre - Medio de Noviembre - 2014

Grupos Focales con Proveedores de Servicios - Diciembre 2014

1. **De Vivienda, Falta be Vivienda y el Hambre**
2. **Personas de Necesidades Especiales**
3. **General**

Presentaciones Públicas de Commentarios- Enero 2015



Lo que hemos escuchado hasta ahora? VIVIENDAS

Accesibilidad

- Centros de viviendas no ofrecen comodidades accesibles
- Falta de viviendas accesibles obligan muchas personas con necesidades especiales a vivir en condiciones deficiente o hacinamiento
- Mayoría de las propiedades de alquiler en White Plains 'no son accesibles

Asequibilidad

- "Viviendas Asequibles" no son asequibles para los residentes que ganan menos de 30 % de limites de ingresos – muchos son ancianos, viven solo con seguro social o tienen necesidades especiales
- Nuevas hogares de alquiler son caro y dirigido a jóvenes profesionales o los retirados
- Viviendas asequibles se deben aumentar para las personas que trabajan aquí

Lo que hemos escuchado hasta ahora? VIVIENDAS

Asequibilidad (continuación)

- Dormitorios se han reducido porque los dueños pueden cobrar rentas más altos si la casa está clasificada como una sola familia
- Las mujeres con hijos tienen dificultades para encontrar una vivienda, porque requieren espacios más grandes que los hombres solteros o sufren discriminación por los duenos que no quieren alquilar a familias
- Proporcionar zonificación incentivos para aumentar la producción de viviendas asequibles (fondos para viviendas asequibles se han ido)

Lo que hemos escuchado hasta ahora? Vivienda

Condiciones / Rehabilitación

- Vivienda deficiente no fue identificado como un problema
- 6 Problemas mas común de la Vivienda:
  - Tamaño de la unidad demasiado pequeña
  - Asequibilidad
  - Sistema de calefacción
  - Parásitos
  - Pintura Interior
  - Los dueños no responden
- Superpoblación de la unidad

Lo que hemos escuchado hasta ahora?

Necesidades de Desarrollo Comunitario

Empleo y Entrenamiento

- Crear oportunidades adicionales de trabajo al nivel de entrada y desarrollar útiles para ayudar las personas salir de pobreza
- Personas con necesidades especiales tienen valores de desempleo crónico aproximadamente a 60%
- Oferta programas escolares y de comercios

Hambre

- Despensas de alimentos han visto un aumento en los inmigrantes, Asiáticos y ancianos (sobre todo mujeres)
- El aumento de la población "invisible", los de bajos ingresos, que se ven y se parecen a lo restos, pero no pueden pagar por alimentos

Lo que hemos escuchado hasta ahora?
Necesidades de Desarrollo Comunitario

Servicios para Personas Mayores

- Población anciana minimiza o niega discapacidades asociadas con el envejecimiento
- Muchos residentes ancianos permanecen en viviendas deficiente que no son seguro o accesibles
- El aparcamiento del Centro de Ancianos no dispone espacios accesibles y la instalación debe ser remodelado
- Para ancianos, aumentar viviendas para ayudar a reducir las largas listas de espera para viviendas asequibles

Servicios para la Juventud

- La comunidad Hispana no busca los servicios educativos para los niños con necesidades especiales
- Crear un programa de deportes gratis y mas programación (incluidos campos) para incluir jóvenes de bajos ingresos

Qué falta?
Commentario Pública

Viviendas

- Accesibilidad
- Asequibilidad
- Condiciones / Rehabilitación
- La falta de vivienda
- Superpoblación

Necesidades de Desarrollo Comunitario

- Empleo y Entrenamiento
- Hambre
- Servicios para los Ancianos
- Servicios para la Juventud

Pasos siguientes

- Todas los commentarios fueron grabadas y considerado
- Versión preliminar de Plan Consolidado se dará a conocer al final de marzo, seguido un período de comentarios públicos de 30 días
- Audiencia pública sobre el Plan Consolidado: el 8 de abril 2015, a las 7 pm en la Sala del Consejo, Ayuntamiento
- A partir de los comentarios del público, revisiones al Plan son realizado y adoptado
- Implementar el Plan: 01 de julio 2015

Gracias

Department of Planning

ConsolidatedPlan

YOUR VOICE COUNTS!

White Plains, NY
ConsolidatedPlan
YOUR VOICE COUNTS!

PLANNING DEPARTMENT
Thomas M. Roach. Mayor
Linda Puoplo. Acting Commissioner

MEMORANDUM

TO: **Adjacent Planning Department Commissioners**

FROM: **Linda Puoplo**

DATE: **February 25, 2015**

SUBJECT: **Notification of Metropolitan-Wide Planning Responsibilities for the Preparation of the 2015-2019 Consolidated Plan**

Dear Commissioner:

The City of White Plains is in the process of developing the next Consolidated Plan for the 2015-2019 program years. In compliance with the U.S. Department of Housing and Urban Development's Consolidated Plan requirement. §91.100 (a) (5). I am notifying adjacent units of general local government about community development issues. which impact both White Plains and the metropolitan area.

The following is a list of community development needs and issues significantly impacting low and moderate income residents in White Plains and adjacent municipalities:

1. Access to fair and affordable housing
2. Homeless services. prevention and emergency housing
3. Non-housing community development needs regarding persons with special needs

The Department of Planning considers the aforementioned needs and issues to extend beyond the jurisdiction of White Plains. In order to develop a robust Consolidated Plan. the Department of Planning requests that you submit any comments you may have about how these community development needs can be addressed on a metropolitan-wide level by March 6. 2015.

If you have any questions. please feel free to contact:

- Jonathan Kirschenbaum. Community Development Analyst – (914) 422-1300 or jkirschenbaum@whiteplainsny.gov

Thank you for your cooperation regarding this matter.

Sincerely.

Linda Puoplo
Acting Commissioner of Planning

CITY OF
WHITE PLAINS
NEW YORK

Puoplo, Linda <lpuoplo@whiteplainsny.gov>

Draft 2015-19 Consolidated Plan and 2015-16 Annual Action Plan

Puoplo, Linda <lpuoplo@whiteplainsny.gov> Fri, Mar 27, 2015 at 11:11 AM
Draft To: "Roach, Tom" <troach@whiteplainsny.gov>, Nadine Hunt-Robinson <nadine.hunt.robinson@gmail.com>, John Kirkpatrick <jkirkpatrick@oxmanlaw.com>, "Krolian, Dennis" <dkrolian@whiteplainsny.gov>, "milagroslecuona@gmail.com" <milagroslecuona@gmail.com>, John Martin <jmartin@whiteplainsny.gov>, Beth Smayda <smaydbn@aol.com>
Cc: John Callahan <jcallahan@whiteplainsny.gov>, Karen Pasquale <kpasquale@whiteplainsny.gov>

To the Honorable Mayor and Honorable Members of the Common Council:

Attached please find the Draft 2015-19 Consolidated Plan and 2015-16 Annual Action Plan. The draft plan is being released today, March 27, 2015, for a 30 day public review and comment period concluding on April 24, 2015. A public hearing will be held by the Community Development Citizens Advisory Committee on April 8, 2015, at 7 pm in Common Council Chambers. Upon conclusion of the 30 day period, public comments will be incorporated into the final document and forwarded for consideration for adoption by the Common Council at the May 2015 Common Council meeting.

This 2015-19 Consolidated Plan provides a five-year strategy to accomplish the goals and objectives that have been developed as a result of a comprehensive public engagement process and community data analysis. Included in this Consolidated Plan is the first year Annual Action Plan containing descriptions of the programs and projects to be undertaken by the City of White Plains during the 2015-16 program year using CDBG grant funds and program income. The Consolidated Plan and first-year Annual Action Plan identify anticipated levels of funding, describes the geographic areas in which assistance will be directed and provides the rationale used. The allocation for FY 2015-16 is $915,692.

Should you prefer a printed copy, please let us know and we will gladly get one to you.

Thank you for your continued support of this important program.

--
Linda Puoplo
Acting Commissioner
Department of Planning
City of White Plains
70 Church Street
White Plains, NY 10601
914-422-1300

Draft_Consolidated_Plan_2015_2019_FINISHED.pdf
13113K

CITY OF
WHITE PLAINS
NEW YORK

Puoplo, Linda <lpuoplo@whiteplainsny.gov>

Draft 2015-19 Consolidated Plan and 2015-16 Annual Action Plan

Puoplo, Linda <lpuoplo@whiteplainsny.gov> Fri, Mar 27, 2015 at 11:14 AM
Draft To: "Roach, Tom" <troach@whiteplainsny.gov>, "NormD@ndapc.com" <normd@ndapc.com>, "jwglatthaar@bpslaw.com" <jwglatthaar@bpslaw.com>, "dpm99@aol.com" <dpm99@aol.com>, Larry Delgado <larrydelgado@aol.com>
Cc: John Callahan <jcallahan@whiteplainsny.gov>, Michael Genito <mgenito@whiteplainsny.gov>, Rod Johnson <rjohnson@whiteplainsny.gov>, Kristi Knecht <kknecht@whiteplainsny.gov>

To the Members of the Urban Renewal Agency:

Attached please find the Draft 2015-19 Consolidated Plan and 2015-16 Annual Action Plan. The draft plan is being released today, March 27, 2015, for a 30 day public review and comment period concluding on April 24, 2015. A public hearing will be held by the Community Development Citizens Advisory Committee on April 8, 2015, at 7 pm in Common Council Chambers. Upon conclusion of the 30 day period, public comments will be incorporated into the final document and forwarded for consideration for adoption by the Common Council at the May 2015 Common Council meeting.

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Linda Puoplo
Acting Commissioner
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City of White Plains
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White Plains, NY 10601
914-422-1300

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CITY OF
WHITE PLAINS
NEW YORK

Puoplo, Linda <lpuoplo@whiteplainsny.gov>

Draft 2015-19 Consolidated Plan and 2015-16 Annual Action Plan

Puoplo, Linda <lpuoplo@whiteplainsny.gov> Fri, Mar 27, 2015 at 11:16 AM
Draft To: "hgiel18@aol.com" <hgiel18@aol.com>, James Pierre <jpierre10606@yahoo.com>, "mmmda22@aol.com" <mmmda22@aol.com>, Paul Rutkowski <saxafun@optonline.net>, "perri683@aol.com" <perri683@aol.com>, "Power, Dennis" <djpower@verizon.net>, Rosa Boone <rxb7@westchestergov.com>, Sidia Cortes <sycortes@aol.com>, Stephen Walfish <walfishs@pipeline.com>, Wade Hardy <hardywa@coned.com>
Cc: Grace Medina <gmedina@whiteplainsny.gov>

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Thank you for your continued support of this important program.

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Linda Puoplo
Acting Commissioner
Department of Planning
City of White Plains
70 Church Street
White Plains, NY 10601
914-422-1300

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CITY OF
WHITE PLAINS
NEW YORK

Puoplo, Linda <lpuoplo@whiteplainsny.gov>

Draft 2015-19 Consolidated Plan and 2015-16 Annual Action Plan

Puoplo, Linda <lpuoplo@whiteplainsny.gov> Fri, Mar 27, 2015 at 11:19 AM
Draft To: David Marinelli <dmarinelli@whiteplainsny.gov>, Edward Nixon <enixon@whiteplainsny.gov>, Eileen McClain <emcclain@whiteplainsny.gov>, "Gaskin, Carmen" <cgaskin@whiteplainsny.gov>, Grace Medina <gmedina@whiteplainsny.gov>, Jane Prout <jpro51@aol.com>, Kristi Knecht <kknecht@whiteplainsny.gov>, Rod Johnson <rjohnson@whiteplainsny.gov>, Cris Dellaripa <cdellaripa@whiteplainsny.gov>, "Amadio, Damon" <damadio@whiteplainsny.gov>, Tony Magnotta Building Department <tmagnotta@whiteplainsny.gov>, "Azevedo, Claudio" <cazevedo@whiteplainsny.gov>
Cc: Jonathan Kirschenbaum <jkirschenbaum@whiteplainsny.gov>

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Thank you for your contributions and hard work in creating this Plan!

--
Linda Puoplo
Acting Commissioner
Department of Planning
City of White Plains
70 Church Street
White Plains, NY 10601
914-422-1300

Draft_Consolidated_Plan_2015_2019_FINISHED.pdf
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CITY OF WHITE PLAINS, NEW YORK

Notice of Public Comment and Public Hearing on U. S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Proposed 2015-19 Consolidated Plan and 2015-16 Annual Action Plan

NOTICE IS HEREBY GIVEN that the City of White Plains Community Development Proposed 2015-19 Consolidated Plan and 2015-16 Annual Action Plan will be available for a 30-day public review period beginning on March 27, 2015. The proposed plan will be available on the City's website at www.whiteplainsny.gov and at the following White Plains locations: Slater Center, 2 Fisher Court; El Centro Hispano, 346 S. Lexington Ave; White Plains Library, 100 Martine Ave; and White Plains Planning Department, 70 Church St. Written comments may be submitted until 4 PM, April 24, 2015, to the Office of Community Development, 70 Church St, White Plains, NY 10601; or by e-mail to planning@whiteplainsny.gov; or by fax to 914-422-1301.

NOTICE IS HEREBY GIVEN that a public hearing on the Proposed 2015-19 Consolidated Plan and 2015-16 Annual Action Plan will be held on April 8, 2015, at 7:00 p.m. in the Common Council Chambers of City Hall, 255 Main Street, White Plains, New York, 10601. Persons wishing to comment on the Proposed 2015-19 Consolidated Plan and 2015-16 Annual Action Plan may state their views at this hearing. If you are in need of special accommodations for a disability or language translation, please contact the Community Development Office at 914-422-1300 or planning@whiteplainsny.gov. Requests for assistance should be made five (5) working days in advance of the meeting date.

The Proposed Annual Action Plan is based on a 2015-16 HUD Community Development Block Grant award for the City of White Plains of $915,692. The allocation includes $176,127 for Administration and Planning; $210,174 for Rehabilitation Program; $159,116 for Code Enforcement; $125,000 for Infrastructure/Public Facilities; $245,275 has been allocated for Public Services; and $400,000 has been allocated from the Rehabilitation Revolving Fund for the Neighborhood Rehabilitation Program. Proposed funding for Public Service programs include homeless services, services for the elderly and disabled, housing counseling, meals and food for low income households, youth services including program scholarships, and community centers. A minimum of 70 percent of all funds allocated in the Proposed 2015-16 Annual Action Plan directly benefit the low and moderate income population of White Plains. The Proposed 2015-16 Annual Action Plan allocations implement the multiple strategies identified in the Draft 2015-19 Consolidated Plan.

AFFIDAVIT OF PUBLICATION
FROM

Journal News
media group
A GANNETT COMPANY lohud.com

CECILIA HERNANDEZ being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS,** a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date (s) below:

Zone:	**Run Dates:**
Westchester	03/13/15

Signature

Sworn to before me, this 20th day of March 2015

Notary Signature

Vilma Avelar
Notary Public State of New York
NO. 01AV6318411
Qualified in Westchester County
Commission Expires January 26, 2019

Legend:

WESTCHESTER:
Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor,Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolndale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco,Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:
Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0000344938

Ad Number: 0000344938 Run Dates: 03/13/15

CITY OF WHITE PLAINS, NEW YORK

Notice of Public Comment and Public Hearing
on U. S. Department of Housing and Urban
Development (HUD) Community Development
Block Grant (CDBG)
Proposed 2015-19 Consolidated Plan and
2015-16 Annual Action Plan

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344938

CIUDAD DE WHITE PLAINS , NUEVA YORK

Aviso de Comentario Público y Audiencia Pública
Departamento de Vivienda y Desarrollo Urbano (HUD)
Beca para el Desarollo de Vecindario 2015-16 de Estados Unidos (CDBG)
Propuesto 2015-19 Plan de Consolidación y 2015-16 Plan de Acción Anual

El AVISO SE DA POR LA PRESENTE que la Ciudad de White Plains, el Departamento be Desarrollo de Comunidad de White Plains, propuso el Plan Consolidado de 2015-19 y el Plan de Acción Anual de 2015-16, estará disponible por un período de comentario público para 30 días que comienza el 27 de marzo de 2015. El plan propuesto estará disponible en el sitio web de la Ciudad en www.whiteplainsny.gov y en las ubicaciones siguientes de White Plains: El Centro de Thomas Slate, 2 Fisher Court; EL Centro Hispano, 346 S. Lexington Ave; la Biblioteca de White Plains, 100 Martine Ave; y el Departamento de Planificación de White Plains, 70 Church St. Comentarios escrito se puede someter hasta 4:00 de la tarde, el 24 de abril de 2015, a la Oficina del Desarrollo de Comunidad, 70 Church St, White Plains, NY 10601; o por el email a planning@whiteplainsny.gov; o por fax a 914-422-1301.

El AVISO SE DA POR LA PRESENTE que una audiencia pública sobre el propuesto Plan Consolidado de 2015-19 y el Plan de Acción Anual de 2015-16, se llevará a cabo el 08 de abril de 2015, a las 7:00 de la noche en el la Cámaras Común de Consejo del Ayuntamiento, 255 Main Street, White Plains, NY, 10601. Las personas que deseen comentar sobre el propuesto Plan Consolidado 2015-19 y Plan de Acción Anual 2015-16, podrá indicar sus puntos de vista en esta audiencia. Si usted necesit arreglos especiales para una discapacidad o la traducción a varios idiomas, por favor póngase en contacto con la oficina de Desarrollo Comunitario al 914-422-1300 o planning@whiteplainsny.gov. Las solicitudes de asistencia deben hacerse cinco 5 días hábiles antes de la fecha de reunion.

El propuesto Plan de Acción Anual se basa en un premio del Departamento de Vivienda y Desarrollo Urbano de la Beca para el Desarollo de Vecindario 2015-16, para la Ciudad de White Plains de $915,692. La asignación incluye $176,127 para Administración y Planificación; $210,174 para el Programa de Rehabilitación; $159,116 para el Cumplimiento del Código; $125,000 para Infraestructura Pública; $245,275 para Servicios Públicos; y $400,000 del Fondo Rotatorio de la Rehabilitación para el Programa de Rehabilitación Vecindario. Financiamiento propuesto para los programas de Servicio Público para personas sin hogar, servicios para los ancianos y discapacitados, consejería, comidas y alimentos para los hogares de bajos ingresos, servicios juveniles, incluyendo el becas de programa y centros comunitarios de la vivienda. Un mínimo de 70% de todos los fondos asignados en el propuesto Plan de Acción Anual 2015-16, directamente beneficia a la población de ingresos bajos y moderados de White Plains. Las asignaciones del propuesto Plan de Acción Anual 2015-16 implementan las estrategias múltiples identificadas en el propuesto Plan Consolidado 2015-19.

La junta del pueblo de Harri- ble para el constructor, al mismo seeker-housing quier pregunta al (914) 672-3070.

CIUDAD DE WHITE PLAINS , NUEVA YORK

Aviso de Comentario Público y Audiencia Pública

Departamento de Vivienda y Desarrollo Urbano (HUD)
Fondos para el Desarollo de los Vecindarios de los Estados Unidos del 2015-2016 (CDBG)
Propuesta del Plan de Consolidación del 2015-2019 y el Plan de Acción Anual del 2015-2016

POR MEDIO DE LA PRESENTE SE INFORMA que el Plan de Consolidación del 2015 - 2019 y el Plan de Acción Anual del 2015-2016 propuesto por el Departamento de Desarrollo Comunitario de la Ciudad de White Plains, estará a la disposición del público por 30 días comenzando el 27 de marzo del 2015. El plan propuesto estará disponible en la página web de la Ciudad de White Plains: www.whiteplainsny.gov y en los siguientes lugares en White Plains: El Centro de Thomas Slater, 2 Fisher Court; EL Centro Hispano, 346 S. Lexington Ave; la Biblioteca de White Plains, 100 Martine Ave; y el Departamento de Planificación de White Plains, 70 Church St. Si desea hacer algún comentario sobre el plan, lo puede presentar por escrito, al Departamento de Desarrollo Comunitario localizado en el 70 de Church St, White Plains, NY 10601 antes de las 4:00 de la tarde del 24 de abril del 2015, o enviarlo por correo electrónico a planning@whiteplainsny.gov; o por fax al 914-422-1301.

POR MEDIO DE LA PRESENTE SE INFORMA que habrá una audiencia pública sobre el propuesto Plan de Consolidación del 2015 - 2019 y el Plan de Acción Anual del 2015-2016, el 8 de abril del 2015, a las 7:00 de la noche en la Cámara del Concejo Municipal de la Ciudad de White Plains localizada en el 255 Main Street, White Plains, NY, 10601. Las personas que deseen hacer algún comentario sobre el Plan de Consolidación o el Plan de Acción Anual, tendrán la oportunidad de hacerlo en esta audiencia. Si usted necesita arreglos especiales por tener una discapacidad o necesitar un intérprete, por favor póngase en contacto con la oficina de Desarrollo Comunitario, llamando al 914-422-1300 o mandando un correo electrónico a planning@whiteplainsny.gov. La petición para solicitar esta asistencia debe hacerse 5 días laborales antes de la fecha de la reunión.

El propuesto Plan de Acción Anual está basado en los $915,692 recibidos del Departamento de Vivienda y Desarrollo Urbano para la Ciudad de White Plains. Estos fondos se han asignado de la siguiente manera: $176,127 para Administración y Planificación; $210,174 para el Programa de Rehabilitación; $159,116 para el Cumplimiento del Código; $125,000 para Infraestructura Pública; $245,275 para Servicios Públicos; y $400,000 obtenido del Fondo Rotatorio de Rehabilitación para el Programa de Rehabilitación de Vecindarios. Los fondos que se han propuesto para los programas de servicio público se utilizarán para ayudar a las personas sin hogar; para ofrecer servicios para los ancianos y discapacitados; para dar información sobre viviendas; para ayudar a las personas de bajos ingresos a recibir alimentos gratis; para ofrecer becas para que los jóvenes puedan participar en los programas juveniles que se ofrecen en la ciudad y para abrir más centros comunitarios. Más del 70% de todos los fondos asignados en el propuesto Plan de Acción Anual 2015-2016, beneficiarán directamente a la población de ingresos bajos y moderados de White Plains. El propuesto Plan de Acción Anual para el 2015-2016 implementará las múltiples estrategias identificadas en el propuesto Plan de consolidación del 2015-2019.

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The State of New York Mortgage Agency offers:

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www.sonyma.org

Homes and Community Renewal

CITY OF WHITE PLAINS
Community Development Program
Planning Department • 70 Church Street • White Plains, NY 10601
(914) 422-1300 • (914) 422-1301 Fax

THOMAS M. ROACH
MAYOR OF CITY OF WHITE PLAINS

LINDA PUOPLO
ACTING COMMISSIONER

PUBLIC HEARING

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Draft 2015-19 CONSOLIDATED PLAN AND Draft 2015-16 ANNUAL ACTION PLAN

City of White Plains City Hall
255 Main St., 2nd Fl, Council Chambers
April 8, 2015, 7:00 p.m.

ATTENDEES:

Community Development Citizens Advisory Committee (CDCAC): *Dennis Power, Chair; Rosa Boone-Morgan; Millie Castro; Sidia Cortes, June DeMarco; Mary Perri; James Pierre; Paul Rutkowski, Stephen Walfish*

City of White Plains Community Development: Linda Puoplo, Acting Commissioner; Grace Medina, Community Development Assistant, Johnathan Kirschenbaum, Community Development Analyst

Public: Jennifer Paynter of Family Services of Westchester; Lisa Tarricone of Westchester Independent Living Center; Geoffrey Anderson of Westchester Residential Opportunities; Cheryl Harper of 150 Lake St Tenants Assoc.; Nada Khader of Horton's Mill Village Condo Assoc.; Reginald Busch of White Plains Community Action Program; Geoffrey Smith of White Plains Affordable Housing Committee; and Martha Leonard, White Plains resident

AGENDA

Chair Dennis Power made official introductions of Community Development staff and CDCAC members and then proceeded to discuss the evening's agenda as noted below.

1. **Highlights of the Process –** *Presented by Chair Dennis Power*
   - Public Engagement: Online Surveys, Public Engagement Presentations, Public Hearings
   - Consultation: Online Surveys, Roundtable Discussions, One-on-One Interviews
   - Data Analysis: Public Engagement and Consultation, Needs Assessment, Market Analysis
   - Priority Areas: Community Development funding priority areas for the next five years

2. **Information Learned -** *Presented by Johnathan Kirschenbaum*
   - Housing Needs: Housing and Income; Housing Cost Burden and Overcrowding, Housing Problems by Household Type, Disproportionally Greater Housing Needs, Affordable Housing, Housing Unit Condition
   - Housing Market: Housing Units, Condition of Housing Unit Characteristics, Cost of Housing, Public Housing and Section 8
   - Homelessness: State of Homelessness
   - Special Needs: Persons with Disabilities, Persons with HIV/AIDS, Persons Affected by Hunger, Senior Demographics, Senior Housing, Substance Abusers, Victims of Domestic Violence, Youth
   - Economic Development

3. **Five Year Strategic Plan/One Year Annual Action Plan –** *Presented by Acting Commissioner Linda Puoplo*

Goals and Goal Descriptions

- Housing
- Code Enforcement
- Affordable Housing Development
- Affordable Housing Program
- Public Housing
- Public Services – Homeless
- Public Facilities and Improvements
- Support Special Needs Populations
- Public Services – Homeless
- Business Assistance
- Administration

4. Public Comment

Each member of the public was allowed 3 minutes to comment on the Draft 2015-19 Consolidated Plan and the Draft 2015-16 Annual Action Plan presentations.

1. Jennifer Paynter, Program Coordinator, Center for all Ages at Family Services of Westchester (FSW)
"Because of the support from the Community Development Block Grant Program, FSW will be able to start accepting participants in the next few weeks for our Senior Day Program, which fits nicely into your five-year plan. Thank you for your continued support."

2. Lisa Tarricone, Executive Director of Westchester Independent Living Center (WILC)
"WILC would like to thank the Committee for your continued support to WILC program. I have written comments that I will be submitting in regards to the Consolidated Plan via email."

3. Geoffrey Anderson, Executive Director of Westchester Residential Opportunities
"Congratulations on a very ambitious Consolidated Plan, it is a great initiative you have set forth. What I would have like to have seen in the Plan, is the topic of fair housing. I would encourage you to include Fair housing in the Final of the Consolidated Plan."

Response from Comm. Puoplo – "Thank you for bringing up the fair housing issue. It has been addressed in the full draft version, in section MA-40. The City has started discussion for a comprehensive analysis of impediments to fair housing. Staff is looking at it very carefully and has determined that the existing analysis of impediments to fair housing is limited in scope and work has begun on an update and a revision to the impediments to fair housing. It will take a number of months to dig deep into the analysis, but it is forthcoming."

4. Cheryl Harper of 150 Lake St Tenants Assoc.
"The 150 Lake St building was bought and is now part of the White Plains Housing Authority and is no longer a HUD building. Some tenant's rents are at market rate, Section 8 and enhanced Section 8 program rates. What the Association is trying to find out from the White Plains Housing Authority is, is there a reasonability study because we want to make sure that the rents that are going to be given to tenants is their current rent. The HUD AMI takes other information into account and further explanation of why a new building in New Rochelle are $1,300 for a two-bedroom and in White Plains they are going to be $1,807. How is White Plains pricing out their rents for these tenants at 150 Lake St and especially Winbrook. My main concern is for young families and single parents if they can't stay in White Plains. I was born and raised here, but I could not buy a house here and I left the City that I love. When my family has been here for generations. I want to make sure that you take into account the young people. Who are the new buildings on Hale and Lyons Place for? Are they for commuters who come in and leave to the City? They are not for permanent residents of White Plains."

5. Nada Khader of Horton's Mill Village Condo Assoc.
"I live in the Workforce Housing of the Affordable Housing Ownership Program at the end of Lake Street. A couple of things struck me in the presentation. Rents in the past decade have gone up 66% from 2000 to 2010 and the average home has gone up 80%. Our salaries and wages have not gone up. Another factor is that the census from 2000 to 2010, that the African American population has gone down by 10%. There is a real concern and this Committee and the Planning Board has the ownership of making sure this city is made for all its' people. So the number of affordable units in the Strategic Plan is not going to be sufficient.

Another question I have is that we see these luxury buildings and condos going up. I would like to know what is the vacancy rate of these buildings? That is if this information is available, I would very much like to know. Building and private developers are coming in and putting up buildings for very high-income people. Of the 24,000 households, what is the breakdown of income of those households. If the City of White Plains constructing housing can it measure rents with the percentages of people in the different salary income categories. That is also the responsibility of the City of White Plains. If the City is allowing people to work in Walmart, Target and Shop Rite at minimum wage, then the City of White Plains has the burden to make sure there is housing for people working at minimum wage and that they are not spending more than 33% of their income on housing. That is the challenge, that is the reality and we hope that the City will come forth and bear these responsibilities."

6. Martha Leonard, White Plains resident
"I am a resident of WPHA for 36 years and proud to say that and I also work with the homeless. I am stunned as a resident and a worker who works with the homeless. All the goals you presented I did not see more Affordable Housing for people with mental and physical disabilities in the way that it should be. I am a case manager for the homeless and know firsthand, housing is not available to the women I serve and definitely not in White Plains or in Westchester. We are sending people to Peekskill and Ossining. I concur with the last two speakers. I have seniors whose rent went up $200. How can they afford that on fixed incomes? How do you go up on rent for people whose income is not increasing? The new Winbrook building going up, there is no transparency. No one knows what is going on as to who is RAD what do they do, what are they doing for us? I do not make $45,000, so I am not going to get the Affordable Housing. The program is not made for people who make the money that we make in White Plains. That is because we live and work in places that don't pay us that much. Where the 10% African-Americans left, there are going to be another 50% of African-Americans, Latinos and Asians leaving White Plains because they cannot afford to live here. It will look pretty, but the people who are living here will not be living here. My children are between 13 to 5 and I love White Plains. It offers me what I need and everything my children need, but will I have to move somewhere else? When the presentation began you said who you met with. Here's the key part - no one reached out to the community. I knew nothing about this and I was called to come here tonight to this public meeting, if it is public. I knew nothing about you guys gathering information to set goals so that you can have the opinion of a person who has lived in public housing for 36 years, from where I was then and now. I am third generation White Plains. I know a lot of people. I know Linda and some of the people at the table, who may not recognize me because I am older, but at the same time will you remember me in five years? Because I may not be here."

7. Geoffrey Smith of White Plains Affordable Housing Committee and Coalition
"Responding primarily to the new construction and phases at Winbrook, I was in attendance at the orientation session for the people who were applying to transition to the new building which you know is going to be completely filled by current tenants with the exception of people who want four bedrooms of which there are none. It was said there was not a financial opportunity to create 4 bedroom units. I am working now as the attorney for the 150 Lake St building and the report refers to its prior status under the HUD program and now it is a low income tax credit property. What is happening there is that people who are making more money than those with Section 8 enhancements and vouchers are entitled to stay, but their rent will double as of May. This is creating a big problem for people to get vouchers and there is nothing they can purchase or rent in White Plains. They do not have to leave the building, but they have to pay the increased rent. I am in total agreement with one of the main themes of the report - that affordability is a big challenge. On Monday, April 6th, 2015, I spoke to the Common Council, and the Mayor admitted to the sparsity of government funds from the Federal Government and the State, and that we really rely on American workforces. Since it was the evening in which they were reviewing the contract for 55 Bank, I suggested that 20% of the building be Affordable. That should be the new goal if White Plains is serious about generating Affordable Housing and that it should run the gambit from 60% to 120% of the HUD AMI. There has to be a really strong negotiating position taken with developers who want to build in White Plains. I know this is not the history of White Plains, but I believe it has to become the history going forward or else the City will not get the Affordable Housing that is needed. I am pleased to see the resolve to dig in more deeply into the Affordable Housing and Fair Housing issue. I think that there is not enough attention there and we have to remember that the County lost the motion to dismiss on the grounds of fair housing for the very same reasons seen in the Draft Consolidated Plan for the Community Development Block Grant. The last point I would like to suggest is something I have discussed with previous Mayor Bradley is the problem of overcrowding and illegal housing. It has been my experience that penalties and the enforcement units are weak. Slumlords have planned-out these houses to make so much money they can purchase other buildings and subdivide them at a very low price and no one can out bid them. These buildings must be taken away from them by putting so much of a

fine on it that the City ends up taking it or punishing landlords with much more stiffly repeated violations. I have been in these units and I have seen people sleeping next to stoves. I have seen people sleeping in closets that they are renting for $400 a month. Code enforcement has to be stepped up. I was in St Louis, they are very aggressive and take over these types of properties that were run in this way, and they were run down and overcrowded. There are options, and I have made the offer before to talk about these options with the City and I hope the City shows the strength of their commitment that has been expressed in the Consolidated Plan and to look for these market force options in the absence of significant government subsidies."

-End of Public Comment -

Chair Power ended the meeting with final comments:

Additional comments can be sent via mail or email to the Department of Planning.

Next steps are as follows:

- Final Consolidated Plan will include a record of all public comments received
- Plan Adoption
- Plan Implemented: July 1, 2015
- Draft Plan is available for viewing on the White Plains web page under Community Development and copies are available for public viewing at the following locations:
    - White Plains Planning Department
    - White Plains Public Library
    - Thomas H. Slater Center
    - El Centro Hispano

COMMENTS ON THE CONSOLIDATED PLAN FOR THE CITY OF WHITE PLAINS

Compiled by the Economic Rights Committee of WESPAC Foundation, Inc.

April 24, 2015

WESPAC Foundation, Inc. is a 501(c)(3) not-for-profit peace and social justice organization with chapters and activities throughout Westchester County. The Economic Rights Committee concentrates on issues relating to basic community necessities including adequate opportunities to secure food, shelter, and sustaining employment for all residents of the County.

The activity of chapters focus on the realities faced by residents in particular towns and cities within the County and seek to develop alternatives to benefit all economic classes and particularly those individuals, families and households who face serious challenges living in a county with a high average cost of living and to challenge forces which would displace lower income residents from the area in which they live and work.

Members of the Economic Rights Committee attended the engagement sessions conducted in preparation of the Consolidated Plan and attended the hearing before the Citizens Advisory Committee rolling out the Draft Plan for review and comment.

The comments appended from members of our Committee are submitted in summary and expansion of comments made at the engagement session and roll out hearing. We do not believe that these sessions were recorded, but would request that the engagement process be expanded by recording and publishing the sessions so as to stimulate education, wider discussion and a broader range of responses to the draft plan. We were encouraged by hearing from more than the applicants for Community Development Block Grant funds who are obviously engaged and grateful for your support of their valuable contributions in targeted ways to support the City's efforts to face the challenges of community development, affordable housing, support services and fair housing practices.

The Draft Plan is a valuable tool for action and continued discussion of the needs of White Plains residents and the resources available to address those needs. Your process for addressing these needs exhibits an advance over earlier planning efforts and a frank discussion of the difficulty in an approach that will comprehensively advance remedial measures within the limits of a diminishing federal housing budget.

While changes in government funding levels are disappointing and have a negative impact on time proven approaches to housing and community needs, the evolving economic reality can not be overwhelmed by an attitude of "infeasibility" and must be met with a critical analysis of needs and resources in an effort to develop a new public consensus about how to satisfy the City's general welfare obligations when it comes to basic needs. Increasingly, the economic forces of business and the private sector must be exploited to provide for equalized opportunity and to combat exclusion and displacement.

As the County Seat, as a destination for new residents seeking a vibrant urban residential environment, and as a growing financial and business hub, the City of White Plains has potential that other cities in Westchester do not yet have. Living with a State-wide tax cap makes it much harder to develop large scale solutions relying only on public tax and fee revenue. The City is proud of preserving its bond rating, but barrowing in a recovering economy also has its limitations.

Increasingly, as evidenced in the last two Consolidated Plans, the City is more dependent on the economic activity of privately owned entities to generate the prosperity through retail and investment to meet the full scope of needs of the City's residents. It is unacceptable that the City fall into a pattern too often observed of income and wealth polarization. Opportunity must be planned and directed to broadly benefit all residents and neighborhoods, preserving the communities and quality of life that have drawn people to our City in the first place.

In this spirit, the Economic Rights Committee offers the comments that follow and would welcome a continuing dialogue and an opportunity to provide input in Community Development efforts. We look forward to finding avenues through which we can contribute to the ongoing process and have our voices and those of the communities we work with heard in the planning process.

Efforts Must Continue

Thanks to all involved with the making of the 2015-2016 Annual Action Plan of the 2015-2019 Consolidated Plan. While I deeply appreciate the formidable effort and good faith intention required to collect and compile the data of this critical endeavor, the reality is a travesty: the plan acknowledges in section 2 of the Executive Summary that the city does not have the resources to address all of its residents' needs.

In addition to not being able to provide for all of the needs of the city's needy, the city is still trying to figure out what those needs are and how well existing programs are meeting these needs. I would assert that the Plan is not complete and will not have the intended positive effects without this information. On page 189, the plan states, "Extensive research and further data analysis will be conducted for the AI (Analysis of Impediments). The AI will examine how current municipal programs are functioning and if they are producing the intended outcomes." If they are not, how can the programs be tweaked or changed to be sufficiently effective.

When programs for poor folks are not effective what does that mean for them and for the city? What do the lives of our fellow residents look and feel like - those who by virtue of winning the short end of the financial stick lottery must suffer and sacrifice in a way that would crush most of us.

When going forward with the plan, please take into account the incredible amounts of suffering, strain, discrimination, stress, obstacles, dislocation and danger that our fellow residents who live on the margins of White Plains' socioeconomic reality endure. Life is hard enough without the destabilizing pressure of constantly having to make difficult decisions like choosing between paying for rent and paying for food or not being able to afford better opportunities for educating and growing your kids like kids around them.

The City did not create the inequity that is putting the squeeze on middle and lower income folks but it can avoid contributing to it and perhaps reverse some of it if it for a more vital, safer and successful city for all. I urge the city to do all it can to do so.

Thank you for your consideration.

Sincerely,

Deborah Margoluis, resident

Address: 10 Franklin Avenue, Apt. 2C

BEYOND WORKFORCE HOUSING

I attended the recent Citizens Planning Committee meeting that was held at the White Plains Council Chambers on Wednesday, April 8th, 2015 at 7pm. I appreciate all the work that went into producing the consolidated plan for the City of White Plains.

I live in workforce housing in White Plains and am very grateful that the city helped to subsidize the construction of the condominiums.

We heard that there are 24,000 households in White Plains. I would love to know the household income breakdown of these families. Their income will demonstrate the actual need for affordable housing in our city.

We also heard that since 2000, rents have gone up by 66% and the price of homes have increased even more. Our salaries have certainly not increased by the same amounts over the past decade. It would be helpful to know what is the vacancy rates in the luxury apartment buildings that have sprouted up all over the city.

There are many people working in White Plains at close to minimum wage (Walmart, Target, Shop Rite etc). The consolidated plan did not disclose plans for where folks at the minimum wage are expected to live. If the City of White Plains is allowing folks to work for minimum wage in White Plains, then the municipal authorities have a responsibility to meet their housing needs so that they are not paying more than a third of their income on rent. Alternatively, the City could raise the minimum wage to a much more realistic living wage.

We want White Plains to be a City for all its People. The city has a responsibility to ensure that adequate, quality and affordable housing is constructed for all the people who need it, especially for the lowest income groups. The census reports from 2000 to 2010 showing a decline in the African American population by 10% is unacceptable. We can and must do better.

Thank you,

Nada Khader
Executive Director, WESPAC Foundation Inc.

My Longtime Friends and Neighbors are being forced to Move

I have been involved with White Plains and Westchester County for my entire life. Over seven decades, even for the periods in I did not live in the City or work at the Post Office, a major portion of my time has been spent in my own activity or with my friends and neighbors in White Plains.

And so it is with interest that I have looked to learn about the Proposed CDBG 5 Year Consolidated Plan from my perspective as an African American man who is increasingly seeing family and friends being "priced out" of White Plains and forced to move elsewhere. Often this has required them to leave the New York State all together and return to communities in the South where there are family connections, more affordable alternatives and a community support network.

This trend in leaving is now threatening those who have lived in assisted housing in White Plains. I am particularly concerned about the report at the Engagement Session held at Bethel Baptist Church to learn about the alarming loss of African American residents of White Plains in the last 10 years. My experience has been that in large part due to lack of suitable employment and lack of housing that people can afford, primarily as renters who have never been able to accumulate enough for a down payment to buy.

I don't know that any of those who have moved were aware of the housing counseling services described in the Plan and would suggest that the outreach for these services be stronger and directed to where the people in need are. Sometimes it is not enough to expect that people will find or even know such help exists.

I do not find in the Proposed 5 Year Consolidated Plan a program or strategy to prevent a further loss to my community in White Plains. Basically, we are being priced out of the housing and employment markets and I was hoping to find some commitment in the Proposed Plan to stop this displacement.

I am further concerned when I read about the Residents Surveys discussed ion the Proposed Plan as I know of no one who received one to complete. While it appears that service providers who receive CDBG funding distributed surveys to their clients, I could find nothing on line when I searched.

Given the limited attendance at the engagement session to African-American people residing in assisted housing, I do not feel that the outreach was broad enough. There is also no mention of inclusion of people who need affordable housing as participants in the Workshops and Roundtable discussion with government people and service providers. While I imagine these were helpful, it does not provide the direct input and thoughts of the low and moderate income people you are looking to help.

I know people who moved from Winbrook when they were told that rents were going up and they would need to have good credit, no criminal record and a higher income for the new buildings. I know of at least one person who did find an affordable home in Westchester County but was unaware of the mortgage and homeowner counseling your Plan says is available. Again,

I wonder why the outreach is not broad enough to reach folks at Winbrook who can use assistance in making this important change in life.

Surya Peterson

WESPAC Economic Rights Committee

Comments on the Consolidated Plan for White Plains 2015-2019

As a direct entitlement community of Community Development Block Grant (CDBG) funding from HUD*, White Plains is obligated to produce a Consolidated Plan every four years, highlighting the accomplishments of the City Planning commission, justifying the receipt of greater HUD funding. The first objection to the Consolidated Plan comes in the executive summary (ES-05), where the consolidated plan reiterates HUD wording in its aim to combat "slum or blight conditions"[1]. The use of this type of antiquated, 20th Century dialogue not only trivializes low-income White Plains residents and their neighborhoods, but fails to address communities as vibrant neighborhoods where small businesses flourishes and people call home despite enduring conditions of poverty. Ass planners, we must work in advocacy for disaffected communities rather than reduce them to patronizing buzzwords such as "blight and slums".

We hereby criticize the Consolidated Plan from an advocacy planning framework, one that calls for greater inclusion of White Plains residents, where Inclusion means not just information sessions but rather a type of inclusion that empowers residents to take charge of the planning process themselves. We put forward the framework of advocacy planning proposed by New York City planning theorist Paul Davidoff, a model where planning "not only permits the citizen to be heard, It also means that [they] may be able to become well informed about the underlying reasons for planning proposals, and be able to respond to them in the technical language of professional planners"[2]. It is this lack of accessibility to the general public that we would like to see improved.

Our concerns relate primarily to the proposed "Brookfield Commons" redevelopment proposal and the equity of said development, as well as in regards to three key underserved sectors of central White Plains, that we feel need true advocacy Planning, rather than new zoning. In Section PR-15 of the Consolidated Plan, the issue of citizen participation is briefly touched upon in the "summary of public comments" but fails to address exactly how residents are to be engaged, what means are available for residents to inform themselves and when and where these information sessions are to be made public. We call on the Department of City Planning to adopt a greater emphasis on citizen participation where White Plains resident's comments and input is not only heard, but acted upon.

We also would like to elaborate on the figures expressed in section MA-15, where an average rental cost increase of $879/month to $1,460/month has occurred in White Plains since the year 2000[3]. Once again, the driving forces behind these changes, cost of living increases tied to gentrification, are not addressed. Thus it is the concern of the WESPAC Economic Rights Committee that city-sponsorship of revitalization in the name of "blight" reduction is directly causing cost of living increases and further encumbering increased gentrification and residential displacement in central White Plains.

Sections NA-05 to NA-50 discuss needs assessment for various populations In White Plains. Section NA-30 addresses the housing needs of "American Indian/Alaska Natives" as particularly severe in the city of White Plains, it is worth noting that as of the 2010 Census, the Native American population of White Plains is roughly 59 persons out of a City wide population of 57,866[1]. While we must give the Consolidated Plan credit for addressing the increased housing needs of the African American population, the plan does not discuss the 10% reduction in the city's African American Population since 2000, nor does it speak to the economic factors that

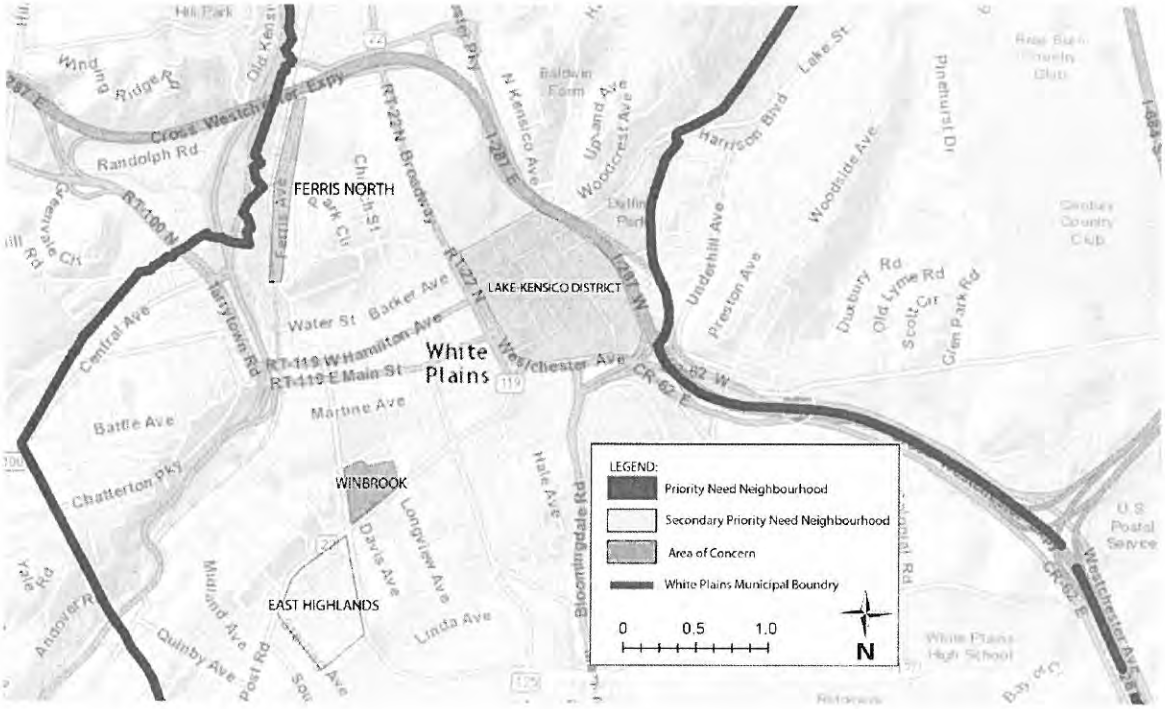
have contributed to that community's decline, and how Planning could better serve the city's African American population. The plan does not speak in depth to the specific community needs of the city's growing Hispanic population, nor does the plan address the constraints of planning for the Spanish-Speaking community.

Section SP-05 states that community development and affordable housing needs "are greater than the resources available to address them"[2]. It should be noted that if City Planning does not have adequate resources to address certain needs, a vital part of a comprehensive plan should address how to fill these need gaps through other sources of funding or partnerships with community organizations. While SP-10 of the consolidated plan highlights "economic development" of the East Post Road corridor as a priority, we call on the White Plains City Planning department to work with community groups to empower residents, foster small business and commit to ensuring the existing commercial vitality of the area through non-exclusionary planning methods that do not contribute to further displacement of low income residents from the Downtown South area.

A highly sector of central White Plains that is neglected by this consolidated plan is the eastern portion of the area identified as "Highlands" by the comprehensive plan. This sector lies immediately to the southwest of West Post Road, west south west of South Lexington Avenue and northeast of Bryant Avenue. We have identified this sub-sector as the "Highlands East" or "Rathburn-Odell" corridor, taken from the two major residential streets of the area. The housing stock in this sector is 65-75% renter occupied[3] (compared to the wealthier, owner-occupied southwestern sector of the Highlands neighborhood), low income and predominantly Spanish-Speaking. As one of the last low income areas in White Plans without any significant concentration of public housing or neighborhood identity, we are concerned with the lack of attention that this particular sector has gotten from the Department of City Planning.

Section SP-55 addresses barriers to affordable housing and it is in the domain of affordable housing that we have our most pressing concerns. While the consolidated plan identifies cost and overcrowding as the two main impediments to affordable housing in White Plains. We would like to further add cost of living increases, real estate speculation and gentrification as other significant barriers to affordable housing development. We also take strong exception to the re-labeling of the Winbrook Apartments as "Brookfield Commons". We believe this was done without resident input and such renaming belittles long-time residents who know of their community as "Winbrook". While we admire the Comprehensive Plans goal to ensure that current residents "never have to move off site"[4], we are highly concerned at how the non-displacement of Winbrook residents will be ensured in years to come.

In conclusion, we have addressed our specific concerns in regards to the 2015-2019 Consolidated plan and it is our hope that the Department of City Planning and the White Plains Common Council take our concerns and suggestions into consideration. For further consideration is a brief infographic that illustrates four sectors we believe should be prioritized for affordable housing development and participatory community economic development: Winbrook, Highlands East, Lake-South Kensico and Ferris Avenue.



Respectfully Submitted:
Serge Del Grosso
WESPAC Foundation, Inc.
Economic Rights Committee

Footnotes:
1 City of White Plains (2015) Consolidated Plan, Annual Action Plan Draft, Sec. ES-05.

2 Paul Davidoff (1965) ADVOCACY AND PLURALISM IN PLANNING, Journal of American Institute of Planners 31:4 331-338, DOI: 10.1080/01944366508978187

3 MA-05

* United States Department pf Housing and Urban Development

4 Census 2010

5 SP-05

6 Census 2010.

7 SP-60.

NEED TO REVISE THE COMPREHENSIVE PLAN TO MEET CONSOLIDATED PLAN OBJECTIVES

I have lived in the Fisher Hill Neighborhood of White Plains for more than 25 years with my wife. Our son and daughter attended public schools in White Plains. I have served as Executive Director of White Plains Housing Services, a state funded Neighborhood Preservation Organization that served the needs of residents of Fisher Hill and Battle Hill and for one year conducted the City of White Plains Family Self Sufficiency Program for Section 8 recipients. I have been involved in the work of the White Plains Affordable Housing Committee. As a member of the Westchester County Housing Opportunities Commission I was involved with the County's continuing effort to support inclusionary zoning measures and implement a Housing Allocation Plan for Affordable Housing in each of the communities of the County.

I frequently represent tenant associations, including tenants who live in subsidized and public housing and provide legal representation in all aspects of tenants rights law. I also was litigation counsel in the case *Asian Americans for Equality v. Koch* which sought to have New York State adopt the Mt. Laurel approach to generating affordable housing through inclusionary zoning and have continued my training and interest in developing comprehensive plans for the purpose of generating affordable housing to meet community needs.

I share the view that the production of quality, affordable housing is becoming a greater problem with the withdrawal of the financial commitment of funds to construct government owned or managed public housing and that the aging stock of public housing is neither adequate to current needs or the preferred mode of providing housing for lower income households. As in White Plains, low income housing is being increasing generated by private enterprises with support of government subsidy or guarantees, principally organized in the Low Income Housing Tax Credit program administered in New York State by the Department of Housing. With the completion of the transition from the Winbrook Public Housing facilities, Housing Authority apartments will be replaced by mixed income residential buildings which are privately owned and managed.

The process to transfer present Winbrook tenants to the first new building is scheduled to be accomplished in the summer of this year and applications from current residents have been accepted for the lottery to be conducted to select eligible families. This is the only building that will be tenanted exclusively by current Winbrook households. Future building are designed to house a blend of low and moderate public housing tenants and low income tax credit tenants and other income groups.

This project is designed as a replacement strategy for aged out housing stock but is not designed to address the actual current need for housing of low and moderate income residents of White Plains. The assurance that no current residents of Winbrook will be left unhoused in the new complex is not a sufficient answer as it views the need as static and not dynamic. With waiting lists for Section 8 vouchers, public housing and other assisted housing closed for such long periods, the measure of need is much harder to determine and the danger of exclusionary conditions and practices much less obvious.

This is particularly critical for African American residents with the Census conforming the loss of households from this community in the last ten years as documented in the Engagement Package and the Consolidated Plan. The Comments of Surya Peterson and his long time experience with White Plans puts a very personal face on this problem for which the lack of

economic feasibility is not an adequate answer and can be perceived by those in need of affordable housing as indifference to their lack of housing opportunity and viable options.

As the attorney for 150 Lake Street Tenants Association, I am working with tenants in a building whose HUD mortgage was paid, to adjust to the realities of a tax credit building in which the owner is incentivized to replace long time residents who face a doubling of their rent as it becomes market rate with lower income tax credit tenants who may not be White Plains residents to attract private tax credit investment to purchase and rehabilitee the property. The social fabric of the building is being disrupted and job success is being rewarded by the necessity of moving. With the cost of affordable housing in White Plains, there is a much reduced chance of staying in White Plains or close to work. The building remains an "affordable housing residence," but a number of the current residents are priced out and become part of a "need community" which can not locate opportunities that are affordable within the City.

These two examples present circumstances that need to addressed in the Consolidated Plan and I would submit require a significant re-examination of the Comprehensive Plan which provides the overall zoning structure for the City of White Plains. While there have been interim efforts to update the Comprehensive Plan, the changes which have resulted form downtown revitalization and other factors have not been adequately measured or addressed. While the Consolidated Plan provides statistical measures for various demographic groups is falls short of characterizing the issue in terms of economic need groups toward which remedial measures can be addressed.

Observing negative patterns and analyzing the cause for disruption are two different tasks. Unfortunately, the identification of impediments to affordable housing in the Consolidated Plan is neither direct or definitive. If the impediments are not adequately shown, remediation can not be developed in a responsive or appropriate manner. The Consolidated Plan acknowledges the historical weakness in the distinct fair housing analysis and offers promising resolve to develop a plan or suffer the risk experienced by the Westchester County Consortium communities.

Even if there was no litigation, the Housing Opportunities Commission Housing Allocation Plan provides a nexus for analyzing the underperformance in the affordable and fair housing areas. The General Welfare provisions of the New York State Constitution and the inclusionary zoning decisions of the Court of Appeals will not allow this problem to pass. The Consolidated Plan process mandates an impediments and remedy's analysis which is not spelled out. I would submit that the problems cannot be resolved without revising the Comprehensive Plan to provide market based incentives in the absence of government fund driven solutions.

What is clear from the statistical analysis is that one half of the households in White Plains are in the over 100% AMI category and the other half is distributed as follows:

9%	**80% - 100% AMI**
11%	**50% - 80% AMI**
13%	**30% -50% AMI**
17%	**0% - 30% AMI**

Of the population for which housing cost is the only problem (impliedly not substandard), **60%** of the households are in the less than **50% AMI** group. Considering the **0% - 80% AMI**, the traditional target of subsidized housing, 84% of the households are paying more than 30% of their respective income. **30%** is the federal assisted housing allocation of appropriate share of income for housing cost.

Of the households spending more than 50% of their respective incomes for housing, those who are described as "large related" and "small related" households comprise **47%** of the group. With these figures in mind, it is clear that Section 8 and Public Housing programs are not adequate to meet the needs of lower income households for housing of suitable quality.

While 10% set asides and buy out options under the present affordable housing scheme for projects that require zoning changes are in place for residential projects, a more aggressive scheme may be required in view of the housing shortage. To mandate 20% as with the 55 Fisher Avenue project or to make affordable housing a City priority for all development, commercial, residential or industrial would come closer to meeting actual needs. Affordable Housing requirements could be made a City-wide priority amenity for any enterprise seeking to build in White Plains in order to truly protect all resident, not only those who can resist price displacement.

The Comprehensive Plan is the appropriate nexus in which to consider all factors that will promote the vitality not only of the City but all its residents, communities and neighborhoods without putting too much stress and cost on any group or factor.

The practice of adjusting the Comprehensive Plan to accommodate a desired project is the reverse of zoning best practices. An interested developer should know what master plan applies not how it can be changed to promote profitability of that project. Knowing in advance enables appropriate planning for finance rather than bargaining with the power advantage of taking economic development elsewhere or insisting on acquiescence in the needs of the project.

White Plains has even lowered its once distinctively demanding Building Code to meet the demands of high-rise development, a gamble with public health and safety. We should not return to such apprehensive bargaining positions. The longevity of what has been built needs to have a look back to see if reduction of Code requirements was wise or yielded sub-standard construction, particularly in parking structures.

Code enforcement is also of concern in addressing the illegal housing problem which is addressed in the plan. While people in need of affordable housing should not be victimized by unscrupulous "slumlords," the victims should not be viewed as the primary focus of the problem because they wish to live near work or family and community. Code enforcement must be aimed at putting those who use rent gouging and overcrowding to turn a profit out of business. As long as fines and sanctions can be absorbed as a cost of doing business and large single-family homes are subdivided to provide illegal apartments or living spaces, the practice will continue. Enforcement requires stricter fines and penalties and eventually the risk of foreclosure of judgments to gain control of problematic properties owned by repeat offenders. Illegal housing is so profitable that purchasers for this operation will almost always out bid a buyer interested in a property that need to be remodeled.

Addressing all of these housing needs issues will require a more penetrating analysis of need linked to attainability and input from the community which needs affordable housing and suffer the toll of displacement if the need is not met. Surveys are designed to get answers to targeted concerns, but the Consolidated Plan does not demonstrate a similar approach to the Roundtable discussion and more comprehensive analysis required. Without a realistic picture how the problems manifest to the needs community, solutions will be more academic and policy oriented without an experiential anchor.

The particularities relating to need can be gained by an ongoing engagement with Neighborhood Associations, including those that have not come forward to address the Citizens Advisory Committee. Service providers input is valuable but limited by the scope of the budget to support their respective missions and therefore too narrow in scope. Investment in the planning process must start at the grass roots and the overall CDBG budget weighted accordingly. Supplemental funding for comprehensive planning needs should be identified and secured, including resources within the private sector that will benefit from a truly responsive urban plan.

Plans that disproportionately revolve around high-end retail and sales tax causes policy makers to give greater consideration to consumers with higher budgets for consumption. Such an intermediate strategy will ultimately be frustrated by recessionary economic periods and competition from nearby municipalities adopting the same strategy. Businesses and light industry which will also support job production are better bets as globalized financial and business sectors lead to the export of jobs overseas. Analysis of local economy must be considered as well as national and regional trends.

Local job opportunities should be part of a community benefits agreement with developers of further development on the Winbrook site as well as other sites throughout the City. If we do not create jobs, the problem of affording housing and other necessaries will be compounded.

In the face of anxiety stemming from fear of displacement and lack of resources, I would encourage a substantial commitment to the planning process from a broader array of communities and resources. Such a process can offer not only ideas for solutions but also hope for a better future and a sense of greater involvement in building a City with a spirit of participation, "taking care of our own" and civic involvement . Adoption and submission of the Consolidate Plan should be followed by a process of study, refining and continuing work toward the resolution of issues identified, including inclusion of a legislative agenda and revision of the Comprehensive Plan.

Respectfully Submitted,

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