

# Annual Action Plan

2016-2017

**DRAFT**



**Department of Planning**  
Community Development Program  
City of White Plains, New York



## Acknowledgements

This plan was prepared by the White Plains Planning Department. The Planning Department wishes to thank all those who helped in the preparation of this Plan including staff from following City departments: Finance, Law, Building, Parking, Public Safety, Public Works, Recreation and Parks, and the Youth Bureau. We also extend thanks for the contributions of the White Plains Housing Authority and not-for-profit agencies which provide housing assistance and community development and public services to residents of the City of White Plains. The Planning Department also wishes to acknowledge the hard work and commitment of the members of the Community Development Citizens Advisory Committee, and offers special gratitude to the Mayor and Common Council of the City of White Plains for their leadership and support.

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## Executive Summary

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

#### 1. Introduction

Each year, as an Entitlement Community, the City of White Plains (“the City”) receives grant funds under the Community Development Block Grant (CDBG) program. The City’s Department of Planning is responsible for administering the CDBG program and the Urban Renewal Agency is responsible for implementing the program. As part of the grant application, the City is required to submit a Consolidated Plan document that addresses the priority needs and strategies over a five-year period. Program goals and objectives identified in the strategic plan include improving the safety and livability of neighborhoods, providing for decent and affordable housing, increasing access to quality public facilities and services, all principally to benefit individuals who have low and moderate incomes. The City is also required to submit an Annual Action Plan. This 2016-17 Annual Action Plan provides a one-year strategy to accomplish the goals and objectives of the City's five-year Consolidated Plan. The Annual Action Plan contains descriptions of the programs and projects to be undertaken by the City of White Plains during the 2016-17 program year using CDBG grant funds and program income. The Annual Action Plan identifies anticipated levels of funding for the program year, describes the geographic areas in which assistance will be directed and provides the rationale used. This Annual Action Plan covers the second year increment of the 2015-2019 Consolidated Plan. The following contains the 2016-17 Annual Action Plan for the City of White Plains.

This Annual Action Plan covers the period July 1, 2016 to June 30, 2017 and meets the requirements of the Consolidated Planning Regulations. The activities and projects approved for funding during fiscal year 2016-2017, and included as part of this application, are consistent with the City’s stated objectives for its housing goals and community development programs.

Consistent with the intent and regulatory requirements of the programs covered under the Consolidated Plan, the City accepts and reviews applications for funding on an annual basis and allocates funding to programs and activities that serve individuals in the City’s low and moderate income neighborhoods or provide direct benefit to individuals and families in need. Programs and activities are located throughout the City and its neighborhoods and are available to all individuals protected under the County of Westchester’s Human Rights Law. Statistics on program beneficiaries are collected

throughout the program year and are available for each program and activity and for the grants as a whole as part of the City's Consolidated Annual Performance and Evaluation Report (CAPER).

**2. Summarize the objectives and outcomes identified in the Plan**

The annual objectives and outcomes outlined in this plan will address five areas of need: Non-Homeless Housing Needs, Homeless Housing Needs, Non-Homeless Special Needs, Non-Housing Community Development Needs, and Revitalization of Neighborhoods in Need. Please refer to Section II, the Housing and Community Needs Assessment chapter of the 2015-19 Consolidated Plan for a detailed discussion of identified needs. As mentioned, programs are targeted to benefit and assist extremely low, low and moderate income families and individuals.

**3. Evaluation of past performance**

Yearly evaluations of past performance can be found in the Consolidated Annual Performance and Evaluation Report (CAPER). The Planning Department continues its efforts to address the objectives summarized above, fostering strategic partnerships to focus on high priority needs within the City. Allocated funds are used for affordable housing development, strategic neighborhood improvements, and continued delivery of community services. The objectives found within this plan have been chosen based on an evaluation of both past successes and obstacles, and the City has decided to continue similar strategies to ensure optimal and continued success in the future.

**4. Summary of Citizen Participation Process and consultation process**

During the period in which the 2016-17 Annual Action Plan was prepared by the Planning Department, staff conducted phone consultations and meetings with all City departments and agencies that provide housing and community development services to the community. In addition, citizen participation was fostered through public meetings, hearings, publication of a summary of the proposed Annual Action Plan, plus encouragement and invitation of public comments. The citizen participation process began this year with a notice to the general public, all local public service organizations, and public service organizations who had received past CDBG funding. A public meeting was held on February 24<sup>th</sup>, 2016, giving organizations the opportunity to report on past programs and performance as well as to hear requests for funding for the upcoming year. The Community Development Citizens Advisory Committee met on March 8<sup>th</sup>,

2016 to decide on recommendations for the funding allocation for the upcoming year (2016-2017).

**5. Summary of public comments**

A public notice summarizing the 2016-17 Annual Action Plan was published in the Journal News, the official newspaper of the City of White Plains, and Westchester Hispano newspaper, on March 23<sup>rd</sup>, 2016. The draft 2016-17 Annual Action Plan was also posted on the City's website on March 23<sup>rd</sup>, 2016. The 2016-17 Annual Action Plan will be available for a 30-day public review and comment period from March 25<sup>th</sup>, 2016 through April 22<sup>nd</sup>, 2016, at the White Plains Library, El Centro Hispano, Inc., the Thomas H. Slater Center, Inc., and the Department of Planning, and on the City's website, and copies are available to members of the community on request. A public hearing will be held on April 5<sup>th</sup>, 2016, for the public to comment on the Draft Annual Action Plan and the proposed funding of projects and activities.

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

This section will be completed prior to the final Annual Action Plan and will incorporate all comments from the public engagement process and public comment period. A copy of all public comments will be included.

**7. Summary**

The City of White Plains 2016-2017 Annual Action Plan describes the City's proposed use of \$824,518 in new federal funds for program year 2016-2017 of the CDBG Program. 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 Annual Action Plan identifies:

- 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;
- The criteria and procedures to be utilized in the allocation of resources to not-for-profit organizations and City programs and projects; and
- Goals for the number and types of households and the geographic areas of the City to be assisted with the federal funds.

The 2016-2017 Annual Action Plan distributes the allocation of funding as follows: \$159,250 for Administration and Planning; \$274,573 for Rehabilitation Program;

\$143,695 for Code Enforcement; \$244,000 for Public Services (see chart below for greater detail); and \$300,000 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 2016-2017 Annual Action Plan directly benefit the low- and moderate-income population of White Plains. The 2016-2017 Annual Action Plan allocations implement the multiple strategies identified in the 2015-2019 Consolidated Plan.

<b>Agency Name</b>	<b>Program</b>	<b>Funding Recommendation</b>
El Centro Hispano, Inc.	Comprehensive Services	\$21,000
Thomas H. Slater Center	Comprehensive Services	\$17,000
Westchester Residential Opportunities, Inc.	Comprehensive Housing	\$12,000
Legal Services of the Hudson Valley	Eviction Prevention for the Elderly	\$6,000
Westchester Independent Living Center	Project ACCESS	\$6,000
Ecumenical Food Pantry	Food Pantry	\$20,000
Meals on Wheels	Home Delivered Meals	\$14,000
Lifting Up Westchester	Homeless Outreach Team	\$15,000
Passage to Excellence	Summer Camp Scholarships	\$4,000
Lifting Up Westchester	Home Health Aide Training	\$7,000
Battle Hill Neighborhood Association	Battle Hill Preservation, Beautification & Safety and Community Awareness, Unity and Pride	\$1,000
City of White Plains Recreation & Parks	Differing Abilities Camp	\$10,000
City of White Plains Recreation & Parks	Summer Camp Scholarships	\$36,000
City of White Plains Youth Bureau	After School Scholarships	\$20,000
City of White Plains Youth Bureau	Summer Camp Scholarships	\$15,000
White Plains Education and Training Center	Workforce Development, Job Training	\$40,000

## The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	WHITE PLAINS	
CDBG Administrator	WHITE PLAINS	Department of Planning
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The lead agency responsible for the preparation of the 2016-2017 Annual Action Plan is the City of White Plains Department of Planning - Community Development Program. The Common Council of the City of White Plains declared the Department of Planning lead agency for the 2015-2019 Consolidated Plan and all subsequent Annual Action Plans, through a resolution dated November 3, 2014.

The City of White Plains is a direct entitlement community for the U.S. Department of Housing and Urban Development’s (HUD) Community Development Block Grant Program (CDBG) and the Department of Planning is responsible for the program’s administration. 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 five Consolidated Plans to date, in 1995, 2000, 2005, 2010 and 2015.

Each Consolidated Plan determines how federal CDBG funds will be utilized over a five year period. The national objectives of the CDBG program are:

- Enhance and maintain viable communities by providing decent affordable housing, a suitable living environment and expansion of economic opportunities;
- Provide opportunities to benefit low- and moderate-income households; and
- Prevent or eliminate slums and blight.

This Annual Action Plan identifies the plan for the second year of the 2015 – 2019 Consolidated Plan and commences on July 1, 2016 and concludes on June 30, 2017. The draft Annual Action Plan was released to the public on March 25, 2016 for a thirty day comment period, which concludes at 4 pm on April 22, 2016. The final Annual Action Plan will be sent to the Common Council for approval at their next meeting to be held in early May, and then submitted to HUD by May 15, 2016 for review and approval.

### **Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

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

Comprehensive coordination between service providers and government agencies is a critical component of the Community Development Program. Such coordination enables service providers to understand what programs are being administered and what work is being accomplished across many related program service areas. It also allows the Community Development Program to understand how different program service areas are linked together and how they share many of the same consumers. Program staff maintains regular and active communication with various entities to maintain and enhance coordination between service providers and government agencies.

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

The City of White Plains is a member of the Westchester County Continuum of Care Partnership for the Homeless (CoC). The core planning participants in the CoC are the cities of Yonkers, Mt. Vernon, White Plains and New Rochelle and the County of Westchester. To ascertain the greatest effect while providing minimal funding, Westchester CoC municipal members with smaller ProRata funding combine their funds with a larger provider of homeless services. White Plains has designated Lifting Up Westchester, Inc. (previously named Grace Church Community Center, Inc.), as the recipient of the City’s funding share to serve the homeless population.

White Plains, which is represented by Lifting Up Westchester, Inc., as the agency funded with Continuum of Care funds targeted for White Plains, coordinates chronic homeless planning and placement through participation on the CoC’s monthly steering committee meetings. Though represented by Lifting Up Westchester, staff from the Community Development Program maintain active involvement in the CoC in order to stay up-to-date on homeless outreach efforts and provide general support for CoC activities.

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

There is currently not an Emergency Solutions Grant (ESG) within the jurisdiction of White Plains.

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

1	Agency/Group/Organization	Southern Westchester BOCES
	Agency/Group/Organization Type	Business Leaders Business and Civic Leaders Services – Job Training and Workforce Development
	What section of the Plan was addressed by Consultation?	Economic Development Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in the development and implementation of job training and workforce development at the White Plains Education and Training Center.
2	Agency/Group/Organization	El Centro Hispano, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Economic Development Anti-poverty Strategy Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding neighborhood needs and public service needs.

3	Agency/Group/Organization	Lifting Up Westchester, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Homeless Services-Health Services – Hunger Services – Job Training and Workforce Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Needs concerning Hunger
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding needs of the homeless, public service needs, and workforce development and job training.
4	Agency/Group/Organization	Westchester Residential Opportunities, Inc.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding housing and fair housing.
5	Agency/Group/Organization	YWCA of White Plains
	Agency/Group/Organization Type	Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding neighborhood needs, public service needs, in particular the needs of low- and-moderate income youth as well as low- income, high needs women in residence.

6	Agency/Group/Organization	White Plains Department of Planning
	Agency/Group/Organization Type	Services - Housing Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff representing the White Plains Affordable Housing Program provided Community Development Program staff with extensive knowledge of housing and relevant data.
7	Agency/Group/Organization	Meals On Wheels Of White Plains
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Hunger Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding public service needs, in particular the needs of low- and-moderate income homebound residents.
8	Agency/Group/Organization	Family Services Of Westchester
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding neighborhood needs, public service needs, in particular the needs of low- and-moderate income youth and the frail elderly.
9	Agency/Group/Organization	City Of White Plains Department of Recreation and Parks
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding neighborhood needs, recreation needs and park improvements needed in CD target areas.
10	Agency/Group/Organization	Westchester Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding public service needs, in particular the needs of people with special disabilities.
11	Agency/Group/Organization	White Plains Community Action Program
	Agency/Group/Organization Type	Services – Housing Services - Hunger Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding neighborhood needs and public service needs of CD target areas.
12	Agency/Group/Organization	White Plains Youth Bureau
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment, Job Training and Workforce Development
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding neighborhood needs, public service needs, in particular the needs of low- and-moderate income youth as well as workforce development planning and implementation at the White Plains Education and Training Center.

13	Agency/Group/Organization	White Plains Housing Authority
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding neighborhood needs, public service needs, particularly regarding residents of public housing and Section 8. Regular consultation and planning regarding the redevelopment of the Winbrook campus of the White Plains Housing Authority and the building and planning of the Prelude and the White Plains Education and Training Center.
14	Agency/Group/Organization	White Plains Department of Building
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding the Community Development Neighborhood Home Rehabilitation Program and the newly created partnership program verifying legal housing with El Centro Hispano.
15	Agency/Group/Organization	Ecumenical Food Pantry Of White Plains
	Agency/Group/Organization Type	Food Pantry
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding public service needs of low-income residents, particularly basic needs of food and shelter.
16	Agency/Group/Organization	Thomas Slater Center, Inc.
	Agency/Group/Organization Type	General CD Needs

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding neighborhood needs, public service needs, in CD target areas.
17	Agency/Group/Organization	White Plains Department of Public Works
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding neighborhood needs, recreation needs and park improvements needed in CD target areas.
18	Agency/Group/Organization	Westchester County Continuum of Care
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding the needs of the homeless including housing, outreach, job training, workforce development.
19	Agency/Group/Organization	One-Stop Employment Westchester-Putnam
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding job training, workforce development, and coordinated efforts between the One-Stop Employment Center and the White Plains Education and Training Center.
20	Agency/Group/Organization	Westchester County Department of Health
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Services – Lead Poisoning Prevention
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in regular, ongoing consultation regarding coordinated efforts in White Plains between the Westchester County Department of Health and the Community Development Program.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Westchester County Continuum of Care Partnership for the Homeless	The guiding principles of the CoC are to "coordinate all of the stakeholders, systems and resources available to prevent and end homelessness in Westchester County" (CoC Guiding Principles Approved 12/17/14). The overall 10 year vision and goal of the CoC is to ensure that no one will remain homeless for more than 30 days before being placed in appropriate housing. The goals of the CoC are incorporated into relevant homeless analysis sections in this Plan. Furthermore, the Strategic Plan fully supports the efforts of Grace Church Community Center, which represents the Department for the CoC's chronic homeless planning and placement efforts. Shared goals among the Continuum of Care and White Plains Community Development
White Plains Housing Authority Annual Action Plan	White Plains Housing Authority	Shared goals among the White Plains Housing Authority and City of White Plains Community Development
Section 8 Five Year Plan	White Plains Housing Authority	Shared goals among the White Plains Housing Authority and City of White Plains Community Development

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

## **AP-12 Participation – 91.105, 91.200(c)**

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

The Department of Planning held a public hearing the evening of February 24<sup>th</sup>, 2016 at City Hall in Common Council Chambers to receive public comment about community development needs for the development of the Annual Action Plan, the past year's performance of the Community Development program and funding proposals received for public services. The second public hearing will be held the evening of April 5<sup>th</sup>, 2016 at City Hall in Common Council Chambers to receive public comment about the Draft Annual Action Plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
	City of White Plains Website – New Flash Section	Minorities Non-English Speaking – Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Advertisement for the Annual Action Plan public engagement meetings	None received	All accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Newspaper Ad and Internet	Minorities Non-English Speaking – Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Announcement of funding availability and public hearing for 2016-2017 Annual Action Plan and Grant Application of the City of White Plains' 2015-2019 Consolidated Plan; Public notice posted on December 2, 2015 on the City Website, Journal News and Westchester Hispano	n/a	n/a	
			Annual Action Plan 2016		21	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Newspaper Ad and Internet	Minorities Non-English Speaking – Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public notice posted on February 3, 2016 on the City Website, Journal News and Westchester Hispano for February 17, 2016 public hearing  Public notice posted on March 23, 2016 on the City Website, Journal News and Westchester Hispano	n/a	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Public Workshops	Providers of public services Neighborhood Associations Minorities Non-English Speaking – Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Workshops offered on January 5 <sup>th</sup> and January 6 <sup>th</sup> , 2016 on the funding application process and the Community Development Annual Action Plan process.	Workshops were very well attended and many questions, both general and specific, regarding the funding allocation process of the Annual Action Plan	All accepted	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

This section provides an overview of expected resources and funds to be used to support the objectives of the Community Development Program. The chart below details how different public programs (local, state and federal) are funded and how funds are used.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	824,518	400,000	0	1,224,518	3,000,000	
Other	public - federal	Housing Other	140,000	0	0	140,000	420,000	
Other	public - federal	Other	5,050,000	0	0	5,050,000	15,150,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Other	1,343,000	0	0	1,343,000	303,000	
Other	public - local	Other	5,460,000	0	0	5,460,000	15,105,000	Admin and Planning: \$125,000 Multimodal Transportation Redevelopment Project: \$250,000Housing Code Enforcement: \$750,000Senior Rental Assistance: \$50,000Parks: \$250,000 Public Service Programs: \$2,500,000Infrastructure Improvements: \$1,500,000

Table 5 - Expected Resources – Priority Table

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

CDBG funding allocated toward Public Services will leverage those additional state, county and local resources, including the youth and senior programs funded through Westchester County and the other city funded public service programs. These programs include:

- Youth programs such as the After School Program, Day Camps, and programs for persons with differing abilities, youth centers and the Youth Employment Program;
- Neighborhood and community centers such as the White Plains Education and Training Center, El Centro Hispano, Inc. and the Thomas H. Slater Center Inc.; and
- Senior programs such as transportation, health screening, advocacy and recreational and instructional programs.

Federal funding allocated for Housing Code Enforcement will leverage White Plains allocated funds towards the same project. A new collaboration with WESTCOP extends funding available for low and moderate income residents seeking housing rehabilitation.

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

The City of White Plains is committed to leading the redevelopment of the area in and around the White Plains TransCenter, a major transportation hub for the City, the County, and the Region. The land parcels that will be considered for this project are owned by different public agencies including the City of White Plains, the County of Westchester, and Metro-North of New York State. As part of this effort, the City will engage and work cooperatively with agency partners, including Metro-North Railroad, the County of Westchester and the State of New York, as well as a host of other interested parties to develop a vision for the TransCenter and its environs. The White Plains Multimodal Transportation Center Redevelopment Project will provide an enhanced multi-modal transportation center that serves all modes of travel and maximizes the economic development potential of the area.

The long-term outcomes of the project include increased accessibility for residents, workers and visitors; decreases in fuel consumption and air pollution; health cost savings from exercise; decreases in flood damage costs; increased occupancy rates for commercial businesses that will support additional jobs; and a strengthening of the economies of the City, County, Region and State.

The City's vision for the Project has four major components:

- Improve the quality and variety of public transportation service options for White Plains and the region;
- Create a great new place for the use and enjoyment of residents and visitors alike;
- Realize the economic development potential of the station and its environs; and
- Do all of the above in a sustainable manner that protects the environment.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2015	2019	Affordable Housing	2015-2019 City-wide - low/mod	Affordable Housing	CDBG: \$152,135	Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 37 Household Housing Unit
2	Code Enforcement	2015	2019	Affordable Housing	2015-2019 All CD Target Areas	Affordable Housing	CDBG: \$159,116	Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
3	Affordable Housing Development	2015	2019	Affordable Housing	2015-2019 City-wide - low/mod	Affordable Housing	CDBG: \$0	Rental units constructed: 100 Household Housing Unit
4	Affordable Housing Program	2015	2019	Affordable Housing	2015-2019 City-wide - low/mod	Affordable Housing	CDBG: \$18,000 City of White Plains: \$115,000	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
5	Public Housing	2015	2019	Public Housing	2015-2019 Public Housing	Affordable Housing	CDBG: \$100,000	Rental units rehabilitated: 20 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services - Homeless	2015	2019	Homeless	2015-2019 City-wide - special needs	Public Services - Homeless	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
7	Public Facilities and Improvements	2015	2019	Non-Housing Community Development	2015-2019 City-wide - low/mod	Public Facilities and Improvements	CDBG: \$158,038	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12000 Persons Assisted
8	Support Special Needs Populations	2015	2019	Non-Homeless Special Needs	2015-2019 City-wide - special needs	Public Services - Non-Homeless Special Needs	CDBG: \$42,000	Public service activities other than Low/Moderate Income Housing Benefit: 830 Persons Assisted
9	Public Services - Non-Homeless	2015	2019	Non-Housing Community Development	2015-2019 City-wide - special needs	Public Services - Non-Homeless Special Needs	CDBG: \$162,000	Public service activities other than Low/Moderate Income Housing Benefit: 1975 Persons Assisted
10	Business Assistance	2015	2019	Economic Development	2015-2019 All CD Target Areas	Economic Development	CDBG: \$0	
11	Administration	2015	2019	Administration	2015-2019 All CD Target Areas 2015-2019 City-wide - low/mod	Administration	CDBG: \$176,127	Other: 0 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Housing
	<b>Goal Description</b>	Homeowner occupied housing rehabilitation, multifamily housing rehabilitation including public housing, and the Home Safety initiative which installs smoke and carbon monoxide detectors in homes that are income eligible.
2	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Increased code compliance in CD target areas to improve housing conditions, night canvassing program to reduce unsafe conditions seen during other times, address issues of overcrowding, poor sanitation, vacant and abandoned properties.
3	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	Support the creation of new rental housing through new development projects subject to the City of White Plains Affordable Housing Program
4	<b>Goal Name</b>	Affordable Housing Program
	<b>Goal Description</b>	Implement the affordable rental program including certifying new tenants, annual re-certifications, outreach for vacant units, and managing tenant issues with landlords.  Fund housing counseling agencies to provide eviction prevention and housing counseling including fair housing workshops, first time homebuyers clubs, down payment assistance, and general housing counseling.
5	<b>Goal Name</b>	Public Housing
	<b>Goal Description</b>	Rehabilitation of apartment units and/or common facilities, redevelopment of Winbrook campus, improve building security, improve infrastructure including park facilities, community education facility, etc.
6	<b>Goal Name</b>	Public Services - Homeless
	<b>Goal Description</b>	Fund outreach and case management programs for the chronically homeless

7	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	Parks improvements in CD target areas
8	<b>Goal Name</b>	Support Special Needs Populations
	<b>Goal Description</b>	Support programs that provide home delivered meals to the needy, access to food, and information on accessible housing
9	<b>Goal Name</b>	Public Services - Non-Homeless
	<b>Goal Description</b>	Support programs that provide community development in target areas, comprehensive community programming in target areas, summer camps, after school programming, and job training and employment skills
10	<b>Goal Name</b>	Business Assistance
	<b>Goal Description</b>	Not active in 2016-2017
11	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Funding to support high quality CDBG operations and administration

**Table 7 – Goal Descriptions**

## AP-35 Projects – 91.220(d)

### Introduction

These five projects have been selected as allocation priorities because they address the needs and goals as identified in the 2015-2019 Consolidated Plan.

#	Project Name
1	Administration and Planning
2	Rehabilitation Program
3	Code Enforcement
4	Public Facilities and Improvements
5	Public Services

**Table 8 – Project Information**

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

The only foreseen obstacle in addressing underserved needs is limited funding. Given the extensive needs that exist, funding limitations only permit so many activities. Efforts will be made to seek supplemental and complementary funding, such as the New York State Home Improvement Program; however, government resources at every level are greatly restricted.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Administration and Planning
	<b>Target Area</b>	2015-2019 All CD Target Areas 2015-2019 City-wide - low/mod
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$159,250
	<b>Description</b>	
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Activities include ongoing needs assessment, coordination and implementation of all activities, notices, citizens advisory committee process, acquiring needed materials, allocation execution and follow up, support redevelopment of housing units of the White Plains Housing Authority, support successful implementation of City capital improvement projects and City services, respond to the needs of the CDBG target community, effectively administer the CDBG program, comply with all HUD program and reporting requirements
<b>2</b>	<b>Project Name</b>	Rehabilitation Program

	<b>Target Area</b>	2015-2019 Public Housing 2015-2019 City-wide - low/mod 2015-2019 City-wide - special needs
	<b>Goals Supported</b>	Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$274,573
	<b>Description</b>	
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	57 families will benefit from single family housing rehabilitation, multifamily housing rehabilitation, and/or the Home Safety Initiative, which provides smoke and carbon monoxide detectors to eligible homes without any.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Oversight of rehabilitation projects, preparation of all specifications, bidding of work, regular monitoring visits to work sites, preparation of filing of all mortgages and deferred liens, acquiring needed materials
<b>3</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	2015-2019 All CD Target Areas
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$143,695
	<b>Description</b>	See project activities
	<b>Target Date</b>	6/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All residents of CD target areas will benefit from improved conditions as a result of housing code enforcement.
	<b>Location Description</b>	All CD target areas.
	<b>Planned Activities</b>	Housing Code Enforcement to ensure safe, clean and attractive residential and business areas.
4	<b>Project Name</b>	Public Facilities and Improvements
	<b>Target Area</b>	2015-2019 City-wide - low/mod
	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	Continued from Annual Action Plan 2015-16
	<b>Description</b>	Parks improvements in CD target areas.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All families within the CD target area served by the park.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Parks in CD target areas
5	<b>Project Name</b>	Public Services
	<b>Target Area</b>	2015-2019 All CD Target Areas 2015-2019 Public Housing 2015-2019 City-wide - low/mod 2015-2019 City-wide - special needs 2015-2019 Thomas H. Slater Community Center 2015-2019 El Centro Hispano Community Center

<b>Goals Supported</b>	Affordable Housing Program Public Services - Homeless Support Special Needs Populations Public Services - Non-Homeless
<b>Needs Addressed</b>	Affordable Housing Public Services - Homeless Public Services - Non-Homeless Special Needs
<b>Funding</b>	CDBG: \$244,000
<b>Description</b>	
<b>Target Date</b>	6/30/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	Public Service programs that are responsive to the low- and moderate-income residents, the homeless and/or special needs populations of White Plains providing services such as: job training, emergency food pantries, youth programming, housing counseling and advocacy, and homeless outreach and case management, community centers programming, and more.  Fund outreach and case management programs for the chronically homeless

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

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

Please refer to section SP – 10 of the 2015-2019 Consolidated Plan (available on the city’s website) for a detailed description of the geographic areas of the entitlement community.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
2015-2019 Barker	56
2015-2019 Battle Hill	51
2015-2019 Carhart	51
2015-2019 Downtown South	51
2015-2019 Ferris-Church	51
2015-2019 Fisher Hill	51
2015-2019 Highlands	51
2015-2019 Kensico-Lake	56
2015-2019 North White Plains	51
2015-2019 All CD Target Areas	51
2015-2019 Public Housing	0
2015-2019 City-wide - low/mod	16
2015-2019 City-wide - special needs	4
2015-2019 Thomas H. Slater Community Center	7
2015-2019 El Centro Hispano Community Center	3

**Table 10 - Geographic Distribution**

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

Investments are made in census-defined low- and moderate-income areas or are the type of projects which are a presumed benefit for low-income populations (e.g. Homeless, handicapped). Priorities for allocating investments are a result of the needs assessment and analysis of this Consolidated Plan as well as efforts to distribute funds throughout all target areas. Past performance is also a funding consideration.

## Affordable Housing

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

#### Introduction

The following tables show the one year goals for the number of housing units to be supported through local, state and federal programs that are affordable for low- and moderate-income residents. Data in this section is supported by housing units currently receiving rental assistance and expected rehabilitation of existing housing units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	170
Non-Homeless	4,751
Special-Needs	425
Total	5,346

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	5,239
The Production of New Units	<b>57</b>
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	5,346

**Table 12 - One Year Goals for Affordable Housing by Support Type**

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

### **Introduction**

The White Plains Housing Authority has recently completed the first phase of a neighborhood revitalization project of the Brookfield Commons campus with the development of the first building, a mixed-use affordable housing community called The Prelude. The Prelude, on the corner of South Lexington Ave. and Quarropas Street, includes 103 new affordable housing apartments, and a 13,500 square foot community education and training center. It is the first phase in the redevelopment of Brookfield Commons (previously named Winbrook Campus), a public housing development of 450 units built in 1949. The cost for this first phase will be \$42.18 million. The future phases will replace all obsolete public housing towers with new, sustainable buildings that will be mixed-income, and will be planned so that the current residents will never have to move off site.

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

As a result of continued budget reductions and HUD's approach to transition housing authorities from traditional Public Housing to Section 8 supported Rental Assistance Demonstration program (RAD) housing, the WPHA will be seeking to convert its portfolio to either the RAD program, or in the case of Winbrook, remove the property from the HUD public housing inventory and redevelop the property as a mixed-income property.

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

The WPHA encourages residents to engage and support the management of the properties. Residents are not trained in the management of large housing developments and cannot independently manage properties but can collaborate in maintenance of their units.

Due to continued budget reductions and funding cuts from HUD, the WPHA lacks the funding and resources for a meaningful resident based homeownership effort program but makes referrals to partner agencies to assist those interested in homeownership.

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

The WPHA is not designated as troubled.

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

### **Introduction**

In 2014, White Plains had a total of 373 homeless persons provided with emergency shelter beds and five homeless persons provided with transitional housing. Due to Westchester County's extensive shelter system funded by Westchester County DSS the nature and extent of homelessness is much different than in other nearby locals, including New York City. The City was fortunate to only have one homeless person who remained unsheltered by choice and was classified as chronically homeless.

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

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

White Plains will continue to be an active participant in the Westchester County Continuum of Care, its sub-committees and special projects. White Plains is regularly represented by Lifting Up Westchester (previously known as Grace Church Community Center), who formally represents the City of White Plains as a voting member of the CoC. Lifting Up Westchester is the major provider of services to the homeless in the City of White Plains, and thereby more deeply involved and knowledgeable about the day-to-day needs and services for the homeless population. While Lifting Up Westchester represents the City of White Plains, since this is such a priority for White Plains, a Community Development staff member also regularly participates in the CoC.

Additionally, the White Plains Department of Public Safety works diligently to assist the homeless with connecting with the many services of Lifting Up Westchester (LUW). This is a highly effective and collaborative partnership that produces better outcomes for the homeless. In the next year, this vital work will continue with the support of CD funds for LUW.

Lastly, facility rehabilitation funding will be made available to any of the providers of services to the homeless, as funding is available.

#### **Lifting Up Westchester (LUW)**

The key to reaching individuals that are outside of the traditional homeless service and shelter system is through programs such as the Open Arms Homeless Outreach Services Team. Based out of the Open Arms Men's Drop in Shelter, this group of case managers works closely with the White Plains Police to identify and reach out to individuals who are living on the streets, or who show up on the streets of White Plains.

Primarily this case management team reaches out to the men and women who use the Open Arms and Samaritan Housing drop in shelters on a night by night basis. This team also works closely with

LUW's soup kitchen to do outreach.

### **The Children's Village Street Outreach**

The Street Outreach Program is centrally headquartered in Valhalla, NY, operating out of the Sanctuary teen runaway shelter. Street outreach efforts are concentrated in troubled urban areas of Westchester including White Plains. The team encounters teens, including runaway and homeless teens, who are exposed to violence, drug abuse, sexual abuse, sexually transmitted diseases, and hunger.

### **Westchester County Continuum of Care Patriot Housing Initiative**

Spearheaded in 2014 in partnership with the Westchester County Continuum of Care Partnership for the Homeless, the Patriot Housing Initiative has brought together a coalition of community partners throughout Westchester. In all, nearly 60 people representing various organizations have teamed up with the county departments of Social Services, Community Mental Health and Veterans Services to tackle the issue of veteran homelessness in a comprehensive and systematic way. During the first 100 Day Challenge, White Plains played an important role along with other communities in Westchester. Housing our veterans continues to be a priority outreach initiative in White Plains and Westchester County.

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

The emergency and transitional housing needs of homeless persons are met through a number of strategies and providers as described in the Consolidated Plan, Section MA-30.

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

The Westchester County Office of Temporary Housing Assistance (OTHA) of the Department of Social Services provide temporary shelter to homeless families, singles and childless couples. The office partners with not-for-profit agencies that provide case management services in shelter facilities, transitional residences and emergency apartments. Homeless programs are designed to lead the homeless population toward permanent housing and independence.

The WCDSS Office of Temporary Housing Assistance provides the following services:

Placement and Payment - The office handles the placement of homeless in Westchester County and

payment to agencies who provide services,

- Housing Resources Development - The office has oversight of homeless units and facilities as well as construction and renovation projects and other building-related issues of homeless facilities and
- Case Management Services - The office oversees casework services to the homeless provided by the not-for-profit agencies and provides direct casework services to the hard to serve population.

SHORE (Sheltering the Homeless Is Our Responsibility, Inc.) an all-volunteer, interfaith, not-for-profit housing organization in central Westchester County, NY, seeks to eliminate the causes of homelessness by advocating with government and other organizations to create affordable housing, documenting and reporting problems of homelessness, and supporting other programs that help people with housing needs. SHORE also provides permanent, affordable rental homes for homeless families. SHORE constructed 14 new affordable units in White Plains for seven first-time homeowners and seven formerly homeless families. SHORE continues to be an important provider working effortlessly to provide access to affordable housing units for homeless individuals and families as well as preventing individuals and families who were recently homeless from becoming homeless again.

Similarly, Habitat for Humanity, Westchester, provides safe, quality affordable housing that offers access to housing units for homeless individuals and families and helps prevent individuals and families who were recently homeless from becoming homeless again. To date, eight houses in White Plains have been rehabilitated and made available to low income families, some of whom were previously homeless.

The White Plains Community Development program strongly supports these efforts and will make funding available to assist as a core strategy of this Consolidated Plan.

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

Westchester County provides eviction prevention funding for county housing providers, including White Plains, to assist low-income individuals and families from becoming homeless. In addition, the White Plains Community Development program sees this as a high priority and annually allocates funding for this strategy and activity. In 2016-2017, the Community Development program is proposing funding for housing counseling and eviction prevention as part of its public service provision.

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

### **Introduction**

As discussed in Section MA-40 of the 2015-2019 Consolidated Plan and Section SP-55 of the Strategic Plan, the Department of Planning will be undertaking a comprehensive analysis and report on barrier to affordable housing and fair housing choice in 2015. Please see below for more information.

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

Through the data provided in the Housing Needs Assessment and Housing Market Analysis, the Department of Planning has determined that the two largest housing issues and barriers to affordable housing are cost and overcrowding. This finding is further substantiated through comprehensive community consultation, where the Department heard at every engagement meeting the pressing need to increase the supply of affordable housing and alleviate overcrowded housing conditions.

The Community Development Program has updated the 2010-2014 Analysis of Impediments to Fair Housing Choice to reflect current housing conditions in White Plains in 2016. The Community Development Program considers the existing format of the Analysis of Impediments to Fair Housing Choice (AI) to be limited in assessing impediments to fair and affordable housing. The Community Development program is highly committed to comprehensively evaluating all of the negative effects of public policies, land use patterns, transportation routes and housing discrimination that work together to create substantial barriers to fair and affordable housing. Analysis continues on a regular basis, as well as implementation of strategies, to increase both the supply of affordable housing and access to fair housing.

The 2015-2019 Consolidated Plan has laid the groundwork and direction for determining some of the current barriers that exist for affordable housing and how such barriers can be eradicated. The updated 2015 Analysis of Impediments to Fair Housing Choice identifies current impediments to fair housing and lays the groundwork to correct such impediments.

Through the development of the 2015-2019 Consolidated Plan, the Community Development Program has preliminarily learned what type of affordable housing needs to be increased:

- Residents earning 0 to 30 percent and 31 to 59 percent of the AMI
- White Plains workforce earning less than 30 percent and 31 to 59 percent of the AMI
- Seniors and persons who are disabled earning 0 to 30 percent and 31 to 59 percent of the AMI
- Individuals, small families and young adults – earning 30-59 AMI
- SRO units for special needs and homeless individuals earning 0-30 of the AMI

And reduce barriers for:

- Small housing unit (studios and one bedrooms) production
- Larger sized family housing unit production
- Single headed households with children discrimination
- Senior citizen discrimination
- Special needs discrimination including: homelessness, substance abuse and mental and physical disabilities

The following policies and practices continue to be evaluated for increasing affordable housing and reducing barriers to affordable housing:

- White Plains Affordable Home Ownership Program (AHOP)
- White Plains Affordable Rental Housing Program (AHRP)
- White Plains Tax Exemption Program for Seniors and Persons with Disabilities
- The Senior Citizen Rent Increase Exemption (SCRIE) Program
- Current zoning and possible rezoning opportunities
- Incentives for developers to produce affordable housing for very low- and low-income residents

The AI examines how current municipal programs are functioning and if they are producing intended outcomes.

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

### **Introduction**

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

Despite the best efforts to fill the gaps and provide a wide range of programs to address community needs, there continues to be underserved needs and real obstacles exist to meet those needs. Through the public engagement process for the development of the 2016-17 Annual Action Plan, many needs were identified, some applicable to the goals of Community Development and many outside the purview of Community Development. The most recurrent themes that were supported from the data analysis are housing, supportive services, and community development. All expressed needs were documented and addressed through the Annual Action Plan when appropriate and feasible, or referred to other city departments, levels of government, and/or public service agencies for their information and strategic planning.

The greatest obstacle to meeting underserved needs is limited funding. Actions planned include fostering even more collaboration among providers to create greater opportunities to maximize available resources and also to increase the amount of grant funding for services to the community.

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

The City will continue its commitment to and requirement of the development of affordable housing units in all applicable new multifamily housing projects. As discussed in the 2015-2019 Consolidated Plan, a significant amount of new development is slated for the next five years which will create new affordable rental units. Additionally, the City's Affordable Home Ownership Program Rules and Procedures and the City's Affordable Rental Housing Program Rules and Procedures continues to be actively reviewed with updates planned for in 2016-17.

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

A New York State law enacted on April 6, 1993 requires that all children from six months to six years be tested for lead based paint poisoning as part of their physical examinations. The Westchester County Department of Health and the White Plains Community Development Program established a cooperative program in 1993. The City will continue to work in close collaboration with the Westchester County Community Health Services and the Department of Health, Planning and Evaluation, which is responsible for the testing of children within the County (White Plains included) for lead based paint poisoning, and for the inspection of the dwelling units of any reported cases.

The White Plains Community Development Office is notified by the County if any owner or renter whose child tested positive has a dwelling unit containing lead based paint. The Community Development

Program advises the property owner of lead based paint hazards and provides low interest loans and technical assistance to eligible owners for its removal, in compliance with all HUD CDBG lead requirements.

The Community Development Office supplies all applicants for housing rehabilitation assistance with complete information regarding lead-based paint hazards. Eligible work to remove hazards includes replacement windows, aluminum capping of all trim, interior sheet-rocking of walls, encapsulation and replacement of cabinets, and related moldings and trim. Technical assistance is provided by the Community Development staff. Information on proper methods of removal is provided to contractors.

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

According to the 2009-2013 American Community Survey (ACS) estimates, 6.8 percent of families and 9.1 percent of individuals in White Plains had incomes that put them below the national poverty level. For families in poverty, 21.3 percent were single female-headed households. Of those households, 33 percent had children living under 5 years of age and 30 percent had children living under the age of 18 years. The majority of the families are on public assistance. The balance is primarily single person households, including the elderly on Social Security, and individuals on SSI, SSD, with periodic employment, or with no visible means of support.

The Anti-poverty Strategy of the City of White Plains is to continue to provide services targeted to extremely low income elderly, youth and families as described in the 2015-2019 Consolidated Plan. The 2016-17 Annual Action funds programs that address the needs identified in the 2015-2019 Consolidated Plan, with the City relying more heavily on local funds to replace major funding decreases from Federal and NY State sources.

A key strategy that will be continue in 2016-2017 is the availability of job training through the White Plains Education and Training Facility. As discussed in the 2015-2019 Consolidated Plan, this new facility has been built by the White Plains Housing Authority with the strong support of HUD, New York State, the City of White Plains, and private funding. The job training programs will provide centralized training for underserved, low-income individuals who lack work skills and/or employment prospects. The goal is to provide unemployed or under-employed individuals with the type of training that can result in immediate job opportunities thus helping them to achieve greater self-sufficiency.

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

Coordination of services and coordination among service providers is very strong in White Plains. Although White Plains is a regional business center during the day with a downtown population of over 200,000, it is still a relatively small City with a resident population of approximately 57,000. Because it is a regional center and the county seat, it is the home of many social, medical and public service agencies and organizations, including many County government offices. As a small city, there is a great deal of interaction between the various supportive service and housing agencies. As a

result of the success of focus group discussions that were an important component of the development of the 2015-2019 Consolidated Plan, Community Development staff will regularly host roundtable conversations among agencies serving similar populations in an effort to encourage even greater collaborative services and, thereby, improved outcomes for the people we serve.

The City's Planning and Community Development Department works closely with all levels of government, developers and businesses, and public service agencies. This creates a natural role for the department to be a key facilitator of planning and strategic initiatives with the ability to bring the right people to the table due to pre-existing relationships.

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

Community Development program staff regularly participate in the CoC, both at the board level and committee level. The CoC has an active and robust participation from public and private housing agencies and social service agencies.

# Program Specific Requirements

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

### Introduction

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	300,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>300,000</b>

#### Other CDBG Requirements

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