



**2025-2029**

**CONSOLIDATED PLAN**

**2025 ANNUAL ACTION  
PLAN**

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Community Development Block Grant  
HOME Investment Partnership  
Emergency Solutions Grant

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# Executive Summary

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

### 1. Introduction

The Rockland County Consolidated Plan submitted pursuant to U.S. Department of Housing and Urban Development (HUD) Code of Federal Regulations (CFR) 24 Part 91, 1/5/95) as a single submission covering the planning and application aspects of HUD's Community Development Block Grant Program (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant Program (ESG) programs.

The purpose of the Consolidated Plan is to describe activities to be undertaken in conjunction with HUD programs by the Rockland County Consortium area within the next five years. The Consolidated Plan describes the County Consortium's community development priorities, multi-year goals, and activities supported by HUD funding programs over the period from July 1, 2025 to June 30, 2030, which are informed by an assessment of housing and community development needs and an analysis of housing and economic market conditions and available resources. Through a combination of statistical analysis and community input, the County determines the needs in the community and outlines a strategy, including priorities and goals, to address these needs.

The Consolidated Plan is implemented through Annual Action Plans which provide a concise summary of the actions, activities and Federal and non-Federal resources that will be used each year to address the priority needs and goals identified in the Consolidated Plan. The Consolidated Plan and Annual Action Plan are submitted to HUD for review and approval. Rockland County expects to receive the following formula funds during the next five years:

#### **Community Development Block Grant (CDBG)**

Funds are used to develop viable urban communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The County anticipates receiving \$13,458,930 in CDBG funds over the five years covered by this Consolidated Plan.

#### **HOME Investment Partnerships**

Funds are used for a wide range of activities, including acquiring, developing and/or rehabilitating affordable housing for rent or homeownership and providing direct rental assistance to low-income families. It is the largest Federal block grant program for State and local government designed exclusively to create affordable housing for low-income households. The County anticipates receiving \$4,854,996.65 in HOME funds over the five years covered by this Consolidated Plan.

#### **Emergency Solutions Grant (ESG)**

Funds are used to assist people with quickly regaining stability in permanent housing after experiencing a housing crisis and/or homelessness. The County anticipates receiving \$1,177,560 in ESG funds over the five years covered by this Consolidated Plan.

In total, the County anticipates receiving approximately \$19.5 mil in HUD Grants over the next five years.

The County also receives HOPWA funding through the New York City Consortium.

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

The 2025-2029 Consolidated Plan identified the following priority needs:

### **Access to and Quality of Affordable Housing**

Over the past five years, the cost of housing for homeowners has risen dramatically. According to the Hudson Valley Pattern for Progress Regional Housing Report the 2025 Q1 median home sale price for Rockland County was \$710,000, an 82.1% increase from 2019, with a median home sale price of \$390,000. Meanwhile, according to the 2023 ACS 5-Year Estimates, contract rents increased from \$1,619 in 2019 after adjusting for inflation to \$1,647 in 2023 (only a 2% increase). Although the increases in rent are not as dramatic as the increases in home price, rental costs remain out of reach for many households. An estimated 15,311 (approximately 46%) renter households are cost burdened (paying over 30% of their household income for housing).

Additionally, according to the 2020 CHAS data, an estimated 35% of owner-occupied housing units and 51% of renter-occupied housing units have at least one housing problem. Housing problems include [1] lack of complete plumbing facilities, [2] lack of complete kitchen facilities, [3] more than one person per room and [4] cost burden greater than 30 percent of household income. Housing units in the County are also aging. Approximately 68% of the County's housing was built before 1980 and will need to be maintained to remain in the housing stock.

### **Public Facilities and Infrastructure Improvements**

Maintaining and improving the aging infrastructure, including water, sewer, streets, sidewalks, and storm water, and making handicap accessibility improvements at curb intersections and other locations as needed continues to be a high priority. In addition, improvements to parks and recreation facilities will also continue to be a high priority.

### **Public Services Provision**

Continued services for various populations, with a particular focus on children and seniors, have been identified as a high priority by the County and its stakeholders. These services include, but are not limited to, job training, services for persons with physical and mental disabilities, services for those with

substance use disorders, services for survivors of domestic violence, non-housing community development services, etc.

### **Homeless Housing and Services**

The 2024 PIT identified 36 (27.7%) unsheltered homeless individuals in the survey area. The remaining 94 (62.3%) were sheltered. The large majority of unsheltered homeless individuals were men (94.4%). Non-Hispanic residents represented almost half (44.1%) of the unsheltered population and White residents accounted for nearly half (47.1%) followed by Black/African American residents 23.5%.

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

According to the NYS Department of Health, as of December 2023 there were 633 cases of HIV or AIDS in Rockland County. At 14.2 newly diagnosed cases per 100,000 residents in 2023, new incidences of HIV/AIDS are fairly stable in recent years. In 2023, among newly diagnosed cases within the Lower Hudson region, Non-Hispanic Black/African Americans accounted for 41.8% of all reported cases with Hispanics representing 35.1% followed by Non-Hispanic Whites at 20.1% (New York State HIV/AIDS Annual Surveillance Report 2023). Diagnoses of HIV are largely men (73.1%). The County receives HOPWA funding through the New York City Consortium.

## **3. Evaluation of past performance**

The County continues to assist families, communities, and public service organizations utilizing entitlement funds from the United States Department of Housing and Urban Development in accordance with the 2020 – 2024 Consolidated Plan.

According to the County's 2023 CAPER (the fourth year of the 2020-2024 Consolidated Plan Cycle), the County was able to provide affordable housing to 14 households through tenant-base rental assistance or rapid re-housing. The majority of the progress made in the 2023 program year, however, was through public services. Rockland County was able to assist 1,220 beneficiaries out of the total 5-year goal of 1,750. Services funded in for the 2023 Program Year Include Community Outreach Center Senior Assistance, Jewish Family Services Senior Support Project, Rockland Farm Alliance Agricultural Education, Bridges Veterans Transportation, Literacy Solutions NY Literacy Program, Legal Aid Society Landlord/Tenant Advocacy, Center for Safety and Change Youth Aftercare Program, Chiku Awali Dance Drum Dream, Nyack Center Summer Enrichment Program, and more.

The County was also able to draw funds toward beginning the Kaser Road repaving project.

The major obstacle to meeting these goals was the limited funding and staff available to meet the County's needs. The County continues to support affordable housing through CHDO's and other affordable housing providers to maintain and develop the County's supply of public and affordable housing plans. Supply chain issues, inflation, and other geopolitical issues continue to serve as obstacles as well, as costs of materials, wait times to receive them, and labor shortages drive up the total costs and capabilities for construction.

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

Rockland County has made an extensive effort to engage with other public and private entities that assist with housing, healthcare, and social services in the development of this Plan. Relevant County departments and stakeholders were notified by email of six virtual discussion sessions held to gather information on the needs and priorities of the County. The general public was also notified of a public meeting and pop-up event via the local newspaper, the Journal News (Lohud). Further, general questionnaires were sent to the County's Public Housing Authorities. An online public survey was also distributed to all of the above-mentioned parties.

An initial public meeting was held on Tuesday, March 12, 2025, 5:00 – 7:00PM at the Valley Cottage Library to determine the priorities of the 2025-2029 Consolidated Plan. Stakeholders and members of the general public were invited to attend and participate. A total of 27 participants attended the initial meeting. The format of the meeting was an open house with seven activity stations that attendees could complete throughout the allotted meeting time. Attendees were able to establish their priorities through a mapping exercise, a fair housing activity, an exercise on access to community assets, a budget exercise, cardstorming, taking the online survey on provided laptops, and a general comment station (see the attached citizen participation index for a full meeting summary). A summary of the open house is included in the Citizen Participation Appendix.

An online Housing and Community Development Needs and Priorities Survey was made available to the public in English and Spanish on the Internet via [www.surveymonkey.com](http://www.surveymonkey.com), an online survey tool. The survey was open from February 05, 2025 to March 15, 2025, giving residents over five weeks to participate. The survey posed a total of 15 questions. The link was included in the Public Notice of the survey, which was printed in local newspapers including the Journal News (Lohud). A total of 452 responses were received and analyzed. A summary of the survey and results is included in the Citizen Participation Appendix.

#### **5. Summary of public comments**

A summary of the public comments is included in the Citizen Participation Appendix.

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

There were no comments that were not accepted.

#### **7. Summary**

This plan outlines the goals of the Rockland County Consortium for its CDBG, HOME, and ESG funds. Following extensive outreach and public input, the Consolidated Plan and Annual Action Plan clearly outline programs and activities that will address the identified needs and maximize investment of federal resources.

Rockland County shall not use grant funds to promote “gender ideology,” as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.”

## The Process

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	ROCKLAND COUNTY	Office of Community Development
HOPWA Administrator	ROCKLAND COUNTY	Office of Community Development
HOME Administrator	ROCKLAND COUNTY	Office of Community Development
ESG Administrator	ROCKLAND COUNTY	Office of Community Development

**Table 1 – Responsible Agencies**

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

RCOCD@co.rockland.ny.us

Rockland County Office of Community Development, 50 Sanatorium Road, Bldg. A, 6th Floor, Pomona, New York, 10970

## PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

### 1. Introduction

Rockland County coordinated with a broad range of public and private entities that provide housing, health, and social services to County residents to inform the Consolidated Plan needs assessment and strategic plan. Consultation included presentations and discussions with the general public and area stakeholder agencies and non-profit organizations, public hearings, online surveys, and direct solicitation/outreach.

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

The County serves as a point of contact to coordinate efforts between public and assisted housing providers, as well as private and governmental health, mental health, and social service agencies. These agencies include the County housing, community development, and Continuum of Care providers.

Each year, as part of the CDBG, HOME, and ESG application planning process, local agencies and organizations are invited to submit proposals for project funding for eligible project activities. These groups participate in the planning process by attending the public hearings and informational meetings, completing survey forms, and commenting on draft plans.

During its planning efforts for this Consolidated Plan, the County held several meetings and public forums, including a Housing Forum, designed to identify housing and service needs in the County.

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

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

The CoC collects data related to homelessness in the County, which the County uses to inform its Strategic Plan Needs and Goals.

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

The CoC Executive Committee, the primary decision-making group, meets monthly to coordinate all sub-committees and determine the allocation of ESG funds. The Rockland County Office of Community Development has a staff member as part of the Executive Committee and attends the meetings. The Office of Community Development uses the CoC Written Standards for the implementation of all CoC and ESG funded projects, as well as the Systems Performance Measures and Policies and Procedures for Coordinated Entry. To the extent feasible, evaluation of applications for ESG funding is conducted in alignment with those Systems Performance Measures and other Continuum policies and priorities.

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

<b>1</b>	<b>Agency/Group/Organization</b>	Town of Ramapo Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Contacted to share data on Section 8 units administered, length of waiting lists and needs of housing tenants.
<b>2</b>	<b>Agency/Group/Organization</b>	Village of Spring Valley
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Contacted to share data on Section 8 units administered, length of waiting lists and needs of housing tenants. Participated in a public meeting.
<b>3</b>	<b>Agency/Group/Organization</b>	Rockland County Department of Social Services

	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Contacted to share data on Section 8 units administered, length of waiting lists and needs of housing tenants. Participated in pre-engagement interview.
<b>4</b>	<b>Agency/Group/Organization</b>	Mid-Hudson Regional Economic Development Council
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government - Local Business Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Contacted and interviewed to share data and obtain information on economic development activity and workforce development trends/needs.

5	<b>Agency/Group/Organization</b>	Town of Haverstraw
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Housing and Homeless Needs & Impediments to Fair Housing Choice Stakeholder Questionnaire.
6	<b>Agency/Group/Organization</b>	Rockland Housing Action Coalition
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended public open house and participated in pre-engagement interview.
7	<b>Agency/Group/Organization</b>	Bridges
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in a public meeting for stakeholders and the general public.
<b>8</b>	<b>Agency/Group/Organization</b>	Rockland County Department of Economic Development, Tourism & Film
	<b>Agency/Group/Organization Type</b>	Other government - Local Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Contacted to obtain information on economic development activity and workforce development trends/needs. Participated in pre-engagement interview.
<b>9</b>	<b>Agency/Group/Organization</b>	Touch NY
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-Poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in a pre-engagement interview.
<b>10</b>	<b>Agency/Group/Organization</b>	Haverstraw Collaborative
	<b>Agency/Group/Organization Type</b>	Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County attended a standing meeting of the collaborative to generate feedback on the needs of the County.
<b>11</b>	<b>Agency/Group/Organization</b>	CARESNY
	<b>Agency/Group/Organization Type</b>	Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs Assessment

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>CARES NY is the HMIS provider for the CoC. They were consulted to provide data on the population experiencing homelessness.</p>
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**Table 2 – Agencies, groups, organizations who participated**

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

The County reached out to a wide range of agencies and not-for-profits as part of its Consultation for the Needs Assessment, Housing Market Analysis, and Strategic Plan development process. There were no agencies that were intentionally excluded.

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

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

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

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

All municipalities included in the Rockland County consortium area were invited to participate in all stakeholder meetings and public outreach efforts as part of the Consolidated Plan process. In

accordance with 24 CFR 91.100(4), Rockland County will notify adjacent units of local government of the non-housing community development needs included in its Consolidated Plan.

## PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

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

Rockland County’s goal for citizen participation is to ensure broad participation of County residents, housing, economic development, and service providers, Continuum of Care representatives, County departments, nonprofit organizations, and other stakeholders in the planning and implementation of community development and housing programs. In accordance with the County’s Citizen Participation Plan, the County utilized a variety of communication means, including newspaper publications, posting on the County’s website, and social media.

The County employed a variety of engagement strategies to maximize feedback on the plan. Traditional stakeholder interviews and workshops were conducted; the County held two public meetings designed to solicit feedback on the needs and the draft plan; one survey for the general public was distributed in four languages; the County hosted one pop-up event at the Youthfest event. A complete summary of citizen participation and results is included in the Citizen Participation Appendix.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	27 participants, plus County staff and consultants.	See summary in Citizen Participation Appendix.	No comments rejected.	
2	Public Meeting/Pop Up Event	Non-targeted/broad community	55 participants	See summary in Citizen Participation Appendix.	No comments rejected.	
3	Public Meeting	Non-targeted/broad community	TBD	See summary in Citizen Participation Appendix.	TBD	

Table 4 – Citizen Participation Outreach



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The most common problem for Rockland County households is the rising cost of housing. CHAS data revealed, and stakeholder comments confirm, there is insufficient affordable inventory across the housing continuum, including shelter, recovery housing, group homes, starter homes, affordable rental and homeownership opportunities. Additionally, workforce housing across the workforce spectrum (entry level, case management, working professional, Asset Limited Income Constrained Employed (ALICE) population) is needed. Salaries across the workforce are not matching pace with the price of housing across the continuum.

Participants in the public needs meeting were asked to reflect on why they live in their community, and identify what resources and assets they wish their community had. The results suggest that affordability, transportation, and community well-being are the most pressing concerns for respondents. The largest category, "Affordable Living & Housing", highlights a demand for more affordable housing options, rental opportunities, and policies to prevent overcrowding—indicating a housing crisis affecting many residents. Similarly, the "Public Transportation & Infrastructure" category suggests challenges with transit accessibility, with multiple mentions of improved public transportation.

The "Community & Social Well-being" and "Recreation & Entertainment" categories may reveal a desire for stronger community connections, cultural assets, and spaces for both young adults and seniors to engage in activities. The concerns around "Urban Development & Environment" suggest frustrations with infrastructure, sidewalk access, and construction.

Overall, this data implies that residents feel priced out of housing, underserved by transportation, and in need of better community and recreational spaces. The overlap between affordability, infrastructure, and quality of life suggests that local policies may not be keeping up with the community's evolving needs.

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

### Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	304,960	307,845	1%
Households	95,305	97,140	2%
Median Income	\$84,855.00	\$94,840.00	12%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

## Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	15,115	11,132	15,384	8,454	47,065
Small Family Households	3,738	3,208	5,333	3,843	24,130
Large Family Households	3,514	2,118	2,476	1,362	6,564
Household contains at least one person 62-74 years of age	2,750	3,493	3,836	2,309	13,047
Household contains at least one person age 75 or older	3,364	2,280	2,681	1,102	5,350
Households with one or more children 6 years old or younger	4,581	2,577	3,101	1,215	3,568

**Table 6 - Total Households Table**

Data 2016-2020 CHAS  
Source:

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	224	220	65	25	534	50	10	15	0	75
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	505	144	289	89	1,027	90	40	39	49	218
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,400	659	634	215	2,908	199	353	294	149	995
Housing cost burden greater than 50% of income (and none of the above problems)	4,897	1,533	831	0	7,261	3,683	3,033	2,321	612	9,649

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,174	2,160	1,962	308	5,604	293	1,377	3,474	2,113	7,257
Zero/negative Income (and none of the above problems)	505	0	0	0	505	529	0	0	0	529

**Table 7 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	7,052	2,569	1,812	330	11,763	4,038	3,442	2,671	811	10,962
Having none of four housing problems	2,993	2,808	4,542	2,185	12,528	1,016	2,301	6,324	5,083	14,724
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2016-2020 CHAS  
 Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	2,474	1,659	1,089	5,222	732	1,124	1,861	3,717
Large Related	2,094	887	320	3,301	709	756	1,021	2,486
Elderly	1,971	1,563	904	4,438	2,354	2,417	2,308	7,079
Other	1,266	410	674	2,350	418	370	746	1,534
Total need by income	7,805	4,519	2,987	15,311	4,213	4,667	5,936	14,816

**Table 9 – Cost Burden > 30%**

Data 2016-2020 CHAS  
 Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	0	0	624	624	712	939	0	1,651
Large Related	0	0	378	378	679	689	300	1,668
Elderly	1,442	608	307	2,357	2,110	1,448	690	4,248
Other	0	1,063	230	1,293	410	0	0	410
Total need by income	1,442	1,671	1,539	4,652	3,911	3,076	990	7,977

**Table 10 – Cost Burden > 50%**

Data 2016-2020 CHAS  
 Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,795	743	768	199	3,505	314	308	303	183	1,108
Multiple, unrelated family households	80	39	155	110	384	4	85	30	15	134
Other, non-family households	30	30	0	0	60	0	0	0	0	0
Total need by income	1,905	812	923	309	3,949	318	393	333	198	1,242

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS  
Source:

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

Table 12 – Crowding Information – 2/2

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

According to the ACS 2019-2023 5-Year Estimates, there are approximately 22,000 single-person households in Rockland County, representing 18% of owner-occupied units and 27.7% of renter-occupied units. Those single person households that earn below 30% HAMFI are most likely to need housing assistance.

According to CaresNY’s 2024 Point-in-Time Count(PIT), there were a total of 94 sheltered homeless individuals as of the January 28, 2024 count. There were 36 unsheltered individuals. Over the period from 2023 to 2024, the total number of homeless individuals (including sheltered and unsheltered) had decreased from 157 to 130, a decrease of 17% as the number of unsheltered individuals dropped by 16%.

Among sheltered individuals, 24% were under 18 while 67% were 25 or older. The majority were male at 63%. Just over half were Black/African American at 53%, followed by White at 31 %.

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

Due to underreporting, there is limited data on the number of individuals who are victims of domestic violence, dating violence, sexual assaults and stalking. In 2023, the New York State Division of Criminal Justice Services reported that there were 976 domestic violence crimes reported within Rockland County, up from 773 such incidents in 2022. Among those reported in 2023, 64% were committed by intimate partners and women were the victim in 80% of incidents involving intimate partners. Nearly 92% of incidents involved aggravated or simple assaults while 3.5% involved a sex offense.

Among sheltered adults, victims of domestic violence accounted for 13% of individuals (12 in total) in the 2024 PIT count; the 2024 Housing Inventory Chart (HIC) identified 24 year round shelter beds for victims of domestic violence.

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

The most common housing problem for Rockland County households is cost burden; 30,127 or 31% of households spend 30% or more of their income on housing costs. This includes 14,816 or 22% of homeowners and 15,311 or 47% of renter households. Severe housing cost burden, where 50% or more of income is spent on housing, affects 12,629 households, including 14% of renters and 12% of homeowners. The pervasiveness of cost burden in Rockland County is an indicator of the need for increased affordable housing, particularly among extremely low and low-income renters who are most likely to experience some form of cost burden. However, stakeholders reported that even working professionals experience difficulty affording homes in Rockland County. Rockland County's ALICE (Asset Limited, Income Constrained, Employed) report issued by the United Way highlights difficulties for families to afford basic necessities, with over 40% of Rockland County residents falling short of meeting basic needs such as healthy food, secure housing and internet connectivity.

The second most common housing problem is overcrowding. 5,191 households, including 3,949 or 15% of renters living below 100% of HUD Area Median Family Income (HAMFI or AMI) and 1,242 or 5% of homeowners living below 100% of HAMFI, experienced overcrowding issues. Among both renters and homeowners, overcrowding was most prevalent among households earning 0-30% HAMFI. There is no reliable data at the County level on the number of households with children that experience overcrowding.

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

According to CHAS 2016-2020 data, renter households, particularly extremely low-income households, have higher rates of cost burden than other households. Extremely low-income households comprise for 80% of households earning below 30% HAMFI. Many of these households are small families and households with young children aged 6 or younger. This trend highlights the need for an expansion of affordable housing units for young families in the County.

Cost-burdened homeowner households are comparable to renters at 14,816, despite making up a much larger portion of the overall number of households in the County. While the largest portion of cost-burdened renters (51%) have incomes in the 0-30% AMI income tier, cost-burdened homeowners are more common among households earning 50-80% HAMFI. 5,936 homeowners, or 40% of homeowners earning 50-80% AMI, experience cost burden.

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

Individuals and families with children who are currently housed but are at risk of becoming unsheltered typically have a combination of financial factors including unemployment/loss of employment, high or unexpected medical costs, and high childcare costs. Contributing to these factors could be a lack of reliable transportation in the form of a personal vehicle or public transit. Additionally, some individuals and families may have other needs related to mental health, substance misuse, domestic violence, and/or prior experiences of being homeless, among other compounding issues.

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

Rockland County utilizes the HUD definition of “at risk” of homelessness, which includes an individual or household earning below 30% of Area Median Family Income without sufficient resources or support networks, and meets one of the following conditions:

1. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
2. Is living in the home of another because of economic hardship;
3. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
4. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;
5. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau;
6. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
7. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved consolidated plan.

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

There are several societal factors linked with first-time and returns to homelessness, including unemployment; substance misuse disorders; history of evictions; incarceration and/or hospitalization for periods of 90 days or longer; mental health diagnoses; low socioeconomic status; young age with history of adversity; poor housing quality; death of a household member; and unexpected emergency expenses such as transportation or health expenses.

The lack of available affordable housing inventory, particularly rental housing for extremely low and low-income households, has also been linked with housing instability and homelessness. Increases in income have failed to keep pace with skyrocketing rental housing costs, contributing to the rising cost burden for households reliant on such benefits. For individuals with disabilities, instability and increased risk of homelessness are linked with lack of resources, living in temporary housing with friends or family, short-term occupancy in hotels or motels, exiting an institution such as prison, jail, mental health facilities, or hospitals.

### **Discussion**

According to the 2023 American Community Survey 5-Year Estimates, Rockland County's median household income was \$110,631, up 34% since 2010. Roughly 52% of households in the County earn less than the HAMFI. Households that contain at least one person age 75 or older make up the lowest share of households below the HAMFI at 19%, while small family households make up the highest share at 32%. 16% of Rockland County households live in the lowest income category earning below 30% of HAMFI. For the purposes of analysis in this Consolidated Plan income levels are defined as follows

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

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

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

### **Introduction**

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing

housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

In general, the percentage of households with a housing problem is highest for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, there is no disproportionate concentration of housing problems in any one race in Rockland County; however they are extremely prevalent in the jurisdiction as a whole for residents who earn 0-50% of AMI.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Racial/ Ethnic Group	% with one or more housing problems			
White	84.7%	84.3%	66.7%	44.3%
Black/ African American	76.4%	92.4%	64.6%	40.6%
Asian	87.1%	86.8%	50.3%	41.1%
Hispanic	80.9%	87.2%	64.6%	39.0%
Jurisdiction as a Whole	83.2%	86.0%	64.6%	42.5%
Source: CHAS 2016-2020				

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,586	2,550	0
White	8,239	1,490	0
Black / African American	1,343	414	0
Asian	400	59	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	2,422	573	0

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

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

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

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,676	1,571	0
White	5,997	1,116	0
Black / African American	1,402	115	0
Asian	223	34	0
American Indian, Alaska Native	8	0	0
Pacific Islander	0	0	0
Hispanic	1,880	275	0

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

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

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

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,175	5,582	0
White	6,095	3,041	0
Black / African American	1,459	801	0
Asian	371	367	0
American Indian, Alaska Native	4	14	0
Pacific Islander	0	0	0
Hispanic	2,202	1,209	0

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

Data 2016-2020 CHAS  
 Source:

\*The four housing problems are:

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

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,685	4,992	0
White	2,427	3,057	0
Black / African American	372	544	0
Asian	243	348	0
American Indian, Alaska Native	4	15	0
Pacific Islander	0	0	0
Hispanic	558	872	0

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

Data 2016-2020 CHAS  
 Source:

\*The four housing problems are:

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

**Discussion**

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

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

**Introduction**

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences severe housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 person per room)
- Housing costs greater than 50% of income (i.e., cost burden)

In general, the percentage of households with a severe housing problem is highest for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, there is a disproportionate concentration of housing problems among Asian households earning between 30-50% AMI in Rockland County.

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
<b>Racial/ Ethnic Group</b>	<b>% with one or more severe housing problems</b>			
White	75.3%	56.7%	29.5%	10.4%
Black/ African American	63.6%	46.0%	27.2%	21.2%
Asian	66.4%	70.2%	17.3%	13.9%
American Indian, Alaska Native	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	73.7%	50.7%	32.2%	21.3%
Jurisdiction as a Whole	73.4%	54.3%	28.9%	13.7%
Source: CHAS 2016-2020				

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,125	4,038	0
White	7,334	2,411	0
Black / African American	1,114	638	0
Asian	305	154	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	2,207	788	0

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

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

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

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,125	5,149	0
White	4,057	3,095	0
Black / African American	703	824	0
Asian	184	78	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	1,096	1,067	0

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

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

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

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,533	11,166	0
White	2,689	6,430	0
Black / African American	615	1,649	0
Asian	131	628	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	1,101	2,322	0

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

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

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

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,185	7,467	0
White	568	4,912	0
Black / African American	194	722	0
Asian	83	513	0
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	305	1,130	0

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

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

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

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

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

### Introduction:

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences cost burden at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI.

In general, the percentage of households experiencing cost burden is highest for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, there is no disproportionate concentration of cost burden in Rockland County, however Asian households earning between 0-30% of AMI nearly meet the threshold.

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
<b>Racial/ Ethnic Group</b>		<b>% with housing cost burden</b>		<b>%</b>
White	60.3%	19.1%	20.6%	1.1%
Black/ African American	56.3%	27.4%	16.2%	1.6%
Asian	68.9%	19.8%	11.3%	0.1%
Hispanic	51.9%	21.5%	26.7%	1.8%
Jurisdiction as a Whole	59.2%	20.4%	20.4%	1.2%
Source: CHAS 2016-2020				

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	57,784	19,891	19,862	1,159
White	39,322	12,421	13,458	711
Black / African American	5,995	2,921	1,729	170
Asian	3,905	1,123	638	4
American Indian, Alaska Native	69	28	8	0
Pacific Islander	0	0	0	0
Hispanic	7,517	3,110	3,864	259

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

Data 2016-2020 CHAS  
Source:

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

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

The impact of housing problems in Rockland County varies primarily by income level. No racial group experienced housing problems at a disproportionate rate; however, Asian households earning between

30-50% AMI experienced severe housing problems at a rate of at least ten percentage points higher than the County as a whole.

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

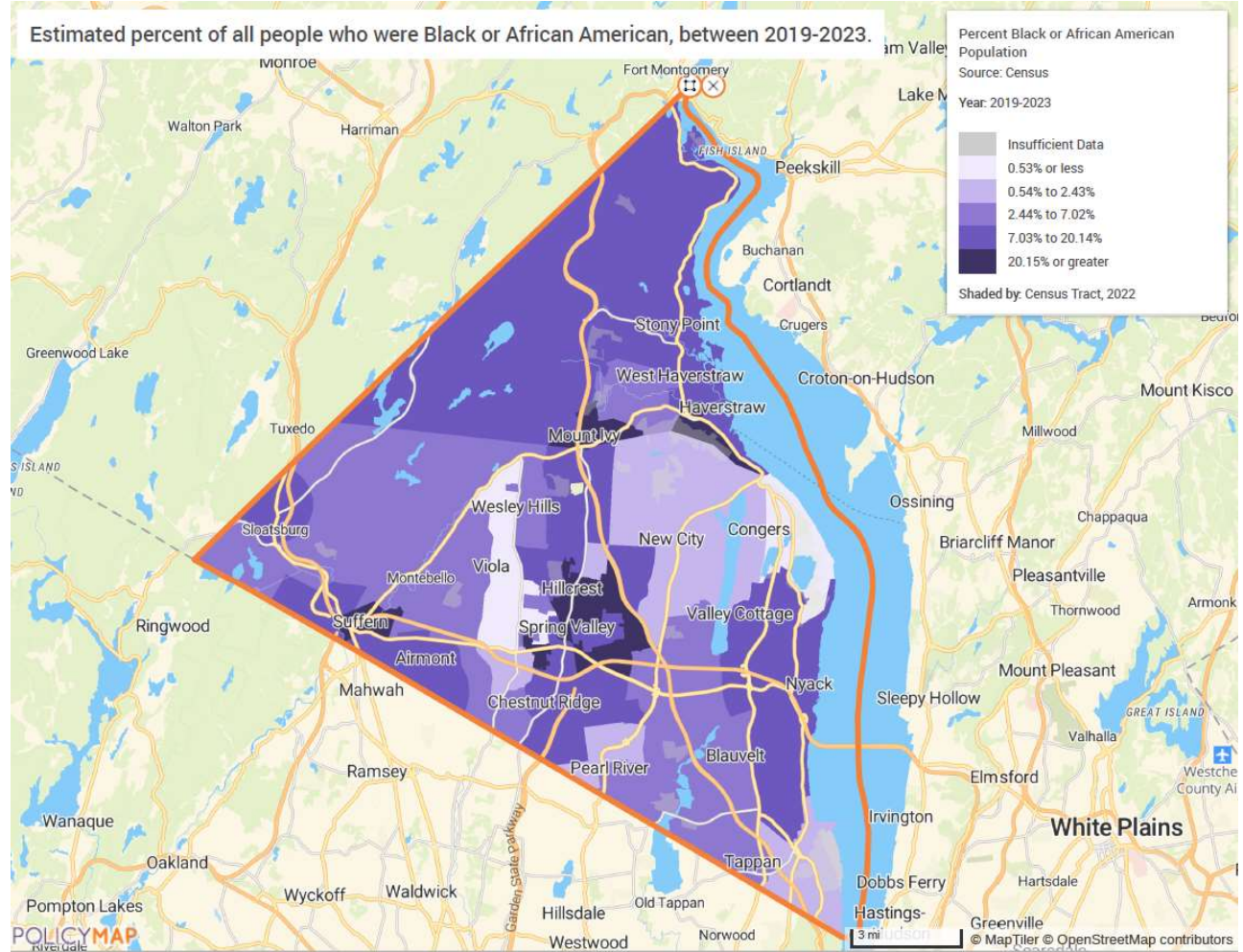
The needs among race/ethnicities are indicated above. Income categories have more general needs as described in NA-10 and the Housing Market Analysis.

In addition to housing problems, stakeholders have identified that utility costs are increasing to the point of becoming unaffordable.

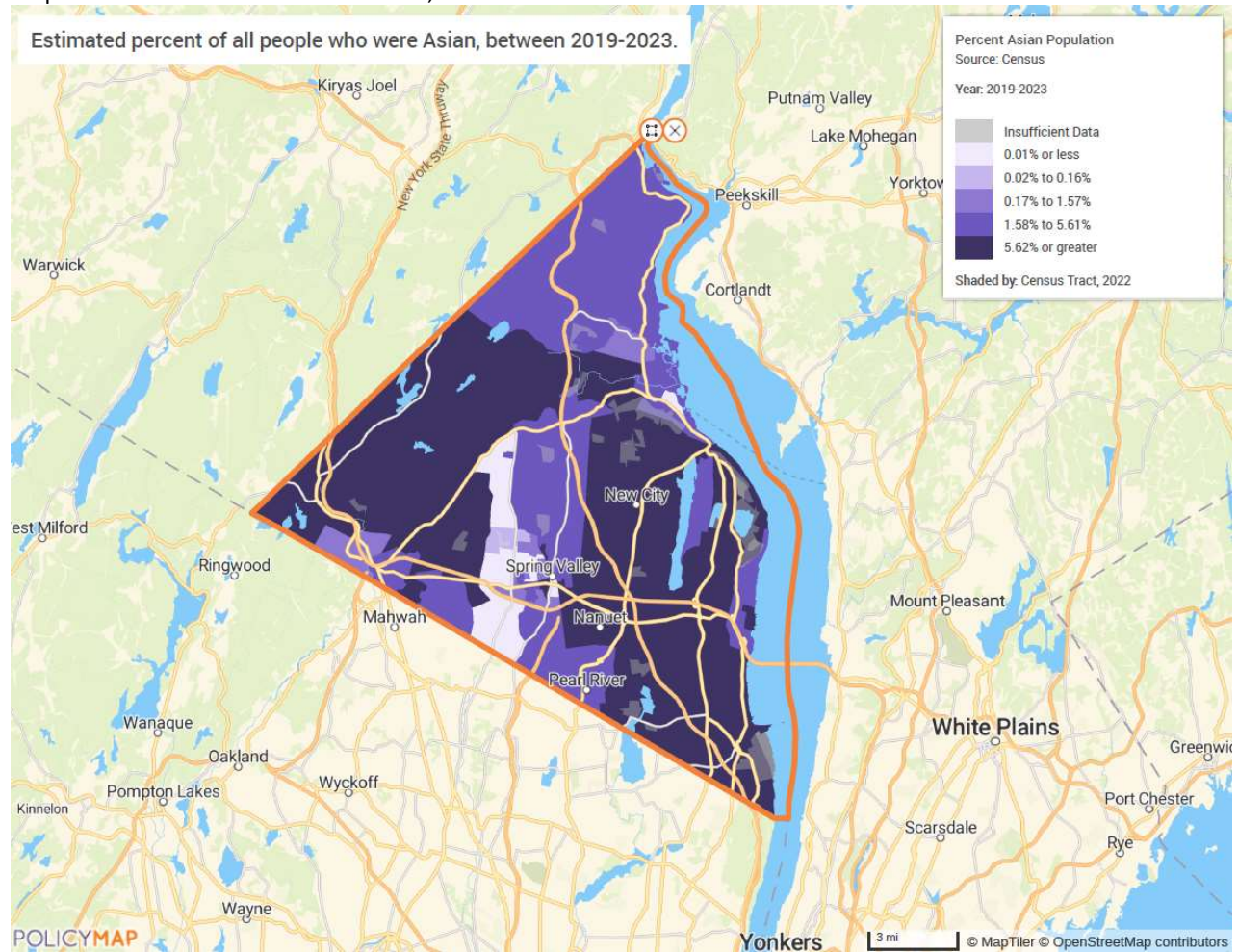
**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The below maps generated from PolicyMap show the concentration of Black, Asian, and Hispanic/Latino residents. The highest concentrations of Black residents are around the Spring Valley/Hillcrest areas.

Map 1 Concentration of Black Residents, 2019-2023



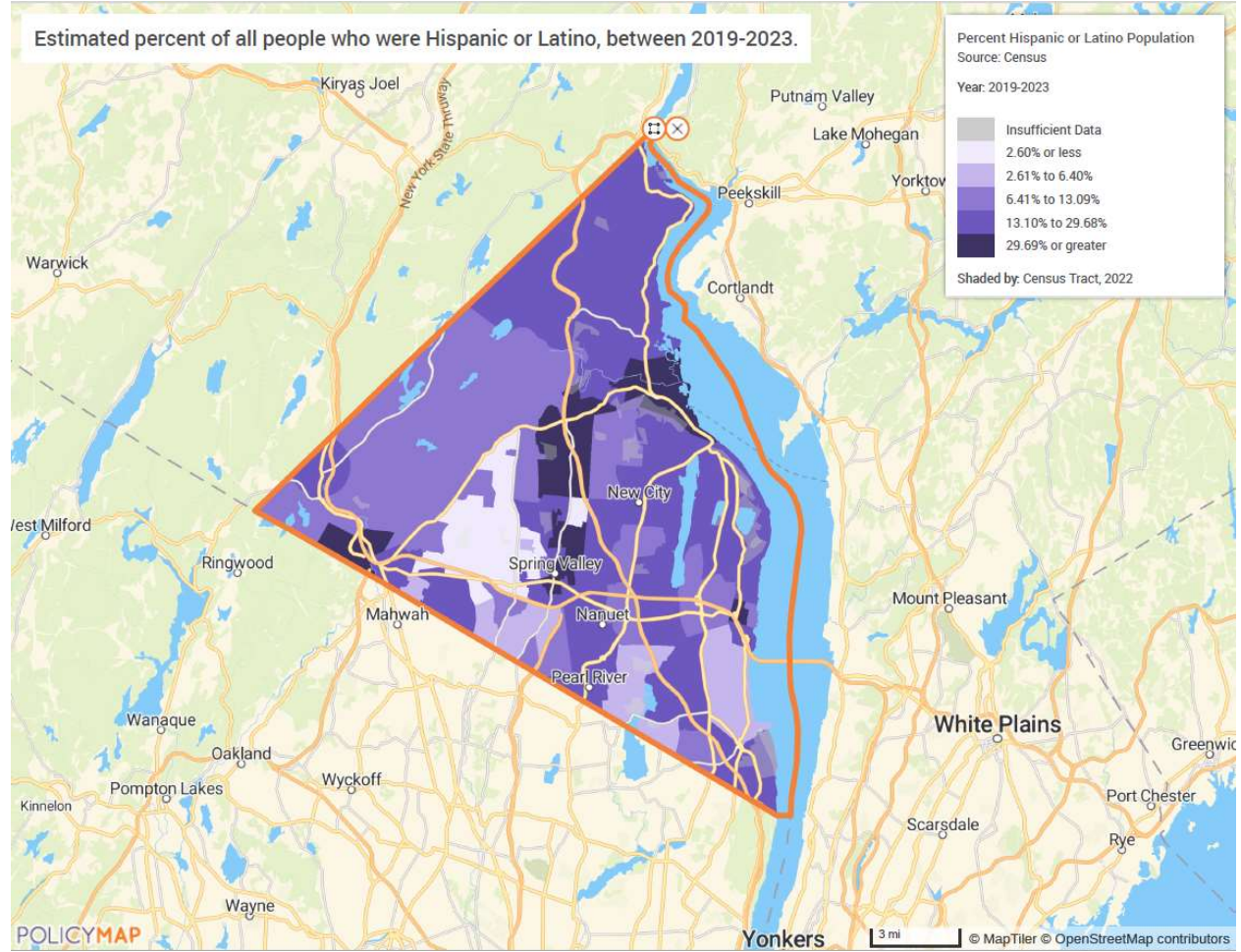
Map 2 Concentration of Asian Residents, 2019-2023



Source: ACS 5-Year Estimates 2019-2023 via PolicyMap

There is a much lower Asian population in general in Rockland County, however, they are more dispersed among the County than Black and Hispanic residents.

Map 3 Concentration of Hispanic Residents, 2019-2023



Source: ACS 5-Year Estimates 2019-2023 via PolicyMap

## NA-35 Public Housing – 91.205(b)

### Introduction

There is no Public Housing Authority serving all of Rockland County; however, there are several housing authorities representing various areas of the County. In addition, the Rockland County Department of Social Services (RCDSS) administers the County’s Housing Choice Voucher program. As of March 24, 2025, RCDSS has an allocation of 1,074 vouchers of which 99% are currently under lease. There is a waitlist of 489 applicants for a wait time up to 10 years for HCVs and 990 households with a waitlist of up to 5 years for public housing units. Payment standards are up to 95% of the HUD FMR.

#### Village of Spring Valley

The Village of Spring Valley manages 146 public housing units only. The waiting list has 40 households listed with a wait time of over 7 years. Two-bedroom units are the size are most in-demand among public housing applicant. The Village currently has a sufficient number of accessible units of individuals with disabilities.

#### Town of Ramapo Housing Authority

The Town of Ramapo Housing Authority (TRHA) manages the administration of 848 Section 8 vouchers including 200 projected-based, 648 tenant-based vouchers. Their utilization rate is 95.3%, and they are currently on an issuing freeze by HUD. TRHA has a waiting list of 106 households.

Data was unavailable from the County’s other three housing authorities (Kaser, Nyack, and New Square).

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	321	2,155	19	2,094	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	156	241	8	233	0	0
# of Disabled Families	0	0	53	153	11	142	0	0
# of Families requesting accessibility features	0	0	321	2,155	19	2,094	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

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

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	124	1,785	6	1,737	0	0	0
Black/African American	0	0	167	352	13	339	0	0	0
Asian	0	0	24	10	0	10	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	6	5	0	5	0	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

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

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	23	56	1	55	0	0	0
Not Hispanic	0	0	298	2,099	18	2,039	0	0	0

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

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

Data Source: PIC (PIH Information Center)

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

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

The County's 2024 Housing Needs Assessment cites a need for accessible and affordable housing for residents with physical and cognitive disabilities. As of late 2022, BRIDGES of Rockland County reported that out of 365 requests for housing assistance from individuals with disabilities, they were unable to assist 150 of those individuals due to a lack of housing options that are affordable and accessible. They noted that many of these households could afford housing, but that in many cases, it is unsuitable or in many cases, unsafe.

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

No current data on waiting lists was available from other housing authorities in Rockland County.

The greatest needs of households currently living in public housing continue to be stable, decent living conditions and access to opportunity, in the form of employment, education, or transportation connections to neighborhood amenities. The County's Housing Authorities continue to address the most immediate needs of their public housing residents by keeping the maximum number of public housing units possible available and in good condition. This becomes a challenge when capital needs far exceed the annual Capital Fund grants from HUD.

The most immediate need of potential voucher holders is an increased supply of affordable housing units. The reduced supply of vacant units in the County and very strong demand for rental housing has contributed to a smaller supply of housing choice voucher units. Most stakeholders report a need for increased funds to maintain existing affordable housing units as well as an expansion of accessible units for the elderly and disabled households. Ramapo Housing Authority reported that in some areas of their jurisdiction it can be difficult to find landlords willing to accept HCVs.

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

The population at large includes households that share the needs of public housing residents and voucher holders because the resources available to the County's Housing Authorities are insufficient to meet local need. Until a unit or voucher becomes available, households on the Public Housing waiting list and HCV waiting list continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate, or both.

The Housing Needs Assessment cites the need for increased production of multifamily housing, affordable homeownership opportunities, , and education around tenant and landlord rights and responsibilities.

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

### Introduction:

The Rockland County Department of Social Services serves as the Lead Agency of the County’s Continuum of Care (CoC), which is designed to promote County-wide commitment to the goal of ending homelessness; provide funding for efforts by local governments and nonprofit providers to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families, and optimize self-sufficiency among individuals and families experiencing homelessness.

The Rockland County Continuum of Care conducts an annual Point-In-Time Homeless (PIT) count for Rockland County. The PIT count offers information about individuals and families experiencing homelessness on a given night. The most recent PIT count was conducted on January 28, 2024 and enumerated homeless individuals living in emergency shelters, transitional housing, and other locations. HUD defines transitional housing as a project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD. The PIT count’s (survey) homeless definition includes persons/families housed in transitional housing and does not include individuals or families doubled up in homes or apartments, formerly homeless people living in permanent housing units, those residing in treatment facilities, detention facilities, mental health facilities and/or chemical dependency facilities.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	38	0	73	52	41	144

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Children	2	0	4	2	1	80
Persons in Households with Only Adults	54	36	256	243	199	28
Chronically Homeless Individuals	6	19	13	13	12	26
Chronically Homeless Families	0	0	0	0	0	0
Veterans	1	0	6	4	6	40
Unaccompanied Child (2 18-24, 2 under 18 reported on the PIT))	4	1	23	23	22	17
Persons with HIV	0	0	1	0	1	5

Source: CaresNY 2024 Data

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

The table above was populated by CaresNY, the HMIS provider for the Rockland County CoC. HMIS data for the 2024 calendar year identified 94 sheltered individuals experiencing homelessness. There were 36 unsheltered adults; of these, 19 were considered chronically homeless. According to HUD, a person who meets the definition of chronically homeless lives in a place not meant for human habitation, safe haven, or in an emergency shelter, and has been continuously homeless for at least 12 months, or has experienced at least four episodes of homelessness within a three year period.

According to HMIS data, households with children spent 144 days experience homelessness compared to adult only households with a length of time homeless of 28 days. This suggests a need for additional affordable housing inventory for families.

### Nature and Extent of Homelessness: (Optional)

Race	Sheltered	Unsheltered
American Indian/Alaska Native/Indigenous	1	1
Black/African American	51	8
White	23	7
Ethnicity		
Hispanic/Latino	14	10

Source: 2024 Rockland County (NY-606) PIT Count

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

The PIT Count provides a breakdown of a range of demographic data on the sheltered and unsheltered homeless counted in Rockland County each year. There were a total of 130 homeless persons (94 in emergency shelters and 36 unsheltered) in the Rockland County CoC survey area.

Findings from the 2024 PIT identified the largest portion of homeless persons in Rockland County as adults over the age of 24 (75.4%), followed by children under the age of 18 (17.7%) and persons aged 18 to 24 (6.9%). Nearly three quarters (73.1%) of homeless individuals are men. The majority of homeless individuals are in households without children (69.2%); nearly all other homeless individuals are in households with at least one adult and child under 18 (29.2%), and just two individuals under 18 were homeless alone without adults in their household (1.5%). There were six chronic homeless adults in the survey area at the time of the PIT Count, all residing in emergency shelters.

There were 17 family households with at least one adult and one child counted in the survey, with a total of 21 youth under the age of 18 all residing in emergency shelters.

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

More than half of all homeless persons in the Rockland County CoC survey area are Black/African American (51%). Other major race groups represented among the homeless population include White (26%) and Hispanic individuals (21%).

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

The 2024 PIT identified 36 (27.7%) unsheltered homeless individuals in the survey area. The remaining 94 (62.3%) were sheltered. The large majority of unsheltered homeless individuals were men (94.4%). Non-Hispanics represented almost half (44.1%) of the unsheltered population and whites accounted for nearly half (47.1%) followed by Black/African Americans 23.5%).

In 2024, there were no sub populations (veterans, unaccompanied youth, individuals with a serious mental illness, individuals with substance use disorder, individuals with HIV/AIDS, survivors of domestic violence) counted among the unsheltered homeless population.

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

### **Introduction:**

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

There is a wide range of services for the area's special needs population, however, availability of affordable housing remains limited. The County's Housing Needs Assessment, completed in 2024, cited the need for affordable housing opportunities for seniors, those with disabilities, low/moderate-income households, the growing Hasidic and Latino communities, the foreign-born population, and others. For low- and moderate-income households, affordable homeownership opportunities and increased multifamily rental housing are among the County's chief housing needs.

### **Describe the characteristics of special needs populations in your community:**

#### Elderly and Frail Elderly

Elderly persons are more likely to live on fixed, very low incomes or require special supportive service to complete their daily routines. This means elderly residents especially need affordable housing options and easy access to service providers. During stakeholder consultations many stakeholders expressed a growing need for housing and resources for seniors. As the population ages many are unable to age in place due to the increasing costs associated with maintaining homes. This makes aging in place an unaffordable option for seniors living on fixed, low incomes. According to ACS 2019-2023 5-Year Estimates, there are an estimated 52,835 persons aged 65 and older living in the County. Approximately 3,878 (7.3%) of seniors live below 100 percent of the poverty level, which in 2025 was \$21,150 for a household of two.

#### Youth

According to ACS 2019-2023 5-Year Estimates, more than one in four (29.9%) of the County's population is under the age of 18 with another 31,400 (9.2%) between the ages of 18 to 24. Stakeholders reported needs for youth experience homelessness, including school aged students. Many are couch surfing, living in a car, living unsheltered. There are resources that provide kids with transportation to and from school. Resources for school age students, include transportation to and from school, as well as a safe place to go between the end of the school day until the shelter opens, are needed. This also includes food assistance, homework help/tutoring.

### Persons with Disabilities (Physical)

According to ACS 2019-2023 5-Year Estimates, there are an estimated 30,174 persons (8.9% of the total population) with a disability in Rockland County. Thirty percent of the population 65 years and over reported at least one disability. Rockland residents with a disability have lower incomes and a higher share lived below the federal poverty level (18.3%) than residents reporting no disabilities (12.3%).

### Persons with Disabilities (Mental and Developmental)

Mental and behavioral health consumers face significant barriers when it comes to identifying safe and sanitary housing. Stakeholders reported the need for supportive housing and other resources for people with SMI in the County. Transitional housing/services, including respite/crisis beds are also needed. According to ACS 2019-2023 5-Year Estimates, there are an estimated 11,039 persons aged 5 and over (3.3% of the total population) with a reported cognitive disability in Rockland County.

### Substance Misuse

SAMHSA estimates that 17.04% of New York State residents age 12 and older had a substance use disorder between 2022-2023. (*SAMHSA National Survey on Drug Use & Health, 2022-23*). Between 2021 and 2022, Rockland County's drug-related emergency department visit rate decreased from 123.3 to 17.8 persons per 100,000 residents. County admissions to OASAS-certified substance use disorder treatment programs for opioid use declined from 409.8 to 377 per 100,000 from 2022 to 2023 (*NYS Opioid Data Dashboard*).

### Victims of Domestic Violence

There is limited data on the number of persons who are victims of domestic violence, dating violence, sexual assaults, and stalking. In 2023, the New York State Division of Criminal Justice Services stated there were 976 reported domestic violence crimes in Rockland County. Among those, 64% were committed by intimate partners and women were the victim in 80% of incidents. 91.6% of incidents involved aggravated or simple assaults, 3.6% involved a sex offense. Research suggests that women with disabilities are victims of domestic violence at similar or higher rates compared with women without disabilities ("Out & About", Office for the Disabled, Westchester County, Summer 2008).

### Veterans

According to ACS 2019-2023 5-Year Estimates, there are 7,130 Veterans in the County. Veterans often face multiple, often severe, health issues which makes them particularly vulnerable to homelessness. While some health services are available in Rockland County through the New City Veterans Affairs Community Clinic, many veterans are bused to the Franklin Delano Roosevelt Campus of the VA Hudson Valley Health Care System in the Town of Cortlandt within Westchester County for more specialized services.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

### Elderly

Aging in place allows opportunities for a high quality of life for seniors living where community and health care resources are plentiful and social isolation is limited but presents challenges for those facing rising rents or living in rural areas with poor access to transportation and services. Elderly households that plan to age in place are in need of home modifications to enhance accessibility. Affordable, accessible rental units, are difficult to find in the County.

### Youth

According to a 2020 report from the New York State Office of Children and Family Services, runaway and homeless youth struggle with food security and life skills development. To this end, residential programs including transitional independent living support programs (TILPs) may help them gain the skills that they need to live on their own. According to the 2023 5-Year ACS Estimates, the unemployment rate for young adults aged 20-24 was 11.6% and generally decreases as age increases. The unemployment rate for persons age 45-54 years was 4.1%. Youth and young adults, particularly those with unique needs, could benefit from workforce development case management services and training for in-demand industries offering living wages.

### Persons with Disabilities

Individuals with physical disabilities may require a range of services from limited assistance to more intensive congregate care living with 24-hour supportive services. Housing units that are both affordable and accessible to persons with disabilities are generally even more difficult to secure than for moderate- to low-income persons seeking housing.

### Substance Misuse Disorder

Sober housing either in the form of affordable independent housing or supportive housing for individuals with substance misuse disorders is limited in supply within Rockland County. Stakeholders reported a need for transitional housing, including respite beds, in the County.

### Survivors of Domestic Violence

Safe haven housing is vital for individuals and their children seeking shelter from their domestic abusers. Survivors of domestic abuse face many housing challenges including poor rental and credit history, which often act as barriers to obtaining housing. Many victims will relocate outside of the County as they seek to distance themselves from abusers.

### Veterans

Veterans with physical disabilities have unique needs and have historically faced difficulty obtaining affordable housing with accommodations available to serve their needs.

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

According to the NYS Department of Health, as of December 2023 there were 633 cases of HIV or AIDS in Rockland County. At 14.2 newly diagnosed cases per 100,000 residents in 2023, new incidences of HIV/AIDS are fairly stable in recent years. In 2023, among newly diagnosed cases within the Lower Hudson region, Non-Hispanic Black/African Americans accounted for 41.8% of all reported cases with Hispanics representing 35.1% followed by Non-Hispanic Whites at 20.1% (New York State HIV/AIDS Annual Surveillance Report 2023). Diagnoses of HIV are largely men (73.1%). There were no adults with HIV/AIDS counted among those experiencing homelessness in the 2024 PIT count. Rockland County receives HOPWA funds as a subrecipient of NYC’s Department of Health and Mental Hygiene.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A

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

**Describe the jurisdiction’s need for Public Facilities:**

Through CDBG funds, Rockland County can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for people with disabilities).

During the County’s first public needs meeting, attendees were asked to review the table below and place a dot sticker to correspond to their lived experience in their community.

Community Asset	Are these things important to have in your neighborhood?	How easy is it for you to get to these assets?		
		Easy	It’s there but it’s not easy to get to	It’s very hard to get or it doesn’t exist
Quality schools	17	11	4	3
Health care	20	10	3	9
Public transit	18	2	7	9
Affordable housing	21	0	0	26
Accessible Sidewalks	15	3	5	11
Jobs	18	4	9	5
Grocery stores	21	12	6	0
Affordable childcare	18	1	5	10

Playgrounds	16	5	<b>7</b>	5
House of Worship	12	<b>13</b>	2	0

The results from the community asset exercise highlight both the importance of key neighborhood assets and the accessibility challenges residents face. Quality schools, health care, grocery stores, and affordable housing were identified as highly important, with 21 attendees emphasizing the need for affordable housing, yet 26 noted it as very hard to find or nonexistent, pointing to a major gap. While public transit, jobs, and accessible sidewalks were valued, many respondents found them difficult to access, suggesting infrastructure or transportation barriers. Grocery stores and houses of worship were among the most accessible, while affordable childcare and playgrounds remained difficult for many to reach. These results suggest that while essential services exist, accessibility and affordability remain significant challenges in the community.

**How were these needs determined?**

These needs were determined through stakeholder outreach, a public survey, and public outreach.

**Describe the jurisdiction’s need for Public Improvements:**

Through CDBG funds, Rockland County can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

During the first public needs meeting, the following improvement needs were identified.

**Public Transportation and Infrastructure**

This includes improvements to existing and increasing public transportation availability, as well as upgraded and increased capacity of infrastructure to match the growing population.

**Recreation and Entertainment**

This includes improvements to parks, street and sidewalk improvements, better waterfront access, and recreational opportunities for youth.

**How were these needs determined?**

These needs were determined through targeted stakeholder outreach, a public survey, and a public needs meeting.

**Describe the jurisdiction’s need for Public Services:**

Through CDBG funds, Rockland County can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs,

homebuyer counseling, elderly care and programs, and childcare and health services for low- moderate-income households.

The following priority needs have been identified:

- healthcare and substance use services,
- mental health services
- youth services
- economic development/job training services
- affordable childcare
- services for seniors

### **How were these needs determined?**

These needs were determined through targeted stakeholder outreach, a public survey, study of existing plans/reports, and a housing market data analysis.

# Housing Market Analysis

## MA-05 Overview

### **Housing Market Analysis Overview:**

Rockland County has a diverse housing market influenced by various factors, including its proximity to New York City, the local economy, and demographic trends. The County offers a mix of housing types, including single-family homes, multi-family units and apartments. While there are affordable housing options, the demand often outpaces supply, particularly for low-income families and individuals.

Exponential population growth has led to overcrowding and additional demand for affordable housing. Subsidized units are limited, leading to longer waiting lists. Housing prices in Rockland County have increased significantly. Stakeholders report that factors contributing to this trend include low inventory, strong demand from buyers, and investment from individuals seeking rental properties. First time home buyers are unable to compete with rental-operators that are paying cash and buying up a significant number of properties. In many instances, these are single-family homes that are subdivided, with single rooms renting for \$800-\$1,000 per month. Stakeholders reported that often there are families of four or more occupying one room due to inventory shortages. Average rents have also increased, making it challenging for low-income renters to find affordable options.

In general, there is insufficient affordable inventory across the housing continuum. From emergency shelter and congregate living to transitional housing, to single family homeownership opportunities, there is not enough to meet the needs. What's more, salaries across the workforce are not matching pace with the price of housing across the continuum. Remote work trends driven by the COVID-19 pandemic have also contributed to the increase in housing costs.

Addressing these challenges will require collaborative efforts from local government, community organizations, and private developers to ensure that all residents have access to safe and affordable housing.

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

### **Introduction**

Rockland County largely consists of suburban developments, punctuated by a few higher-density villages. According to the ACS 2019-2023 5-Year Estimates, approximately two-thirds (65.7%) of the 108,576 housing units in Rockland County are either single-family detached or single-family attached. Multifamily units, consisting of two or more units, comprise 33% of the housing stock, and

mobile homes, boats, RV, or vans are the remaining 1 percent of units. Residential properties consisting of 20 or more units comprise 8% of the total number of housing units in the County.

According to the US Census Bureau, the County added approximately 2,665 housing units between 2018 and 2023, an increase of 2.5%. Much of the increase in inventory is attributed to new single-family housing, which made up 85% of the added units.

Of the 103,284 occupied housing units in the County, 68% are owner-occupied and 32% are renter-occupied. The County has a housing vacancy rate of 4.9%. The majority (53%) of owner-occupied housing units consist of 4 or more bedroom units, reflecting a stronger alignment with family housing needs. By comparison, rental housing units are much more evenly distributed among one-, two-, and three or more bedroom units. Affordability remains a concern for lower-income families, given the disparity between unit availability and financial accessibility.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	57,800	56%
1-unit, attached structure	8,768	9%
2-4 units	14,203	14%
5-19 units	11,802	12%
20 or more units	8,649	8%
Mobile Home, boat, RV, van, etc	1,183	1%
<b>Total</b>	<b>102,405</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	275	0%	1,499	5%
1 bedroom	3,449	5%	9,938	32%
2 bedrooms	8,468	13%	9,774	32%
3 or more bedrooms	54,205	82%	9,574	31%
<b>Total</b>	<b>66,397</b>	<b>100%</b>	<b>30,785</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2016-2020 ACS

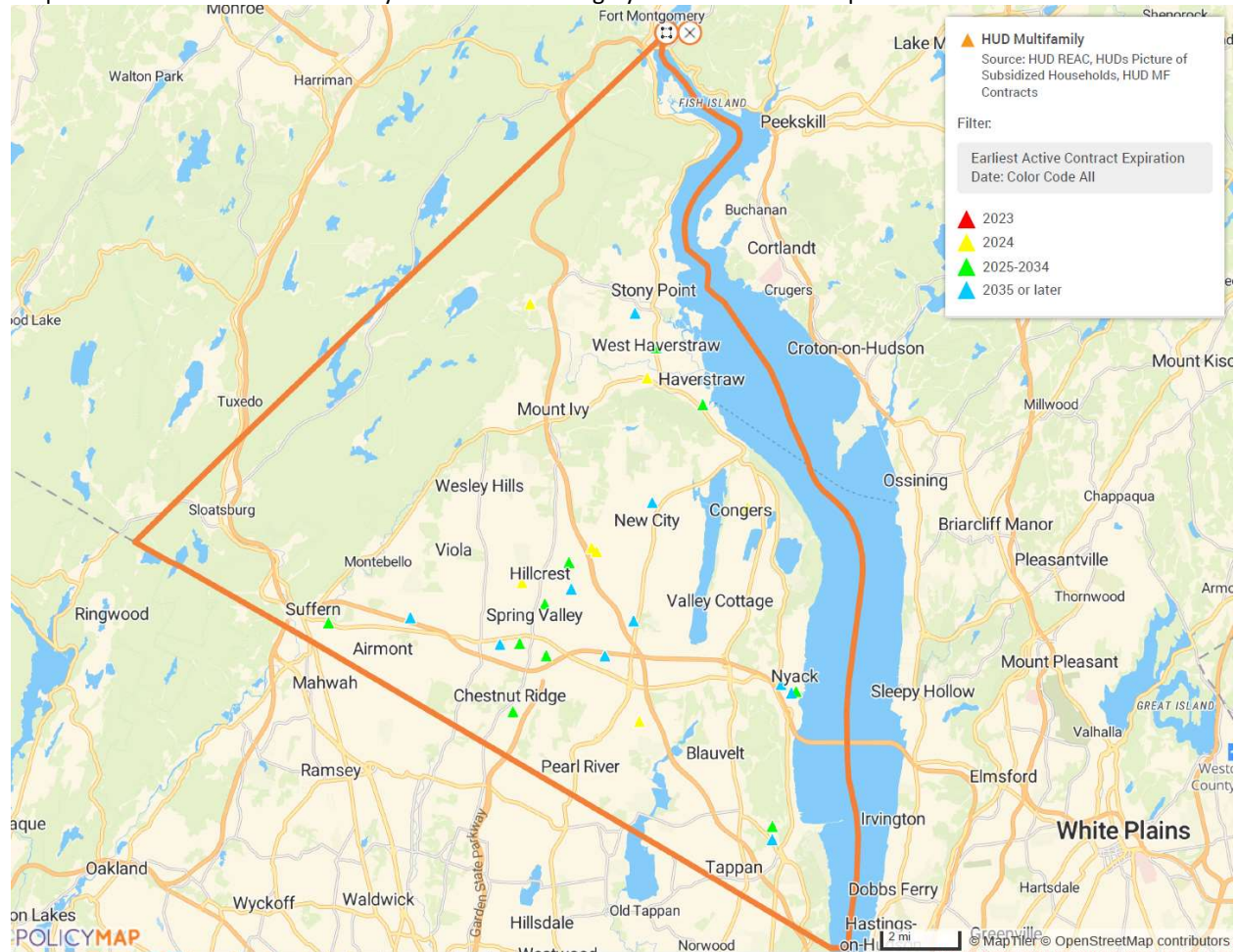
**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Rockland County Department of Social Services administers over 1,000 Housing Choice Vouchers in Rockland County. The other five municipal housing authorities located in Rockland County combine to manage over 2,000 HCVs. Village of Spring Valley Housing Authority does not have the authority to distribute vouchers, but does operate one public/low-income housing complex, consisting of 146 units, within its jurisdiction. Privately owned and managed low-income properties also exist within Rockland. See section MA-25 Public and Assisted Housing for more information.

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

According to 2022 data from HUD's Picture of Subsidized Households, there are 7 HUD multifamily subsidized contracts with a total of 401 units with a possible expiration date within the next five years. For properties with a possible expiration date within ten years (by the end of 2035), these numbers increase to 11 properties with a total of 918 units. These properties are largely located near the Spring Valley, Hillcrest, and Nyack areas, with a few near Haverstraw, Suffern, and Tappan.

Map 4 Locations of HUD Multifamily Subsidized Housing by Earliest Contract Expiration Date



Source: HUD’s Picture of Subsidized Housing via PolicyMap

The County’s LIHTC inventory is in a similar position regarding expiration of affordable units. Also according to 2022 data from HUD (accessed via PolicyMap), there are 22 active properties under the LIHTC program with a total of 1,785 low-income units. Of these, 416 units will reach the end of the 30-year period of affordability by the end of 2030. After this period, these units could convert to market-rate rentals or become available for ownership.

The County’s 2024 Housing Needs Assessment cites two possibilities that the County should consider to preserve the affordability of these units. The first is to apply funding resources from HOME, CDBG, LIHTC programs, and tax-exempt multifamily bonds to preserve and repair these units. The second is to facilitate conversions of rentals with expiring subsidies to cooperative ownership, using Section 8 vouchers toward homeownership where possible.

Public housing authorities also expressed the need for funding for maintenance of public housing units in the 2024 Housing Needs Assessment. The HNA suggests that PHA in need of repair and maintenance

should could consider the feasibility of a Rental Assistance Demonstration (RAD) conversion, through which the new purchasing entity can access private funding and subsidies for repair.

In regard to the Housing Choice Voucher inventory, local housing authorities that responded to a request for information have reported that some difficulty finding landlords to accept Section 8 vouchers may occasionally occur, but they do not cite this as a major obstacle.

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

The County does not have sufficient affordable housing units to meet the needs of the population. According to CHAS data, while there are 15,115 households earning 0-30% AMI (Table 6 in NA-10 Housing Needs Assessment), there are only 3,182 units considered affordable to this income group. For the 30-50% AMI cohort, there are only 8,177 units considered affordable for 11,132 households in that income tier. For these two cohorts alone, there is a unit deficit of 14,888 affordable housing units.

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

There is a very limited number of affordable rental units in Rockland County, with a large deficit compared to the number of households that need it. In particular, affordable rental housing options for very low-, low-, and moderate-income households are a need.

According to the 2024 HNA, there is a lack of variety and volume in Rockland County's housing stock. There is a need for different types of housing such as duplexes, triplexes, and medium-sized multifamily housing. Such types of housing would increase density in areas where the majority of the County is comprised of single-family housing, much of which is in areas with large lot size requirements. Increased density has the benefit of making public transit systems and utility delivery more efficient, increased number of units overall which impacts affordability, and preservation of open space elsewhere.

The public survey, stakeholder input, and the County's 2024 Housing Needs Assessment also identified the following types of housing:

- Affordable homeownership opportunities, including homebuyer assistance especially for first-time homebuyers and young families
- 2 bedroom units are most in-demand for public housing, which has a waitlist of longer than 7 years in some cases
- Accessible units for those with physical and cognitive disabilities, as well as those for seniors with the ability to age in place
- Housing for those experiencing homelessness, including emergency, supportive, and transitional housing
- Safe housing—substandard and overcrowded housing is a concern according to the Needs Assessment of this document

## **Discussion**

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

### Introduction

The cost of housing is typically one of the largest expenses in any household budget. Increased housing costs have significant financial implications, especially for low-income and working populations. When housing costs are high, households have less to spend on other goods and services, including essential items such as food, health/medical expenses, transportation, etc. When housing costs are high, many families are faced with choosing between these essential goods and quality housing.

In the past two decades, the cost of housing in Rockland County has increased for both renters and owners. While household incomes also increased over this period, those gains have been negated by the effects of inflation and the rates of increase for housing costs and wages. Salaries across the workforce continuum are not matching pace with the price of housing.

### Cost of Housing

According to the Hudson Valley Pattern for Progress Regional Housing Report the 2025 Q1 median home sale price for Rockland County was \$710,000, an 82.1% increase from 2019, with a median home sale price of \$390,000. Meanwhile, according to the 2023 ACS 5-Year Estimates, contract rents increased from \$1,619 in 2019 after adjusting for inflation to \$1,647 in 2023 (only a 2% increase).

2019-2023 ACS 5-Year Estimate of median household income in Rockland County (\$110,631) is among the highest among New York's Counties. However, while the median home value is \$564,200, Rockland County remains relatively affordable compared with neighboring Westchester County where the median home value is \$638,400.

In 2024, the Fair Market Rent for a two-bedroom unit in Rockland County was \$2,780. The HUD Fair Market Rents are higher than the County's median contract rent (\$1,647). In order to be able to afford to pay the \$2,780 FMR in rent without being cost-burdened (spending 30 percent or more on housing costs), a Rockland County household would need to earn \$9,267 monthly/\$111,200 annually, which is \$569 more than the median household income for the County in 2023. As shown in NA 10 Needs Assessment Table 9, despite the relatively low contract rent compared to Fair Market Rent, there are 15,311 rental and 14,816 owner households spending more than 30 percent of their income on housing.

	<b>Base Year: 2009</b>	<b>Most Recent Year: 2020</b>	<b>% Change</b>
Median Home Value	419,100	452,500	8%
Median Contract Rent	1,200	1,396	16%

**Table 28 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	3,574	11.6%
\$500-999	4,148	13.5%
\$1,000-1,499	9,952	32.4%
\$1,500-1,999	6,749	21.9%
\$2,000 or more	6,183	20.1%
<b>Total</b>	<b>30,606</b>	<b>99.5%</b>

**Table 29 - Rent Paid**

Data Source: 2016-2020 ACS

### Housing Affordability

<b>Number of Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	3,182	No Data
50% HAMFI	6,727	1,450
80% HAMFI	18,501	7,187
100% HAMFI	No Data	13,533
<b>Total</b>	<b>28,410</b>	<b>22,170</b>

**Table 30 – Housing Affordability**

Data Source: 2016-2020 CHAS

### Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	2,123	2,170	2,451	3,078	3,316
High HOME Rent	1,224	1,313	1,577	1,814	2,004
Low HOME Rent	941	1,008	1,210	1,397	1,558

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

The County has insufficient housing for households at the lowest income cohorts. While there are 15,115 households earning 0-30% AMI (Table 6 in NA-10 Housing Needs Assessment), there are only 3,182 units considered affordable to this income group. For the 30-50% AMI cohort, there are only 8,177 units considered affordable for 11,132 households in that income tier. For these two cohorts alone, there is a unit deficit of 14,888 affordable housing units.

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

Affordable housing is out of reach for a significant portion of the population. High pricing, high mortgage rates and high property taxes, coupled with increasing insurance and utility costs will continue to put housing, particularly homeownership, out of reach for many Rockland County households.

The cost of construction is also increasing, making development of both rental and homeownership housing difficult and unaffordable. Without development of new affordable housing, rents will continue to increase as competition among renters for a limited number of units drives up rent costs.

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

Fair market rents (\$2,406 for a studio to \$3,738 for a four-bedroom unit) are higher than the median contract rent (\$1,647) for all bedroom counts. All high HOME rents are also higher than the median contract rent, and low HOME rents are higher except for studio and one-bedroom units.

Many communities cite some level of difficulty incentivizing landlords to participate in HCV programs due to the higher rents that they can extract from those able to pay market rate rents for housing. Managers of Rockland County vouchers did not cite this as a common concern, possibly due to the relatively lower overall median contract rents. However, stakeholders reportedly noted the cost of housing as a barrier to maintaining stability in the County, suggesting the median rents are not indicative of actual rents being charged. The lack of inventory also impacts rents landlords are charging, with stakeholders reporting many property owners rent individual rooms in single family housing for excessive amounts.

## **Discussion**

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

#### **Introduction**

While Rockland County includes a number of densely populated older villages, the bulk of the County's population lives in suburban developments. Over half of the County's housing stock (56.4%) was built between 1940 and 1979, with an additional 32.3% built since 1980. Only 11.2% of the County's housing stock was built prior to 1940.

In 2020, 35% of owner-occupied and 51% of renter-occupied housing units reported at least one housing "condition" problem. Selected conditions reported include [1] lack of complete plumbing facilities, [2] lack of complete kitchen facilities, [3] more than one person per room and [4] cost burden greater than 30 percent of household income. Based on information in Table 7 of section NA-10 Housing Needs

Assessment, in 2020, 75 low-income (<80% AMI) owner-occupied and 534 low-income renter-occupied units reported substandard housing problems including lack of complete plumbing or kitchen facilities.

**Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

All programs funded through the Office of Community Development must meet, at minimum, all local and State codes and HUD’s Housing Quality Standards (HQS). All housing that fails to meet the minimum requirements of the HQS is considered to be sub-standard. The County uses the HUD Housing Quality Standards to define “standard condition” and “substandard condition suitable for rehabilitation”.

**Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	23,045	35%	15,614	51%
With two selected Conditions	895	1%	2,789	9%
With three selected Conditions	30	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	42,410	64%	12,329	40%
<b>Total</b>	<b>66,380</b>	<b>100%</b>	<b>30,732</b>	<b>100%</b>

**Table 32 - Condition of Units**

Data Source: 2016-2020 ACS

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,417	8%	4,850	16%
1980-1999	12,978	20%	6,110	20%
1950-1979	38,922	59%	13,850	45%
Before 1950	9,113	14%	5,932	19%
<b>Total</b>	<b>66,430</b>	<b>101%</b>	<b>30,742</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2016-2020 CHAS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	48,035	72%	19,782	64%
Housing Units build before 1980 with children present	7,620	11%	3,308	11%

**Table 34 – Risk of Lead-Based Paint**

**Data Source:** 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

### **Need for Owner and Rental Rehabilitation**

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. The common age threshold used to signal a potential deficiency is approximately 50 years or more. In Rockland County 67.6% of the housing units were built prior to 1980.

Although both owner and rental units likely require rehabilitation from normal wear and tear, renter-occupied units have a much higher prevalence (51%) of having at least one selected condition than owner-occupied units (35%). This may indicate that more renter-occupied units than owner-occupied units require rehabilitation, although “selected condition” includes cost burden and overcrowding, which are not reflections of the physical state of the unit. It is uncommon for both owner- and renter-occupied units to have more than one selected condition.

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

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

New York State Public Health Law requires lead testing for children at ages 1 and 2, as well as proof of lead screening at daycare or pre-school. The County Department of Health sends a Lead Risk Assessor to conduct an environmental assessment for children whose blood lead levels are equal or greater than 15 ug/dl in an effort to identify the source of exposure.

According to the New York State Community Healthy Indicator Reports (CHIRS), 5/1,000 children tested for lead in Rockland County have blood lead levels of 5 µg/dL or higher, and 1.9/1,000 children have blood lead levels of 10 µg/dL or higher. The New York State Heavy Metals Registry 2016-2020 estimates that between 11-29/100,000 adults residing in Rockland County have blood lead levels of 10 µg/dL or higher. According to data collected by Rockland County Department of Health (RCDOH), there were 49 new cases of individuals with blood lead levels of 5 µg/dL or higher between 10/1/2022 and 9/29/2023.

RCDOH also worked with an additional 60 active cases who tested positive prior to 10/1/2022 during this period, for a total of 109 active cases. Of these cases, 87 were children under the age of 4, and an additional 17 were between the ages of 5-9. Rockland County received funding from NYS Homes and Community Renewal to remediate lead in rental units in zip code 10977. This area is primarily the Village of Spring Valley, an ethnically and racially diverse community, where nearly 75% of the residents occupy rental housing and 25% of residents live in poverty.

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

### Introduction

The six municipal housing authorities located in Rockland County manage 282 units of public housing within their own jurisdictions; 136 units are managed by the Village of Nyack Housing Authority, and 146 by the Spring Valley Housing Authority. Another 2,455 Section 8 housing voucher housing units exist among the authorities within Rockland County.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	346	2,455	20	216	0	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 35 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The Village of Spring Valley manages 146 public housing units only. The waiting list has 40 households listed with a wait time of over 7 years. Two-bedroom units are most in-demand among public housing applicants. The Village currently has a sufficient number of accessible units of individuals with disabilities.

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

The six Municipal Housing Authorities located in Rockland County operate three public/low-income housing complexes. Gesner Gardens—consisting of 146 units—is within the Spring Valley Housing Authority. Another 82 units are at Waldron Terrace, 48 at Depew Manor, and another 12 smaller units are all within the Village of Nyack Housing Authority. According to data published by HUD.gov, the most recent inspection for Gesner Gardens was August 31, 2018, in which it received a passing score of 89. Data is not available for any inspections conducted by HUD since this date. Previous inspections of this building range in score from 81 to 94, indicating good quality public housing stock in the Village.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Gesner Gardens	89

**Table 36 - Public Housing Condition**

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

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

Public housing authorities have expressed the need for funding for maintenance and repairs to public housing and other buildings that they manage, many of which were built in the 1970s.

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

Each PHA is responsible for preparing its own Public Housing Agency Plan which includes the actions that the PHA will undertake to improve the living environment of low- and moderate-income families residing in their public housing. The 2024 Housing Needs Assessment suggests conversion to RAD to access capital to undergo rehabilitation projects for buildings that need it and have not already done so.

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

### Introduction

The Rockland County Continuum of Care conducts an annual Point-In-Time Homeless (PIT) count for Rockland County. The PIT count offers information about individuals and families experiencing homelessness on a given night. The most recent PIT count was conducted on January 28, 2024 and enumerated homeless individuals living in emergency shelters, transitional housing, and other locations.

The 2024 PIT identified 36 (27.7%) unsheltered homeless individuals in the survey area. The remaining 94 (62.3%) were sheltered. The large majority of unsheltered homeless individuals were men (94.4%). Non-Hispanic residents represented almost half (44.1%) of the unsheltered population and White residents accounted for nearly half (47.1%) followed by Black/African American residents 23.5%.

In 2024, there were no sub populations (veterans, unaccompanied youth, individuals with a serious mental illness, individuals with substance use disorder, individuals with HIV/AIDS, survivors of domestic violence) counted among the unsheltered homeless population.

According to the 2024 Housing Inventory Chart, a total of 336 year-round and 55 seasonal beds exist in the County, including temporary shelter, longer-term transitional, rapid re-housing, and permanent housing with supportive services. The 2024 HIC for Rockland County lists a total of 12 homeless-related facilities, 5 emergency shelters, 2 transitional housing facilities, and 5 permanent supportive housing developments for the entire County. On the night of the PIT in 2024, nearly all beds available in the County were occupied.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	40	58	0	158	0
Households with Only Adults	5	0	0	133	0
Chronically Homeless Households	0	0	0	21	0
Veterans	0	0	0	9	0
Unaccompanied Youth	0	0	0	0	0

Table 37 - Facilities and Housing Targeted to Homeless Households

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

The Rockland County Department of Mental Health (RCDMH) oversees the behavioral health system of care for people with mental health concerns or developmental or intellectual disabilities. They partner with a variety of providers to connect residents with services and resources for mental health, substance misuse, and domestic violence, as well as services for Veteran and LGBTQ youth.

While they are generally mainstream resources, caseworkers often connect homeless individuals to employment services in an effort to encourage employment as a factor in maintaining housing stability. Rockland Works serves as the workforce development board in Rockland County, offering a broad range of services to assist individuals and employers. While not targeted to homeless persons, Rockland Works offers computer skills education, workplace professionalism/soft skills training, financial literacy and other workshops designed to assist in skill-building around job seeking.

Youth Connections is a comprehensive employment program for eligible young adults, ages 18 to 24, facing barriers to education, training, and meaningful work. The program focuses primarily on out-of-school youth who are looking to gain educational and employment opportunities. Paid work readiness training, vocational training and other support such as resume building, mentoring and employment guidance are available through Youth Connections.

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

There are a number of services available for homeless individuals and families in Rockland County. The Rockland County Department of Social Services (DSS) serves as the Lead Agency of the County's Continuum of Care (CoC). The Department of Social Services Housing Unit offers comprehensive housing services to those individuals who are homeless or potentially homeless. The goal is to address and ultimately eliminate the crisis or urgent circumstances surrounding the homeless individual or family. The emergency shelter caseworker also performs an assessment develops a service plan with the family which is updated every two weeks. The assessment and service plan will determine the types and frequency of services needed by the family members. These services can include mental health services, alcohol/substance abuse services, education, employment training, job placement, etc.

The DSS Housing Unit offers services to eligible households at risk of homelessness through case management services, counseling, and referral to necessary services to remain housed. Staff are notified of all eviction and utility shut-off notices and Dept of Health violations and work with the family to maintain stability and protect the health and safety of all the individuals in the home. Staff may also work with landlords and attorneys to prevent evictions. DSS Family Services provides in-home assessments, case management, and assistance with connections to services to keep families in their homes and empower them to achieve and maintain self-sufficiency, strengthen families and prevent

avoidable disruptions to the family unit. Rockland County Department of Social Services (DSS) contracts with the Legal Aid Society of Rockland County to provide legal services to those at risk of homelessness. The Legal Aid Society also offers workshops on homelessness prevention to residents of the County's emergency shelter.

The Rockland County Department of Mental Health connects individuals to organizations offering a variety of mental health services. Loeb House provides treatment and residential services in partnership with Joseph's Home, Inc. throughout Rockland County to individuals living with a serious mental illness, addiction or chronic medical conditions. Rockland Hospital Guild, Inc. provides housing and support services for persons with a mental illness through the CLUE (Community Link-Up Experience) program. They manage four community residence buildings throughout Rockland County, with 3 of them adjacent to Rockland Psychiatric Center. They also manage various supportive housing apartments throughout the County.

The Department of Mental Health connects residents to substance use disorder services through outpatient treatment centers including the Lexington Center for Recovery, Montefiore Nyack Hospital, and Samaritan Daytop Village. Inpatient services are available through The Good Samaritan Hospital, Montefiore Nyack Hospital, and Russell E. Blaisdell Addiction Treatment Center. CANDLE, Rockland Council on Alcoholism and Other Drug Dependence, and Village of Haverstraw Reachout all sponsor drug and alcohol prevention programs.

Helping Hands is a volunteer-driven organization that conducts street outreach to engage and assist those who are experiencing homelessness. Volunteers provide hot and cold food, clothing, and hygiene supplies and services and connect residents with providers of housing, medical, mental health, addiction. They also conduct a safe haven program with 25 participating houses of worship providing a space for those seeking shelter in the colder months.

TOUCH (Together Our Unity Can Heal) is a community-based public health organization that provides compassionate and effective services to residents of the Hudson Valley. TOUCH operates a Food Recovery Program which collects 1.3 million pounds of food each year from retail establishments and distributes it to food Pantries and community kitchens across the County. They also serve people living with HIV and provide them with home-delivered food when needed. They also manage Hunger Prevention & Nutrition Assistance Program (HPNAP) and FEMA Emergency Food and Shelter Program (EFSP) grants to serve those in urgent need.

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

### Introduction

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

Stakeholders report that waitlists are rarely open for new households and are several years long.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

#### Elderly and Frail Elderly

The Rockland County Office for the Aging provides a variety of housing and services programs for seniors either through its own efforts or through sub-contractors. The programs are designed to maintain maximum independence in the home and to provide employment and volunteer activities. The goal is a comprehensive and coordinated county-wide system of services. Services offered by the County include: Caregiver Respite, which allows a week-long stay at an assisted living facility or provides an aid in-home for a specific period of time; CHORE which provides minor home repairs; EISEP (Expanded In-home Services for the Elderly Program) case management and non-medical in-home services; Empower NY which provides no-cost energy efficiency improvements for low-income seniors; HEAP (Home Energy Assistance Program) for seniors who need assistance paying heating bills; HIICAP (Health Insurance Information, Counseling, and Assistance Program) which provides information about Medicare and other healthcare insurances "Moving Forward" newsletter distributing information on current issues relating to seniors; NY Connects telephone evaluation of long-term care needs; Senior Employment, which provides training and employment opportunities to low-income residents over 55; Telephone Reassurance Program ('Friendly Caller' Program) for friendly conversations; Volunteer Opportunities;

#### Youth

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

The Youth Employment Program runs T.E.E.N. Works, a paid summer internship program that provides Rockland County Youth ages 14-20 with work experience and the opportunity to gain skills and make connections. Rockland Conservation and Service Corps summer program members are paid a stipend to perform outdoor, environmental, and community service projects throughout the County. After successful completion, participants receive a monetary award to be used toward education expenses.

The Bureau also facilitates a variety of events, such as Youthfest, which showcases the variety of services available to the County's youth and families, and a variety of volunteer opportunities.

Adolescent Services include a pre-PINS (Persons In Need of Supervision) diversion program which focuses on adolescent children who are truant or acting out in the home, school, or community. PINS Preventative Unit Caseworkers assess the family's needs and create a plan together with the family to prevent out-of-home placement.

Family Assessment response is designed to work with a family to provide needed supports, services and resources focusing on the child's safety and the family's needs, as well as their strengths in the event that a situation is evaluated and it is determined by DSS that a CPS (Child Protective Services) investigation is not appropriate. FAR caseworkers assess for child safety without having to prove or disprove allegations, and work to meet each family's need as determined by their unique circumstances.

### Persons with Disabilities

The Rockland County Office for People with Disabilities provides information, resources, and advocacy, and promotes independence and well-being for Rockland County residents with disabilities. The Office provides assistance with Medicare, including helping individuals choose the correct plan that is suitable for their needs, comparing New York Medicare plans and costs, and providing local Medicare resources for any questions they may have.

BRIDGES serves as the Independent Living Center in Rockland County, and offers a variety of programs for people with physical disabilities, including but not limited to home modifications, employment services, benefit enrollment services, independent living skills, and transitional support services for people exiting institutional care.

UAccess Life provides accessibility information and ratings for local amenities and services, including malls, stores, eateries, parks, and community centers located in the County, including a map. They rate locations and businesses based on entry, bathroom facilities, noise level, assistance, parking, lighting, spaciousness, and whether support animals are permitted. This information may help a disabled person determine how easy it will be for them to navigate a particular place and choose which locations to patronize.

Rockland County Department of Public Transportation aims to provide safe, efficient transportation to meet the needs of disabled residents of Rockland County. Transport of Rockland (TOR) is the County's local bus system. All buses are wheelchair accessible. TRIPS is Rockland's paratransit service for residents with physical, mental health, developmental, or intellectual disabilities or seniors 60 and over. This service is reserved for those who cannot use TOR buses.

### Persons with Substance Use Disorder

RCDMH provides information on and assistance with a variety of outpatient and detox/inpatient programs provided by its partners. In addition, CANDLE, Rockland Council on Alcoholism and Other Drug Dependence, and Village of Haverstraw Reachout all sponsor drug and alcohol prevention programs.

### Survivors of Domestic Violence

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

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

Respondents to the public survey identifies affordable childcare and after-school programming and service and assistance programs for survivors of domestic violence as priorities for community development activities.

### Veterans

The Rockland County Veterans Service Agency provides assistance and information on: VA Hospital and Out-Patient Care, Rockland County VA Medical Clinic, disability compensation, discharge upgrades, education benefits, employment, GI Insurance Assistance, membership in vets organizations, acquiring medals and records, alcoholism and chemical dependence, post-traumatic stress information, cemetery and burial benefits, nursing homes, pension benefits including aid and attendance, VA and State of New York mortgage information and vocational rehabilitation. They also work in conjunction with local businesses to promote the hiring of veterans, particularly those that are seeking to specifically support the veteran community. The County also maintains a directory of veteran-owned businesses so that people who would like to support them can easily find these products and services.

Rockland Homes for Heroes develops permanent supportive housing for honorably discharged veterans who are homeless in the Mid-Hudson Valley. Many veterans return from service with depression,

addiction, and post-traumatic stress disorder, and cope with life-changing injuries. These challenges may contribute to veteran homelessness, and Homes for Heros aims to serve this population.

### Persons Living with HIV/AIDS

In Rockland County, the Health Department offers comprehensive medical services to residents who are HIV/AIDS positive including medical case management services, rapid testing, and education in the community. They provide the full range of referrals while assisting all new patients in getting insurance and getting all services in place prior to their first visit to the clinic. The Department also offers emergency short-term housing financial assistance, funded through Ryan White, which helps with a portion of rent, utility, or phone costs.

Rockland County provides TBRA and support services to low-income individuals and families living with HIV/AIDS through funding from the NYC Department of Health and Mental Hygiene. DSS also receives HOPWA funds through the State of New York to provide TBRA along with legal and counseling services.

The Health Department works with a number of other County agencies and not-for-profits including the Rockland County Department of Social Services, the Rockland County Office of Community Development, Touch, Inc. of Rockland County, and Hudson Valley Community Services – Loeb House.

### Other Special Needs

Substance abuse counseling and services are provided by the Rockland County Department of Mental Health through its Spring Valley Clinic and the North Rockland Clinic in Haverstraw, Rockland Psychiatric Center as well as other locations including Lexington Center for Recovery in Suffern, Samaritan Daytop Village in Blauvelt, and Good Samaritan Hospital of Suffern's Drug Abuse Treatment Unit. A variety of agencies provides recreational and social activities to this population and includes YAI, Mental Health Association, and Federation of Organizations for NYS Mentally Disabled. Good Samaritan Hospital, Nyack Recovery Center, Rockland Psychiatric Center, and Rockland County Mental Health Center (Pomona Inpatient) provide crisis intervention and inpatient detoxification services.

Inpatient and outpatient psychiatric services are provided by Rockland Psychiatric Center, Frawley Outpatient Mental Health Clinic at Good Samaritan Hospital. Rockland County Mental Health Center and the Young Adult Institute (YAI) provide case management services. Job training, vocational workshop, and job placement services are available through the Rockland Psychiatric Center, Jawonio, and YAI. Rockland County Mental Health Center offers an adult day program for individuals with mental illness.

Meals on Wheels of Rockland provide homebound meals to those in need. Various food programs are provided by People to People, which distribute surplus food to agencies servicing homeless/low-income households; the Rockland Interfaith Breakfast Program and Salvation Army Food Pantry. These services are available to both individuals and families. TOUCH, a community based public health organization, coordinates distribution of food from various sources to area food pantries. The Salvation Army, Martin

Luther King Multi-Purpose Center, and the American Red Cross provide a variety of social services to homeless and low-income individuals and families.

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

The biggest challenge for persons discharging from physical and mental health institutions is identifying available affordable housing units. While discharge planning from hospitals is limited, the reality is that there isn't sufficient inventory to discharge into housing, so many people discharging from the hospital end up in shelter or unsheltered. Almost as challenging is identifying and securing ongoing supportive services. In addition, workforce development initiatives designed to assist with job readiness and placement aim to ensure stability and avoid returns to homelessness after exiting an institution.

Persons exiting mental or physical health institutions may access supportive housing if they need it through Loeb House, Homes for Heroes, Mental Health Association of Rockland County, and Saint Dominic's Family Services. BRIDGES also provides transitional support for people discharging from a skilled nursing facility that ensures they can remain in home upon discharge.

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

Goals for the 2025-2029 Consolidated Plan Cycle include to provide public services, including for those who are not homeless but have special needs and to increase the supply of affordable housing through rehabilitation, new construction, TBRA, and homeowner assistance. See the 2025 Annual Action Plan for specific annual activities.

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

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

The County is conducting an extensive review of public policy in the 2025 Analysis of Impediments to Fair Housing. That document contains a detailed analysis of the impediments with an action plan to address them. In general, impacts on fair housing issues in the County from the public and private sector come from external factors/market conditions and include:

- Restrictive zoning ordinances
- Lack of available land and construction activity
- Real estate market prices

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

### Introduction

Rockland County has many locational advantages that support community development. Only 30 miles from New York City, it is part of the Gateway to the Hudson Valley and New York Metro (including New Jersey) markets. The County is served by significant transportation assets that provide access to job centers and workers region-wide. The Rockland County Department of Economic Development and Tourism works with federal, state, and local resources to enable and encourage growth for businesses of all sizes from entrepreneurial startups to large companies seeking to relocate or expand.

According to the supplemental table showing Current Employment Statistics from the New York State Department of Labor in the below section, the largest sector of employment in the County is the Service-Providing sector with 127,900 jobs. Year-over-year, the fastest growing sector is Manufacturing, with a 3.8% increase in jobs, and the fastest shrinking sector is Information, with 6.7% drop in the number of jobs. According to the Hudson Valley Jobs in Demand report, there are many manufacturing and adjacent jobs in demand, including Carpenters, Heavy and Tractor-Trailer Truck Drivers, Automotive Service Technicians and Mechanics, and Plumbers, Pipefitters, and Steamers.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	162	172	0	0	0
Arts, Entertainment, Accommodations	9,893	8,059	10	10	0
Construction	5,477	5,282	5	6	1
Education and Health Care Services	28,433	27,044	28	32	5
Finance, Insurance, and Real Estate	7,051	4,049	7	5	-2
Information	2,973	1,195	3	1	-1
Manufacturing	5,080	3,266	5	4	-1
Other Services	5,219	4,821	5	6	1
Professional, Scientific, Management Services	9,675	5,440	9	7	-3
Public Administration	0	0	0	0	0
Retail Trade	12,778	11,715	12	14	2
Transportation and Warehousing	3,151	1,999	3	2	-1
Wholesale Trade	5,050	3,349	5	4	-1
Total	94,942	76,391	--	--	--

**Table 38 - Business Activity**

Data 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)  
Source:

## Labor Force

Total Population in the Civilian Labor Force	148,006
Civilian Employed Population 16 years and over	140,020
Unemployment Rate	5.44
Unemployment Rate for Ages 16-24	12.45
Unemployment Rate for Ages 25-65	3.81

**Table 39 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	40,505
Farming, fisheries and forestry occupations	4,687
Service	14,030
Sales and office	30,449
Construction, extraction, maintenance and repair	8,789
Production, transportation and material moving	4,678

**Table 40 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	71,460	56%
30-59 Minutes	33,851	27%
60 or More Minutes	22,103	17%
<b>Total</b>	<b>127,414</b>	<b>100%</b>

**Table 41 - Travel Time**

Data Source: 2016-2020 ACS

## Supplemental Table: Current Employment Statistics, April 2025

Industry	Current Month	Yearly Change	Yearly Change %
Total Non-Farm	145,100	400	0.3%
Total Private	125,200	300	0.2%
Goods Producing	17,200	-100	-0.6%

Service-Providing	127,900	500	0.4%
Private Service Providing	108,000	400	0.4%
Mining, Logging, and Construction	8,900	-400	-4.3%
Manufacturing	8,300	300	3.8%
Trade, Transportation, and Utilities	23,900	-300	-1.2%
Information	1,400	-100	-6.7%
Financial Activities	5,100	-100	-1.9%
Professional and Business Services	16,900	-100	-0.6%
Private Education and Health Services	43,200	1,200	2.9%
Leisure and Hospitality	9,600	100	1.0%
Other Services	7,600	-300	-3.8%
Government	19,900	100	0.5%

Source: New York State Department of Labor

### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	9,404	863	6,052
High school graduate (includes equivalency)	19,704	1,386	8,614
Some college or Associate's degree	29,415	1,449	6,518
Bachelor's degree or higher	53,155	1,924	7,440

**Table 42 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

#### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	345	1,932	2,705	2,842	3,067
9th to 12th grade, no diploma	3,542	2,394	2,711	3,682	3,092
High school graduate, GED, or alternative	7,738	7,976	6,452	15,300	12,507
Some college, no degree	9,580	6,397	5,491	13,605	7,692
Associate's degree	1,915	3,004	2,345	6,602	3,090
Bachelor's degree	4,267	8,864	7,708	19,134	9,471
Graduate or professional degree	483	4,984	6,920	14,878	10,618

**Table 43 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	655,438
High school graduate (includes equivalency)	1,521,544
Some college or Associate's degree	1,783,800
Bachelor's degree	2,495,372
Graduate or professional degree	3,047,597

**Table 44 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

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

Education and health care services constitute the largest business activity in Rockland County, by sector, accounting for 28 percent of all workers and 32 percent of all jobs, followed by Retail with 12 percent of workers and 14 percent of jobs, and Arts, Entertainment, and Accommodations with 10 percent of both workers and jobs (Table 45).

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

Rockland County is composed of mostly small and mid-size companies, nonprofits, and medical offices. The business community seeks qualified employees with both technical and basic work skills to meet the demands of existing and emerging industries. Current, in-demand workforce development training programs include Medical Assistant Certifications, Direct Support Provider, Registered Nurses and Licensed Practical Nurses. According to a 2024 survey distributed by the New York State Department of Labor, the top three business challenges cited by employers in the Hudson Valley, include attracting new workers, the quality of the available workforce, and inflation. Retaining the current workforce is not far behind, with 46% of respondents indicating this was a top business challenge.

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

According to Rockland Works Workforce Development Board, the changing landscape of technology means that IT and tech related topics need to be regularly updated for graduates to maintain relevance to job qualifications. Entry-level work requires familiarity with programs such as Adobe Pro, Google Suite, and Intuit, and those seeking this type of office work sometimes do not have these skills. Employers seeking office support require skills and experience in billing, accounts payable and receivable, and basic accounting skills.

Also, as the general populace becomes more educated, many employers are seeking candidates with some level of experience or a Master’s degree for entry-level positions. As a result, the lack of skills in job candidates is an ongoing challenge for employers, which is compounded by the difficulty in retaining quality employees. Even when training programs exist, a barrier to completion can arise in the form of lack of transportation to classes.

Pattern for Progress evaluated the Great People Shortage effect in the Hudson Valley. Data generally show that there are fewer births, outward migration and a shrinking labor pool in the Valley. All these impact the region and the County to attract and retain businesses and fill jobs that currently exist. Transportation and affordable housing inventory are also challenges to providing an adequate workforce in the County. According to the Pattern brief, experts note that a smaller workforce makes it challenging to fund transportation (fewer users); however, workers may need to travel farther to employment from places with affordable housing to places with jobs.

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

According to the 2024 NY Department of Labor survey, among the top ten hard to fill positions in the Hudson Valley, teachers and teaching assistances, nurses and home health aides hold four spots on the list. Pattern for Progress published a brief on the Great People Shortage and its impact on the Hudson Valley, confirming the labor shortages for nurses, teachers and cooks.

Rockland Works indicated that hiring candidates with the appropriate skills for the job continues to be a challenge for the County's employers. Direct service professionals, registered nurses, retail, and hospitality workers are jobs with vacancies and insufficient workforce to fill them. As mentioned, there are training programs for medical assistants and nurses, as well as direct support providers. The manufacturing workforce in the County also has a shortage of workers; machinist jobs require two or more years of experience, and there are insufficient workers to fill these roles. Rockland Works identified on-the-job training programs in these positions that would enable employees to acquire experience necessary.

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

In addition to the medical and direct service provider initiatives described above, there are also alternative career certification programs available through BOCES, Rockland Community College, and other organizations, including:

- Teacher Assistant
- CDL A
- Basic Electrical Construction
- Phlebotomy w EKG
- CNA
- Plumbing
- General Welding
- Cybertechnology
- Medical Billing and Coding
- Pharmacy Technician

Programs funded by the Workforce Development Board of Rockland County include Rockland Works Career Center, which supports the adult, dislocated worker population. The Youth Connections at the BOCES Education Resource Center provides paid work experiences, vocational training, tutoring, etc. in a collaborative effort with the Rockland Works Career Center.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Rockland County participates in the Hudson Valley CEDS.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Rockland County plans to fund workforce development-related public services for the 2025-2029 Consolidated plan cycle as part of its goal to Provide Public Service (see Strategic Plan). In past plans, the focus has been on infrastructure investment to encourage accessibility and business development. Moving forward, established workforce development services are the focus.

### **Discussion**

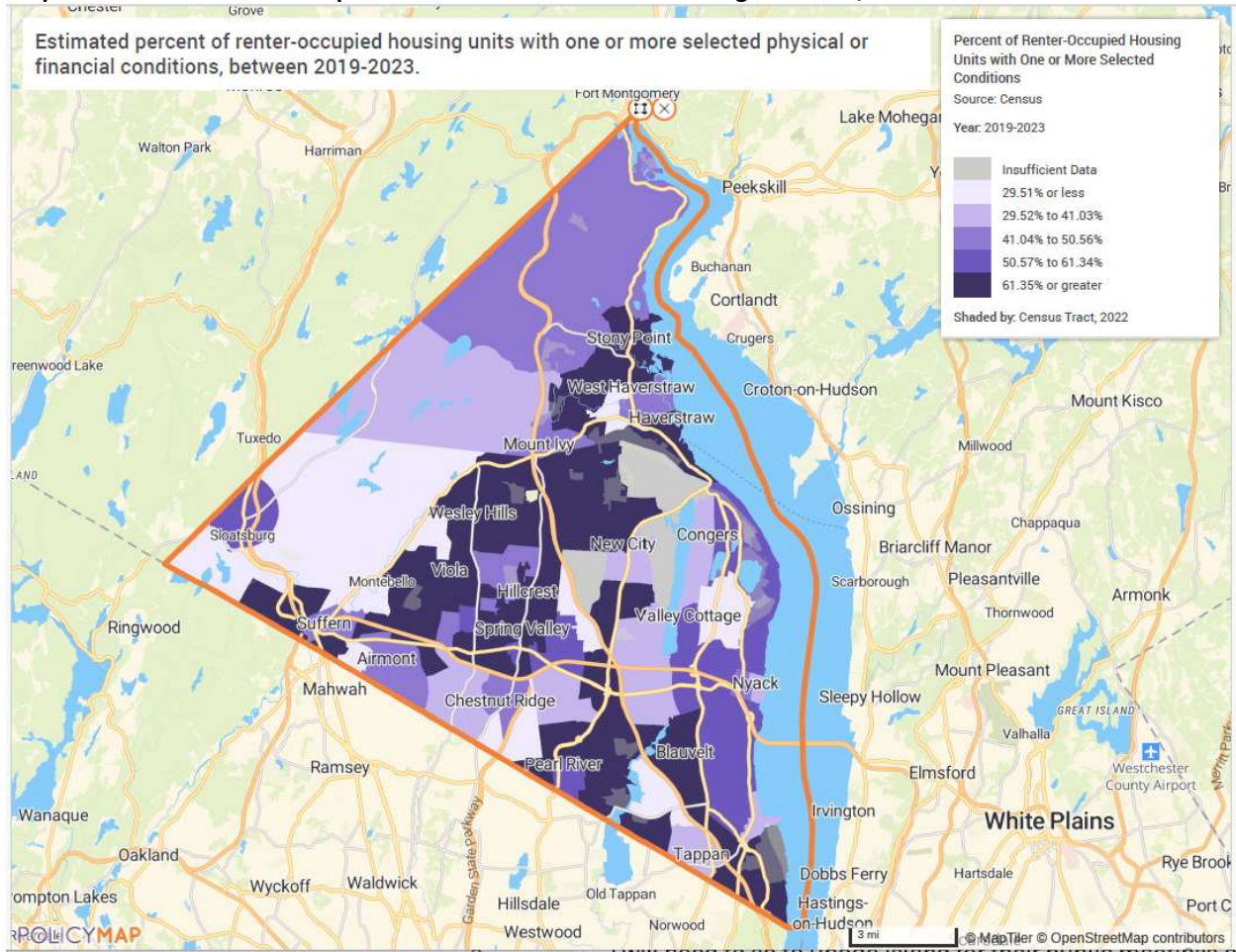
While Rockland County is uniquely positioned to welcome new business opportunities, there are still barriers for County residents to obtaining and maintaining employment. These include transportation (irregular bus shuttles; no car; cabs are too pricey); lack of affordable childcare; lack of permanent shelter and affordable housing inventory; and language barriers. Ongoing initiatives to provide training, while also making efforts to remove these barriers will be essential to maintaining a robust workforce to support the County's labor market. This is confirmed by survey results; over 80% of respondents indicate workforce development programs are a high-medium priority. Nearly 54% of respondents indicated job creation/retention should be a high priority.

## **MA-50 Needs and Market Analysis Discussion**

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

Rockland County's low-income population with at least one housing problem is concentrated largely in the central areas of the County, including New Hempstead, Wesley Hills, Viola, Haverstraw, and Spring Valley areas, as well as the Southern areas of Pearl River, Blauvelt, Orangeburg, and Palisades. The below map from PolicyMap shows the concentration of renters with at least one housing problem between 2019-2023.

**Map 5 Percent of Renter-Occupied Units With One or More Housing Problems, 2023**

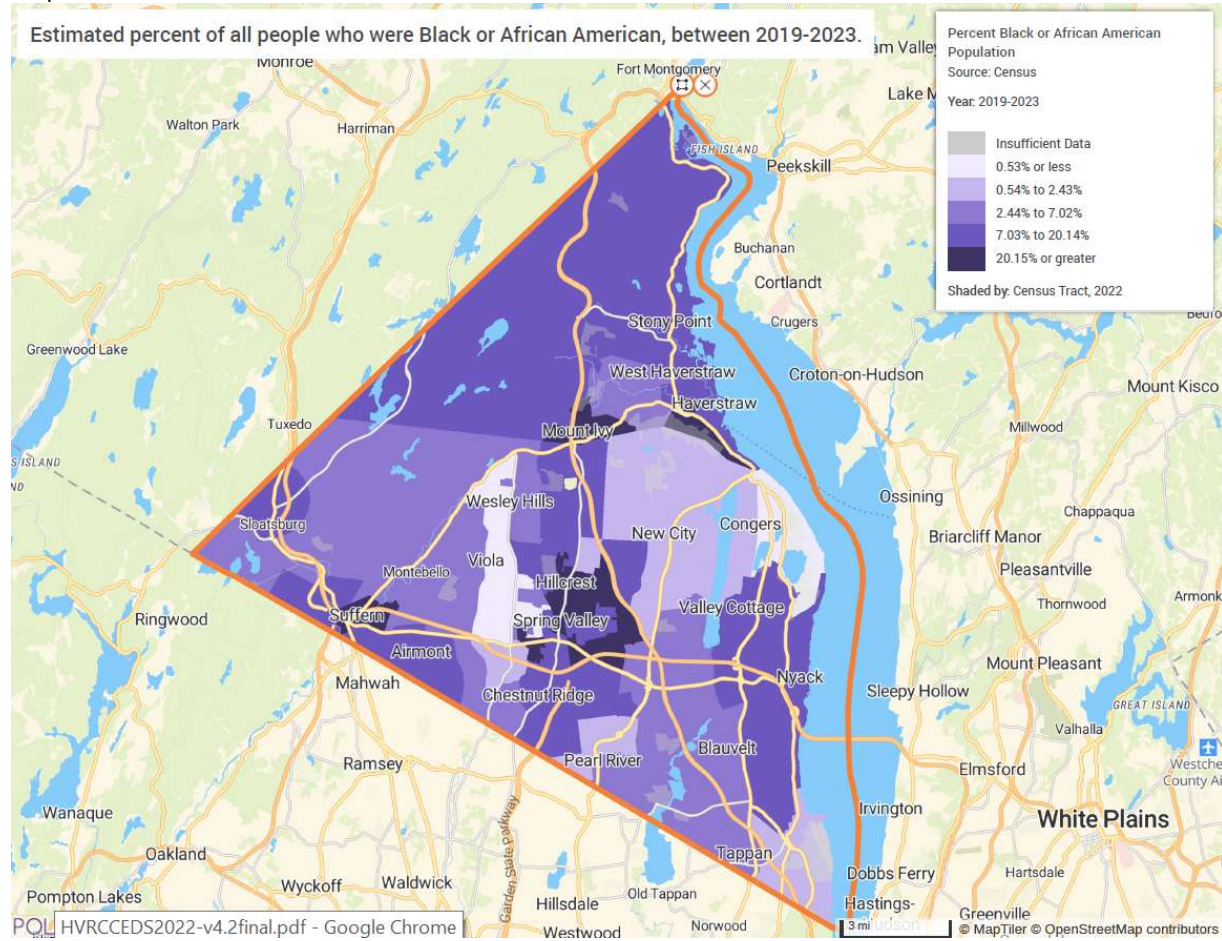


Source: 2023 ACS 5-Year Estimates via PolicyMap

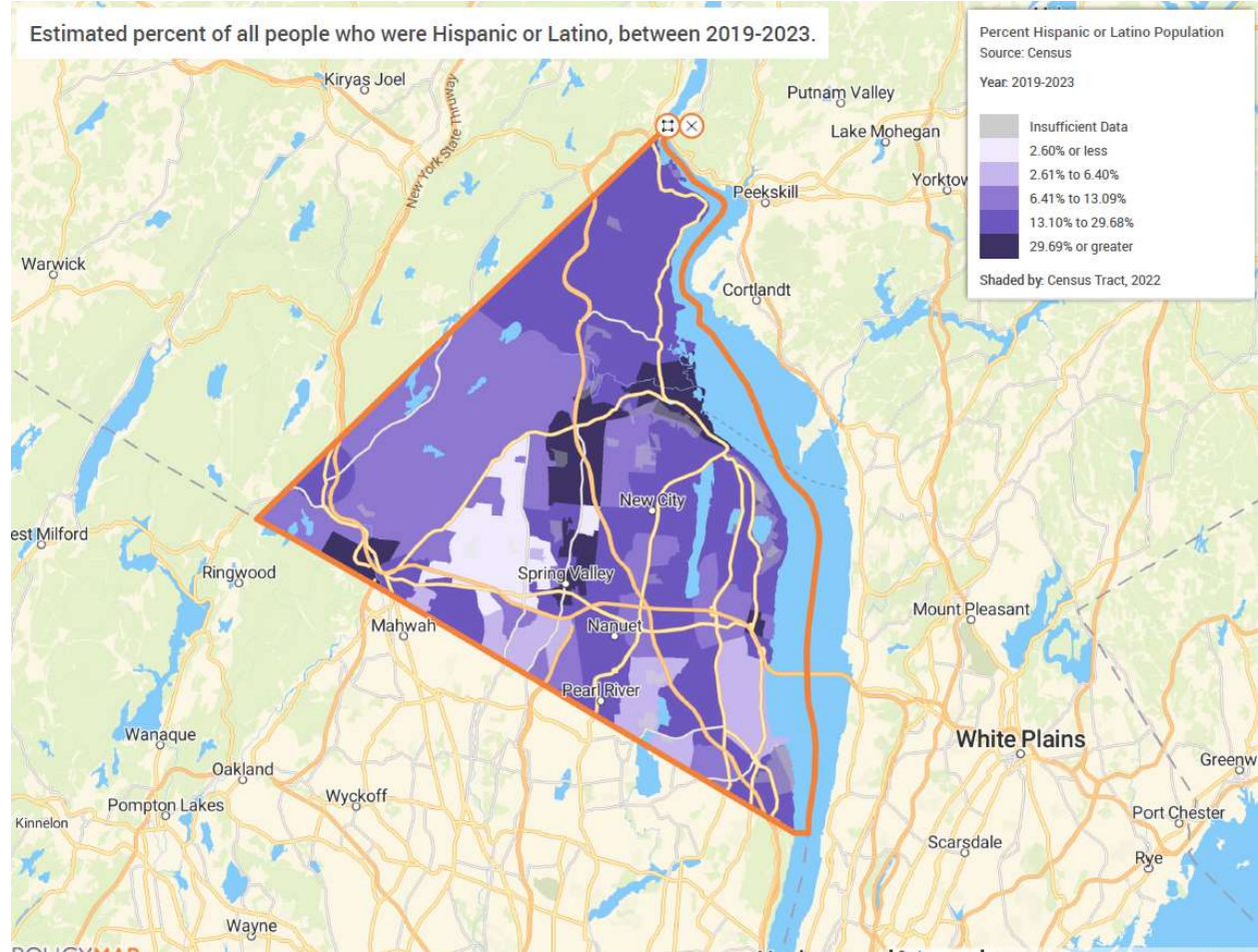
**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The Jurisdiction's Black/African American population is concentrated largely in the Village of Spring Valley, and the County's Hispanic population is concentrated in the Villages of Haverstraw and Spring Valley.

Map 6 Concentration of Black Residents



### Map 7 Concentration of Hispanic Latino Residents

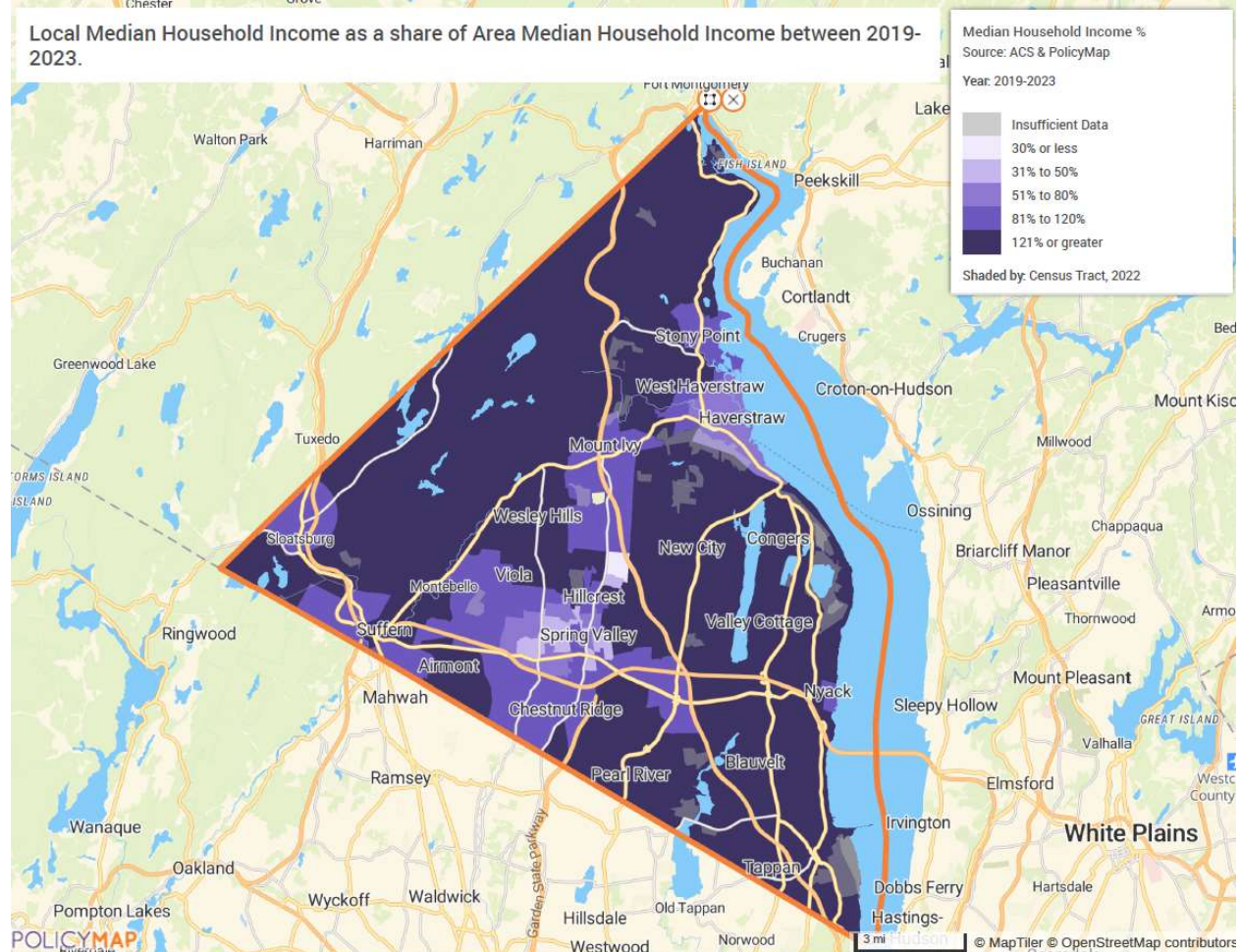


Source: 2023 ACS 5-Year Estimates via PolicyMap

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

The Jurisdiction's LMI population is concentrated in the Town of Ramapo and the Town of Orangetown Villages of Haverstraw, Kaser, Spring Valley, and Nyack. In this instance, "concentration" is defined as municipalities, which have more than 42.52 percent LMI population as a whole. The Village of New Square also has a large LMI population but is not part of the Rockland County consortium and receives HUD funding separately through NY State Homes and Community Renewal's CDBG program.

Map 8 Median Household Income as a Percentage of AMI



Source: 2023 ACS 5-Year Estimates via PolicyMap

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

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

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

The Village of Kaser’s population is almost entirely Hasidic Jewish and is very densely populated. The Village was established in 1990 in order to build denser housing than was permitted in the Town of Ramapo.

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

Spring Valley has the highest African American and Caribbean population in Rockland County, along with large Haitian and Jamaican population, and a growing Hispanic population. A major military part distributor, Sarafan Auto Supply, moved out of the Village in 2001, taking with it a number of jobs.

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

These areas are densely populated and, in many places, "walkable" neighborhoods full of restaurants and shops, close to transit and the County's major highways. The Village of Spring Valley includes a park along Memorial Park Drive that has a waterfront. The Village also has an intermodal transit station that serves Metro-North Railroad and NJ Transit trains on the Pascack Valley Line which goes into Hoboken, NJ as well as buses as part of the Spring Valley Bus Terminal. The Village of Haverstraw also has a waterfront along the Hudson River and the Bowline Point Park, as well as access to a New York Waterway ferry that provides service to Ossining, in neighboring Westchester County.

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

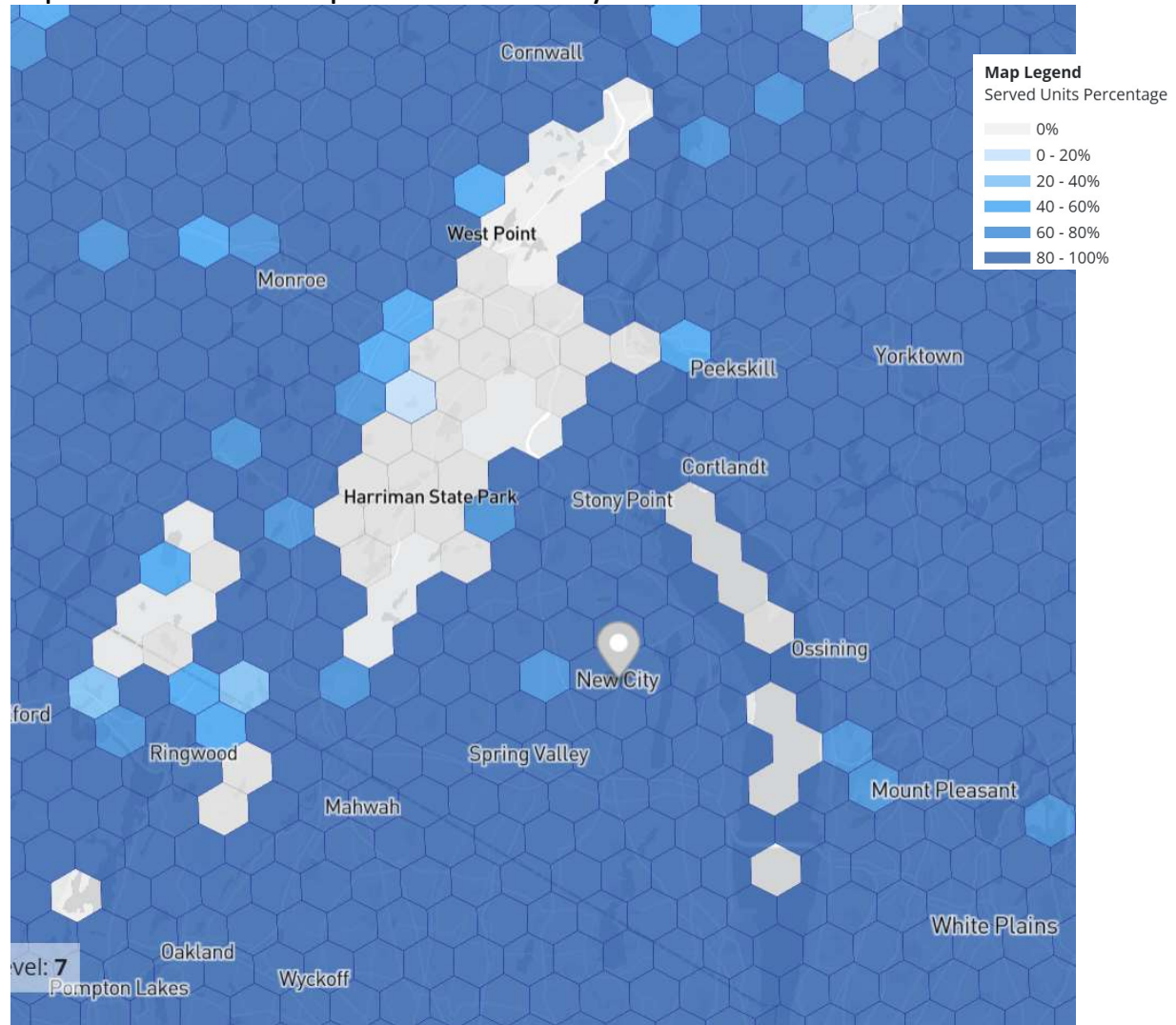
Areas with high concentrations of low-income and poverty-level households may present an opportunity for investment through services and public facility funding. This may present an opportunity through the development of affordable housing, housing rehabilitation, or housing counseling services.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband access is a necessity for education and many occupations, especially due to the increasing number of employees opting to work remotely. In addition, schools are opting to provide remote learning in the event of a disaster or inclement weather, so homes must be equipped with adequate connections in order to avoid disrupting their child's education. According to the FCC, Rockland County as a whole is completely covered by broadband access by at least two providers. More than 98% of both urban and rural households have access to three or more providers.

**Map 9 Maximum Broadband Speeds in Rockland County**



Source: FCC National Broadband Map

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

As shown in the map, the majority of the county has coverage by more than one provider, which keeps costs at an average of \$44.99 per month.

### MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The 2024 Rockland County Multi-Jurisdictional Hazard Mitigation Plan identified 11 hazards of greatest concern:

- Dam Failure
- Disease Outbreak
- Drought
- Earthquake
- Extreme Temperature
- Flood (riverine, ice jam, flash flood)
- Landslide
- Severe Storm
- Severe Winter Storm
- Wildfire

Based on these identified risks, the Plan outlines corresponding objectives to meet the County’s goals for protecting life from disasters, enhancing sustainability, preserving natural systems, and protecting property:

*Table ES-2. Rockland County Hazard Mitigation Plan Objectives*

Number	Objective
1	Enhance early notification systems and communication infrastructure to provide adequate warning and information regarding all hazards
2	Review, strengthen and enforce existing building codes, ordinances, and safety procedures to increase the resilience of construction to the impacts of hazards.
3	Identify and implement cost-effective structural and property protection projects to reduce the impacts from flooding, including acquisition, elevation, and relocation projects.
4	Develop and distribute public awareness materials about natural hazard risks, preparedness, and mitigation.
5	Ensure continuity of government operations, emergency services, and essential facilities and adequate supplies for emergency response services at the local level during and immediately after hazard events.
6	Strengthen communication and cooperation between public agencies, citizens, non-profit groups, and businesses to implement mitigation activities effectively.
7	Maintain and encourage ongoing relationships between state agencies and partners to play an active and vital role in preservation and restoration of vulnerable natural systems.
8	Pursue mitigation actions that will preserve or restore the environment’s natural abilities to absorb the impacts of natural and man-made hazards.
9	Encourage smart growth, neighborhood revitalization and economic development with an awareness of the existence and location of natural hazard areas to mitigate impacts of hazards on life, property, and the economy, while exploring sustainable development measures and preserving quality of life and existing community and neighborhood character.
10	Improve hazard data through participation in studies, research, and mapping to enhance information related to the impacts of hazards and related risks, vulnerability, and losses.
11	Continue to participate in state, regional, and local programs and efforts that focus on practices that support or enhance resiliency.

Source: 2024 Rockland County Multi-Jurisdictional Hazard Mitigation Plan

Areas of the County along the Hudson, Hackensack, Mahwah, and Saddle Rivers as well as in low-lying areas along brooks and creeks are vulnerable to flooding. As sea levels continue to rise, these and additional areas will become more vulnerable to repeated inundation, not only in large-scale events

such as hurricanes, tropical storms, and nor'easters, but also during more common storms as storm intensity increases.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

While all households in Rockland County are susceptible to damage and risk associated with the hazards identified above, low-income and elderly households are less likely to have the resources to recover. Housing occupied by low- and moderate-income households are more likely to be older units with little built-in flood mitigation. Repeated flooding not only can cause structural damage and property damage to household goods, but also creates health hazards from mold and other contamination. The latter can exacerbate pre-existing conditions in populations that already have less than optimal access to healthcare.

# Strategic Plan

## SP-05 Overview

The purpose of the Strategic Plan is to guide the use of CDBG, HOME and ESG funds in Rockland County over the next five years. The plan is guided by three overarching goals that are applied according to the City's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock in both the rental and homeowner markets, increasing the availability of affordable housing by reducing barriers, and increasing the number of accessible units.
- To improve the quality of life and living conditions for low- and moderate-income persons through improvements in public facilities and infrastructure and the removal of slum/blighting influences.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.

The County developed this plan using citizen and stakeholder input generated by several stakeholder workshops, public meetings and a community needs survey.

Rockland County anticipates receiving the following approximate allocations for the various entitlement programs that it operates over the course of this five-year Consolidated Plan: \$13.4 million in CDBG funds, approximately \$4.6 million in HOME funds and \$1.1 million in ESG.

The County also anticipates receiving HOPWA funding through the New York City consortium. The estimated HOPWA grant award for Rockland County is \$190,000. Assuming this funding level, Rockland expects to receive approximately \$950,000 in HOPWA funds over the five-year of this Plan.

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

### Geographic Area

#### Table 52 Geographic Target Areas

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Not all housing and community development needs identified in this plan can be addressed over the next five years, primarily due to the limited resources available. The selection of non-housing community development priorities within income-eligible areas reflects the County's desire to create appreciable and lasting living environment improvements. Housing priorities reflect the need to increase the supply of affordable housing for all households across the income spectrum. The County is not establishing geographic priority areas. Instead, the system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG and HOME Programs;
- Meeting the needs of low- and moderate-income residents;
- Focusing on low- and moderate-income areas or neighborhoods;
- Coordination and leveraging of resources;
- Response to expressed needs;
- Sustainability and/or long-term impact; and
- The ability to demonstrate measurable progress and success.

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

### Priority Needs

1	Priority Need Name	Increase Access to and Quality of Affordable Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Increase Access to and Quality of Affordable Housing
	Description	The County has insufficient housing for households across the income spectrum. A mix of housing types is required to have a range of housing prices. Across the county, there is a need to increase the variety of housing types available to increase housing opportunities that are attainable for households at different income levels.
	Basis for Relative Priority	Data analyzed during the preparation of this Consolidated Plan, coupled with the County’s Housing Needs Assessment, the results of the public survey, and stakeholder input, all point to the overwhelming need affordable and accessible housing.
<b>2</b>	Priority Need Name	Public Facilities & Infrastructure Improvements
	Priority Level	High
	Population	Non-housing Community Development

	Geographic Areas Affected	Countywide
	Associated Goals	Improve Public Facilities and Infrastructure
	Description	There is a high level of support to replace antiquated infrastructure, public streets and sidewalks. In addition, many communities require upgrades to public facilities, including ADA improvements and the installation/rehabilitation of community amenities.
	Basis for Relative Priority	Maintaining and improving the aging infrastructure, including water, sewer, streets, sidewalks, and storm water, and making handicap accessibility improvements at curb intersections and other locations as needed continues to be a high priority. In addition, improvements to parks and recreation facilities will also continue to be a high priority.
<b>3</b>	Priority Need Name	Provide Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Provide Public Services
	Description	Ensure quality public services for the elderly and low-income persons. Activities include supporting agencies that provide services for adults with physical and developmental disabilities. The demand for these services in the County has continued to increase as the need for a range of public services has increased.
	Basis for Relative Priority	Continued services for these populations, with a particular focus on children and seniors, have been identified as a high priority by the County and its stakeholders.

<b>4</b>	Priority Need Name	Provide Homeless Housing & Services
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Provide Homeless Housing & Services
	Description	Rockland County has an active and coordinated Continuum of Care system to address the needs of the County’s homeless and “at risk” populations. Although a variety of housing resources and programs are offered to meet the needs of various homeless sub-populations, continued integration of resources and programming and the development of additional housing accommodations are needed to meet the demands.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
<b>5</b>	Priority Need Name	Housing & Services for Persons with HIV/AIDS
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Countywide
	Associated Goals	Provide Housing & Services for Persons with HIV/AIDS

	Description	According to the NYS Department of Health, as of December 2023 there were 633 cases of HIV or AIDS in Rockland County. At 14.2 newly diagnosed cases per 100,000 residents in 2023, new incidences of HIV/AIDS are fairly stable in recent years. In 2023, among newly diagnosed cases within the Lower Hudson region, Non-Hispanic Black/African Americans accounted for 41.8% of all reported cases with Hispanics representing 35.1% followed by Non-Hispanic Whites at 20.1% (New York State HIV/AIDS Annual Surveillance Report 2023). Diagnoses of HIV are largely men (73.1%).
	Basis for Relative Priority	The County provides a range of services for persons who are HIV/AIDS positive; however, the County’s stakeholders indicate that there is a need for more supportive housing for homeless persons with HIV/AIDS and their families as well as multi-lingual case management and support services. Additionally, food insecurity has been a major issue in recent years for the HIV/AIDS population and was exacerbated by the COVID-19 pandemic as short-term and long-term side effects from medical treatments can range from mild to severely debilitating.
6	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	County-Wide
	Geographic Areas Affected	County-Wide
	Associated Goals	Planning and Administration
	Description	Administrative and planning costs to operate the CDBG and HOME Programs.
	Basis for Relative Priority	Effective and efficient implementation of CDBG and HOME funding in accordance with federal regulations requires adequate resources for program planning and administration.

**Table 45 – Priority Needs Summary**

Rockland County shall not use grant funds to promote “gender ideology,” as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.”

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

### **Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Continued increases in home value or rents, without a concurrent increase in the average median household income, will make housing in Rockland County less affordable and increase the need for rental assistance for many low and moderate-income households.
TBRA for Non-Homeless Special Needs	Continued increases in home value or rents, without a concurrent increase in the average median household income, will make housing in Rockland County less affordable and increase the need for rental assistance for many low and moderate-income households. This need will be particularly acute for persons with disabilities or illnesses which makes it difficult or impossible for them to work.
New Unit Production	The County has insufficient housing for households at the lowest income cohorts. While there are 15,115 households earning 0-30% AMI (Table 6 in NA-10 Housing Needs Assessment), there are only 3,182 units available which are affordable to this income group. For the 30-50% AMI cohort, there are only 8,177 units available for 11,132 households. While the total deficit is an improvement from the previous Con Plan, for these two cohorts alone there is a deficit of 14,888 affordable housing units. Continued increases in home value or rents, without a concurrent increase in the average median household income, will make housing in Rockland County less affordable.
Rehabilitation	Over half of the County’s housing stock (56.4%) was built between 1940 and 1979, with an additional 32.3% built since 1980. Only 11.2% of the County’s housing stock was built prior to 1940. In 2020, 35% of owner-occupied and 51% of renter-occupied housing units reported at least one housing “condition” problem. Owner-occupied rehabilitation assistance is an effective method to preserve the County’s affordable housing inventory, particularly if the market value of the home is such that the cost and extent of rehabilitation does not exceed the value that can be achieved. The housing stock in the County is old and deteriorating/deteriorated. Rehabilitation efforts should also include the ability to make upgrades to the home to allow for aging in place as well as provide for accessibility improvements and radon/lead/asbestos abatement.

<p>Acquisition, including preservation</p>	<p>Acquisition, including preservation, can be influenced by the market value of the structure. With home purchases by private individuals, low interest rates off-set increases in the market value of the housing stock. Monthly housing costs of higher priced homes at lower interest rates approximate the monthly housing costs of lower priced homes at higher interest rates. In the case of a non-profit organization buying housing stock for rehabilitation and resale or for preservation, the costs of purchasing a home outright at higher prices can reduce the number of homes that can be purchased or reduce the funds available for rehabilitation activities.</p> <p>Further, limiting the costs of homeownership, including financing, production, and transaction costs and fees, makes homeownership more affordable, makes financing more available, and simplifies the home buying process. Streamlining transaction costs, expanding creative financing and public gap financing, and making technological improvements in loan underwriting will reduce the costs of homeownership.</p>
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**Table 46 – Influence of Market Conditions**

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

### **Introduction**

The County of Rockland is submitting to the United States Department of Housing and Urban Development a five-year consolidated plan for the years 2025-2029. The County is required to submit its FY2025 Action Plan and Certifications as part of the five-year Consolidated Plan process. The County has been awarded FY 2025 funding of \$2,691,786 for the Community Development Block Grant (CDBG) program, \$970,993.33 for the HOME Investment Partnership program, and \$235,512 in ESG funds.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$ 2,691,786	0	0	\$2,691,786	\$10,767,144	Funds to support improvements in Low to Moderate Income (LMI) areas.
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$ 970,993.33	0	0	\$ 970,993.33	\$3,883,973.32	Funds will be used to assist households at or below 30% and up to 60% AMI for rental housing; and at or below 80% AMI for homeownership opportunities.

ESG	Public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$235,512	0	0	\$235,512	\$942,048	Funds for housing and stabilization services for the County's population experiencing or at-risk of homelessness.
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Table 47 - Anticipated Resources

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

The County and its municipalities receive and utilize a variety of other resources including general and capital funds to either directly or indirectly meet its housing and community development needs. Many communities also leverage funds from New York State for their improvement projects. The County was recently awarded Lead Hazard Remediation Grant through the HUD Office of Lead Hazard Control and Healthy Homes. The County has also been awarded state grant funds through NYS Homes and Community Renewal under the Leading in Lead Prevention program to remediate lead hazards within zip code 10977.

HOME subrecipients and developers are required to provide matching funds to contribute to the County's required 25% match. The County also funds projects that are funded through the New York State Homes and Community Renewal's Low Income Housing Tax Credit program. ESG subrecipients are required to provide matching funds to meet the dollar-for-dollar match requirement.

The County has also created a revolving loan fund for the purpose of providing low interest rate loans for the development of affordable housing. The Housing Action Loan Opportunity (HALO) program was created with \$13.5 million in funding that was allocated across four different housing projects. As the funds are paid back to the County, the County anticipates launching additional funding rounds.

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

The vacant Sain Building located at 18 New Hempstead Road will be the site of future development of mixed-use commercial and workforce housing. The 3.69-acre site has been vacant since 2017, and the County's Division of Purchasing issued a Request for Proposals (RFP) in the fall of 2024. This project will create new workforce housing for essential workers, generate nearly half a million dollars in property taxes annually, and enhance the local community.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ROCKLAND COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Rockland County Continuum of Care	Continuum of care	Homelessness	Region
Rockland County Department of Social Services	Government	Homelessness Non-homeless special needs	Jurisdiction
Rockland County - Department of Health	Government	Homelessness Non-homeless special needs	Jurisdiction
Rockland County - Department of Mental Health	Government	Homelessness Non-homeless special needs	Jurisdiction

**Table 48 - Institutional Delivery Structure**

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

Rockland County has assessed the capacity of its institutional structure to carry out its housing and community development strategy. The current institutional structure provides the necessary framework for carrying implementing strategies and programs to meet the County’s goals. Through the direct use of funds under its control, including CDBG, HOME and ESG funds, the County has been able to address a variety of community development needs. The County’s capacity is strengthened by effective partnerships with a variety of non-profit housing and community development organizations and representatives from other County departments and participating municipalities, including the Departments listed above. These partnerships and collaborative efforts have made it possible for the County and/or non-profit agencies to compete for various discretionary programs.

Gaps in the institutional delivery system include issues that arise as a result of uncertainty in funding consistency.

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

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

**Table 49 - Homeless Prevention Services Summary**

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

Multiple service delivery points have improved the overall effectiveness of providing public services to specific need groups. Community Development collaborates with the other County Departments including the Departments of Health, Planning, Social Services and Mental Health; family counseling and substance abuse agencies, public health and related services each month. Interagency collaboration related to the availability and use of CDBG and HOME funds; as well as providing incentives for private

sector and nonprofit partners has improved the ability of the Office of Community Development to account for results and outcomes.

The Rockland County Department of Social Services serves as the Lead Agency for the County's Continuum of Care (CoC), which is designed to promote County-wide commitment to the goal of ending homelessness; provide funding for efforts by local governments and nonprofit providers to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness. The CoC includes all housing types to address the needs of the homeless population, including Emergency Shelters, Transitional Housing, Permanent Supportive Housing and Rapid Re-housing.

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

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

The services provided by organizations assisting persons experiencing homelessness have a history of coordinated effort, which is demonstrated by the Coordinated Entry system development and implementation. These organizations partner with each other, the County, the local Housing Authorities and mainstream service providers to respond to the needs of the populations they serve. Any existing gaps in the delivery system are primarily related to gaps in available services – such as a lack of transportation and affordable housing – rather than due to coordination among and between service agencies. The major gap the CoC faces is the limited funding and staff available to provide all of the housing and services needed for this population.

Stakeholders report there is no year-round emergency shelter in the County. There are warming/seasonal shelters, but shelter coupled with case management/housing search and placement services, and other services are needed. Transitional housing/services, including respite/crisis beds are also needed. This is confirmed by survey results, where over 70% of respondents rated emergency shelter/transitional housing a high or medium priority.

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

Because the primary gaps are related to services that are lacking in the system, the County will continue to support homeless agencies and service providers to leverage federal and non-federal funding sources to expand services. The County will also continue to support and encourage the development of new affordable housing units.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase access to and quality of affordable housing	2025	2029	Affordable Housing	County-Wide	Increase access to and quality of affordable housing	HOME: \$4,140,000	Rental units constructed: 8 Household Housing Unit  Rental units rehabilitated: 7 Household Housing Unit  Homeowner Housing Added: 7 Household Housing Unit  Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted
2	Improve Public Infrastructure and Facilities	2025	2029	Non-Housing Community Development	CDBG-Eligible	Improve Public Infrastructure & Facilities	CDBG: \$9,720,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide Public Services	2025	2029	Non-Homeless Special Needs	County-Wide	Provide Public Services	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,750 Persons Assisted
4	Provide Homeless Housing & Services	2025	2029	Homeless	County-Wide	Provide Homeless Housing and Services	ESG: \$1,100,000	Homeless Person Overnight Shelter: 20 Persons Assisted  Homelessness Prevention: 20 Persons Assisted
5	Planning/Administration	2025	2029	Other- Admin	County-Wide	Planning/ Administration	CDBG: \$2,680,000 HOME: \$460,000	Other-10

Table 50 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Increase access to and quality of affordable housing
	<b>Goal Description</b>	Activities may include construction of new, affordable rental units, rehabilitation of vacant units into affordable rental units, activities that promote homeownership and Tenant Based Rental Assistance. Units created may be reserved for special needs populations, including but not limited to individuals with disabilities.
2	<b>Goal Name</b>	Improve Public Infrastructure and Facilities
	<b>Goal Description</b>	Public infrastructure and facility improvements, including water, sewer, streets, stormwater drainage, sidewalk and curb cut improvements for ADA accessibility, and park improvements.
3	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	Ensure quality public services that support low-income individuals, including support for facilities that provide services for adults with physical and developmental disabilities.
4	<b>Goal Name</b>	Provide Homeless Housing and Services
	<b>Goal Description</b>	The County will use ESG funds to support shelter and housing operations, street outreach, rapid rehousing and homeless prevention services.
5	<b>Goal Name</b>	Planning/Administration
	<b>Goal Description</b>	Funds to administer and implement the CDBG and HOME Programs in accordance with federal regulations.

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

Rockland County will provide affordable housing to approximately 30 low-income persons.

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

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

Not Applicable.

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

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

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

None of the housing authorities within Rockland County are considered troubled.

### **Plan to remove the ‘troubled’ designation**

N/A

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

### **Barriers to Affordable Housing**

The County is conducting an extensive review of public policy including a detailed analysis of the impediments with an action plan to address them. In general, impacts on fair housing issues in the County from the public and private sector come from external factors/market conditions and include:

- Restrictive zoning ordinances
- Lack of available land and construction activity
- Real estate market prices

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

The 2024 Housing Needs Assessment details strategies that can be taken to ameliorate the barriers to affordable housing. These include working with local municipalities to explore possible changes that can be made to land-use policies to make it easier for affordable housing development to occur. Many projects trigger the County's GML 239 review process, which is meant to promote intermunicipal planning that considers the countywide and regional impacts of specific projects, while also coordinating land-use across municipal borders. However, in practice, it can serve to slow down planning efforts. County and municipal officials should continue to collaborate to improve this process.

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

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

Rockland County has an active and coordinated Continuum of Care system to address the needs of the County's homeless and "at risk" populations. Although a wide variety of housing resources and programs are offered to meet the needs of various homeless sub-populations continued integration of resources and programming and the development of additional housing accommodations are needed.

Each year, the CoC conducts a Point-in-Time count of the persons residing in emergency shelters, transitional housing facilities and places not meant for human habitation. This information is used to understand the emergency needs of homeless persons so that they can be addressed adequately and efficiently. There has been an increase in street homelessness throughout the County. Street outreach activities and critical time intervention efforts are designed to engage unsheltered individuals and place them into housing solutions. While street outreach efforts generally capture low-acuity needs, critical time intervention activities focus on individuals experiencing chronic homelessness with co-occurring mental health or substance use disorders. Warming shelters throughout the County also identify unsheltered households and work to place them in shelter or other housing solutions.

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

The Rockland County Continuum of Care (COC) leads the effort in implementing the Coordinated Entry System (CE) to provide a single point of access to determine the housing and social service needs of homeless persons. CE is designed to account for the unique range of needs of people experiencing homelessness, urgently responds to these needs with permanent housing solutions, and successfully incorporates housing,

healthcare, and employment systems. Based on the vulnerability index score of the persons and households entering the system, this community response will ensure an accessible and navigable set of entry points; a universal assessment for all person requesting assistance; and effective and appropriate connections to housing and services for all populations.

The County COC contracts with CaresNY, which captures Point in Time data, Systems Performance Measures, and Coordinated Entry data to evaluate and understand the emergency needs of persons in the County experiencing homelessness. Rockland County utilizes Emergency Solutions Grant funding to directly support emergency shelter and transitional housing needs in the County and will utilize the information generated by the HMIS to inform Strategic Plan priorities as well as CDBG and HOME budget and planning processes.

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

Rockland County's homeless population, particularly those experiencing chronic homelessness, require robust housing and service solutions to successfully move each of them from emergency to transitional to permanent housing and independent living. Increasing the inventory of permanent housing with supportive services is a priority for the County. A large majority of chronically homeless persons have severe mental illness and/or substance abuse issues. They require long-term, affordable housing options with supportive services to make the transition to residential stability. In addition to permanent affordable housing, the County's strategy for ending chronic homelessness addresses each of the issues that most often cause this problem:

- The high prevalence of substance abuse and mental illness among chronically homeless individuals
- Inadequate education and/or job skills among many homeless persons
- The shortage of affordable rental housing in Rockland County

The County Department of Social Services will provide a variety of support services to homeless families and individuals who receive housing assistance through the County, as well as non-profit organizations serving the homeless individuals and families in the region.

The primary needs identified have been the need to address the root causes of homelessness such as lack of employment skills, substance abuse, mental illness and domestic violence. By dealing with these issues, the number of people returning to homeless facilities can be reduced

thereby increasing the capacity of existing facilities to accommodate additional homeless families and individuals. Case management interventions, particularly for those experiencing chronic homelessness, have proven to work longer term; however, many households that experience one crisis (such as a medical bill, car repair or other large expense) are often forced to choose between the expense and housing, which sometimes forces a return to homelessness.

HOME dollars will continue to be utilized for the creation of new affordable units.

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

As mentioned in MA-30 of this plan, Rockland County has a number of services to assist low-income individuals and families avoid becoming homeless, including rental and utility assistance provided by the DSS. Providers will be continue to work toward the goal of enabling people at greatest risk of homelessness to maintain permanent housing through targeted prevention and diversion activities. When homelessness cannot be avoided, providers will connect people with appropriate resources to stabilize them in housing as quickly and effectively as possible. The County will continue to prioritize resources to aid in housing stability efforts, especially as supplemental resources expire.

The CoC's Written Standards for Transition/Discharge Planning include the requirement that all case plans address sustainability in the areas of income, health care, and housekeeping/life skills. In addition, the County will focus efforts on providing workforce development services to ensure job placement. Increasing the number of providers and resources to manage this case planning are critical components to avoid episodes and recurrences of homelessness.

Referrals for many of the County's chronic homeless individuals are generated from jails, psychiatric and rehabilitation facilities. When the County receives early discharge notification, it can more efficiently increase the number of individuals for whom homelessness is averted at initial assessment and, for others, collapse the time between emergency, transitional, and permanent housing. Rockland County works with self-referral walk-ins, referrals from community-based organizations, caseworkers, law-enforcement agencies, and all other entities that interface with this population.

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

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

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority. All housing assisted with CDBG and/or HOME dollars will be evaluated for the presence of lead-based paint hazards. Interim controls or abatement will be performed on all lead hazards identified during the assessment. The County's Rehabilitation Programs will follow lead-based paint intervention requirements for pre-1978 dwellings that receive assistance in alignment with 24 CFR Part 35 Subpart J.

The Rockland County Office of Community Development intends to use a portion of its CDBG administration as matching salary funds for the purposes of running its newly awarded Lead Hazard Remediation Grant through the HUD Office of Lead Hazard Control and Healthy Homes. The County has been awarded state grant funds under the Leading in Lead Prevention program to remediate lead hazards within zip code 10977. To assist in this effort, the County retains project managers on staff who are certified risk assessors.

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

Lead-based paint hazards pose the greatest risk for children, especially those under six years of age. Rockland County follows New York State Public Health Law, and requires lead testing for children at ages 1 and 2, as well as proof of lead screening at daycare or pre-school. The County Department of Health sends a Lead Risk Assessor to conduct an environmental assessment for children whose blood lead levels are equal or greater than 5 ug/dl in an effort to identify the source of exposure.

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

During the initial and periodic inspections for all tenant based rental program, to include Section 8 Housing program, HOME program, and the Supportive Housing Grant Program, an inspector acting on behalf of the designated party and trained in visual assessment for deteriorated paint surfaces in accordance with procedures established by HUD conducts a visual assessment of all painted surfaces in order to identify any deteriorated paint.

The property owner is responsible for stabilizing any deteriorated paint surfaces before commencement of assisted occupancy. As of April 22, 2010, federal law requires all persons involved in paid renovation and repair work to be certified in lead-safe practices. If assisted occupancy has

commenced prior to the inspection, such paint stabilization must be completed within 30 days of notification of the owner of the results of the visual assessment. Paint stabilization is considered complete when clearance is achieved in accordance with County regulations. If the owner does not complete the hazard reduction required, the dwelling unit is in violation of Housing Quality Standards (HSQ) until the hazard reduction is complete or the unit is no longer under a housing assistance payment (HAP) contract with the housing agency.

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

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

Stakeholders reported a shortage of affordable housing across the income spectrum. Rockland County is committed to reducing the number of poverty-level and working families within the County and uses the resources of many community partners to provide access to resources such as housing services, workforce connections, adult education, community leadership, neighborhood centers and services for the elderly. The County will continue to partner with these local providers to continue to prevent households from declining into poverty and to lift current poverty-stricken households out of poverty. In addition, the County intends to target its resources to high opportunity areas of the County.

The following goals are established by the County to reduce poverty:

- Increase Access to and Quality of Affordable Housing
- Provide Homeless Housing and Services
- Provide Public Services

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

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

The County prioritizes funding for services related to poverty reduction and self-sufficiency, including workforce development and housing stability services. To the extent feasible, HOME dollars will be allocated to projects that couple affordable housing development with access to employment opportunities.

## SP-80 Monitoring – 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

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

The Rockland County Office of Community Development (OCD) conducts monitoring of sub-recipients throughout the year through review of files, voucher submission, via email, telephone and letter correspondence. The monitoring consists of reviewing the applications, bid documents, contracts, requests for payments, program accomplishments, and income verifications. The monitoring also consists of, but is not limited to:

1. National Objective Compliance
2. Labor Standard Compliance
3. Financial Management Compliance
4. Environmental Review Compliance
5. Procurement
6. Allowable Costs Compliance
- 7.

Monitoring activities are conducted throughout the program year. a copy of all monitoring activities undertaken is maintained at the Office of Community Development.

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

## Expected Resources

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

#### **Introduction**

The County of Rockland is submitting to the United States Department of Housing and Urban Development a five-year consolidated plan for the years 2025-2029. The County is required to submit its FY2025 Action Plan and Certifications as part of the five-year Consolidated Plan process. The County has received notification of FY 2025 funding of \$2,691,786 for the Community Development Block Grant (CDBG) program, \$970,993.33 for the HOME Investment Partnership program, and \$235,512 for the Emergency Solutions Grant (ESG) program. The projects that are listed are projections of funding and are subject to change based on the final grant from HUD.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,691,786	\$0	\$90,000	\$2,781,786	\$10,767,144	Funds to support housing and non-housing community development and public services in Low to Moderate Income (LMI) areas.
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$970,993.33	\$0	\$0	\$970,993.33	\$3,883,973.32	Funds will be used to assist households at or below 30% and up to 60% AMI for rental housing; and at or below 80% AMI for homeownership opportunities.

ESG	Public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$235,512	\$0	\$0	\$235,512	\$942,048	Funds used to prevent and end homelessness and support those who are risk of or experiencing homelessness through housing and other services.
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**Table 51 - 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**

Several of the County’s sub-grantees have been very successful in leveraging funds from other federal, state, private, and public funds. The County also funds projects that are funded through the New York State Homes and Community Renewal’s Low Income Housing Tax Credit program. These projects, through the efforts of the Office of Community Development, typically receive a Payment in Lieu of Taxes (PILOT) and the tax benefits contribute towards the match. The County also utilizes the appraised value of the land as a HOME match, when it qualifies.

Although matching is not a requirement for CDBG projects, may CDBG funded entities also leverage funds from New York State and other public

and private sources for their activities.

Rockland County is also a recipient of HOPWA through the State of New York.

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

The vacant Sain Building located at 18 New Hempstead Road will be the site of future development of mixed-use commercial and workforce housing. The 3.69-acre site has been vacant since 2017, and the County's Division of Purchasing issued a Request for Proposals (RFP) in the fall of 2024. This project will create new workforce housing for essential workers, generate nearly half a million dollars in property taxes annually, and enhance the local community.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase access to and quality of affordable housing	2025	2029	Affordable Housing	County-Wide	Increase access to and quality of affordable housing	HOME: \$878,536.33 CDBG: \$90,000	Rental units constructed: 2 Household Housing Unit  Homeowner Housing Added: 1 Household Housing Unit  Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted
2	Improve Public Infrastructure and Facilities	2025	2029	Non-Housing Community Development	CDBG-Eligible	Improve Public Infrastructure & Facilities	CDBG: \$1,720,435.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4,000 Persons Assisted
3	Provide Public Services	2025	2029	Non-Homeless Special Needs	County-Wide	Provide Public Services	CDBG: \$352,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
4	Provide Homeless Housing & Services	2025	2029	Homeless	County-Wide	Provide Homeless Housing and Services	ESG: \$235,512.00	Homeless Person Overnight Shelter: 20 Persons Assisted  Homelessness Prevention: 4 Persons Assisted

5	Planning/Administration	2025	2029	Other- Admin	County- Wide	Planning/ Administration	CDBG: \$538,357.20 HOME: \$92,457.00	Other-2
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**Table 52 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Increase access to and quality of affordable housing
	<b>Goal Description</b>	Activities may include construction of new, affordable rental units, rehabilitation of vacant units into affordable rental units, activities that promote homeownership and Tenant Based Rental Assistance. Units created may be reserved for special needs populations, including but not limited to individuals with disabilities.
2	<b>Goal Name</b>	Improve Public Infrastructure and Facilities
	<b>Goal Description</b>	Public infrastructure and facility improvements, including water, sewer, streets, stormwater drainage, sidewalk and curb cut improvements for ADA accessibility, and park improvements.
3	<b>Goal Name</b>	Provide Public Services
	<b>Goal Description</b>	Ensure quality public services that support low-income individuals, including support for facilities that provide services for adults with physical and developmental disabilities.
4	<b>Goal Name</b>	Provide Homeless Housing and Services
	<b>Goal Description</b>	The County will use ESG funds to support shelter and housing operations, street outreach, rapid rehousing and homeless prevention services.

5	<b>Goal Name</b>	Planning/Administration
	<b>Goal Description</b>	Funds to administer and implement the CDBG and HOME Programs in accordance with federal regulations.

## AP-35 Projects – 91.220(d)

### Introduction

CDBG and HOME, and ESG Projects are to be carried out within the Urban County. Consortium municipalities and not-for-profits apply for and receive funds to conduct eligible activities with these funds. The following categories have been funded.

### Projects

#	Project Name
1	General Program Administration
2	ESG24 ROCKLAND
3	Planned Repayments of Section 108 Loans
4	Sidewalk Improvements
5	Street Improvements
6	Public Facility Improvements
7	Parks & Recreational Facilities
8	Public Services
9	HOME CHDO
10	Affordable Housing Development
11	Tenant Based Rental Assistance

Table 53 – Project Information

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	General Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning/Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$538,357.20 HOME: \$92,457.00
	<b>Description</b>	Overall program administration, including (but not limited to) salaries, wages and related costs of grantee staff or others engaged in program management, monitoring and evaluation.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A Admin
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	General Program Administration Matrix Code 21A
2	<b>Project Name</b>	ESG24 ROCKLAND
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Homeless Housing and Services

	<b>Needs Addressed</b>	Provide Homeless Housing and Services
	<b>Funding</b>	ESG: \$235,512
	<b>Description</b>	ESG funds will be used to support shelter operations and street outreach, as well as homeless prevention and stabilization. Shelter Operations/Street Outreach \$141,307 Homeless Prevention \$76,542 Admin \$17,663
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 24 households will be assisted using ESG funds.
	<b>Location Description</b>	County Wide
	<b>Planned Activities</b>	Shelter Operation and Street Outreach  Homeless Prevention and Rapid Rehousing
<b>3</b>	<b>Project Name</b>	Planned Repayments of Section 108 Loans
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facility and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Repayments of principal for Section 108 loan guarantees.

	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Planned Section 108 Loan Repayments Matrix Code 19F
<b>4</b>	<b>Project Name</b>	Sidewalk Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$505,766.88
	<b>Description</b>	Improvements to sidewalks, sidewalk improvements that include the installation of trash receptacles, lighting, benches, and trees.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,000 individuals will benefit from the proposed activities
	<b>Location Description</b>	Town of Clarkstown; Village of Nyack
	<b>Planned Activities</b>	Sidewalk Improvements Matrix Code 03L

5	<b>Project Name</b>	Street Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$550,594.88
	<b>Description</b>	Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs. It may also include improvements that include landscaping, street lighting and/or street signs.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,000 individuals will benefit from the proposed activities
	<b>Location Description</b>	Village of Kaser; Village of Suffern; Village of West Haverstraw
<b>Planned Activities</b>	Street Improvements Matrix Code 03K	
6	<b>Project Name</b>	Public Facility Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$71,852

	<b>Description</b>	Improvements to public facilities, particularly to ensure ADA accessibility
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,000 individuals will benefit from the proposed activities
	<b>Location Description</b>	Town of Haverstraw
	<b>Planned Activities</b>	Public Facility Improvements Matrix Code 03Z
<b>7</b>	<b>Project Name</b>	Parks & Recreational Facility Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure Improvements
	<b>Funding</b>	\$436,115
	<b>Description</b>	Development of open space areas or facilities intended primarily for recreational use.
	<b>Target Date</b>	06/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1000 individuals will benefit from the proposed activities.
	<b>Location Description</b>	Town of Ramapo; Village of Haverstraw

	<b>Planned Activities</b>	Park Improvements Matrix Code 03F
<b>8</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Public Services
	<b>Needs Addressed</b>	Provide Public Services
	<b>Funding</b>	CDBG: \$357,225
	<b>Description</b>	The County will provide a variety of public services, including but not limited to services for youth, seniors, and people with disabilities.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,000 individuals will benefit from the proposed services.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Public Services Matrix Codes 05A 05B 05C 05D 05G 05H
<b>9</b>	<b>Project Name</b>	HOME CHDO
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Access to and Quality of Affordable Housing
	<b>Needs Addressed</b>	Increase Access to and Quality of Affordable Housing

	<b>Funding</b>	HOME: \$138,685
	<b>Description</b>	Development of affordable housing for rent or sale to low income households.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2 households will benefit from the proposed activities.
	<b>Location Description</b>	Location TBD
	<b>Planned Activities</b>	Development of affordable rental housing
<b>10</b>	<b>Project Name</b>	Affordable Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Access to and Quality of Affordable Housing
	<b>Needs Addressed</b>	Increase Access to and Quality of Affordable Housing
	<b>Funding</b>	CDBG: \$90,000 HOME: \$589,851.33
	<b>Description</b>	Development of affordable housing for rent or sale to low income households.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1 household will benefit from the proposed activities.

	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Acquisition Matrix Code 01
<b>11</b>	<b>Project Name</b>	Tenant Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Access to and Quality of Affordable Housing
	<b>Needs Addressed</b>	Increase Access to and Quality of Affordable Housing
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	Tenant subsidies exclusively for rental payments for more than three months.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 8 households will benefit from the proposed activities
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	HOME TBRA Program

## 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

Not less than 70 percent of CDBG funds must be used for activities that benefit low and moderate income persons. HUD uses special Census data to determine where at least 51 percent of households have incomes at or below 80 percent of the area median income (AMI).

### Geographic Distribution

Target Area	Percentage of Funds
100	Countywide

Table 54 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Federal funds are intended to provide LMI households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. The system for establishing the priority selection of these projects in Rockland County is based on the following criteria:

- Meeting the needs of LMI residents and responding to expressed needs
- Sustainability and/or long-term impact
- Coordinating and leveraging resources
- The ability to demonstrate measurable progress and success
- Meeting the statutory requirements of the CDBG and HOME programs

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

## Affordable Housing

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

#### Introduction

Rockland County funds will support the following affordable housing projects in 2025:

1. Tenant-based Rental Assistance subsidies for rental payments for no more than three months;
2. CHDO funds set-aside;
3. Affordable housing projects, including rental unit rehabilitation and homeowner and rental unit development.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	11
Special-Needs	0
Total	11

**Table 55 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	8
The Production of New Units	3
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	11

**Table 56 - One Year Goals for Affordable Housing by Support Type**

### AP-60 Public Housing – 91.220(h)

#### Introduction

The six municipal housing authorities located in Rockland County manage 282 units of public housing within their own jurisdictions; 136 units are managed by the Village of Nyack Housing Authority, and 146 by the Spring Valley Housing Authority. Another 2,455 Section 8 housing voucher housing units exist among the authorities within Rockland County.

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

Each PHA is responsible for preparing its own Public Housing Agency Plan which includes the actions that the PHA will undertake to address the needs of their residents. Waldron Terrace and Depew Manor, owned and managed by the Village of Nyack Housing Authority, were built in 1960 and 1965

respectively. Other public housing buildings were built in the 1970's and 1980's. As noted in the County's 2024 Housing Needs Assessment, given the limitation for collecting rent, many of the County's Public Housing Units are likely to be in need of maintenance due to aging structures. The County's PHAs dedicate resources to day-to-day operation and maintenance of units.

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

Residents of public housing agencies are encouraged to attend public hearings concerning the use of funding awarded to PHAs and other meetings discussing operations. The County's Housing Authorities do not currently operate Family Self-Sufficiency (FSS) programs.

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

Rockland County PHAs are not designated as troubled.

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

### **Introduction**

The Rockland County Continuum of Care conducts an annual Point-In-Time Homeless (PIT) count for Rockland County. The PIT count offers information about individuals and families experiencing homelessness on a given night. The most recent PIT count was conducted on January 28, 2024 and enumerated homeless individuals living in emergency shelters, transitional housing, and other locations.

The 2024 PIT identified 36 (27.7%) unsheltered homeless individuals in the survey area. The remaining 94 (62.3%) were sheltered. The large majority of unsheltered homeless individuals were men (94.4%). Non-Hispanic residents represented almost half (44.1%) of the unsheltered population and White residents accounted for nearly half (47.1%) followed by Black/African American residents 23.5%.

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

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

The Rockland County Continuum of Care (COC) leads the effort in implementing the Coordinated Entry System (CE) to provide a single point of access to determine the housing and social service needs of homeless persons. CE is designed to account for the unique range of needs of people experiencing homelessness, urgently responds to these needs with permanent housing solutions, and successfully incorporates housing, healthcare, and employment systems. Based on the vulnerability index score of the persons and households entering the system, this community response will ensure an accessible and

navigable set of entry points; a universal assessment for all person requesting assistance; and effective and appropriate connections to housing and services for all populations.

The County COC contracts with CaresNY, which captures Point in Time data, Systems Performance Measures, and Coordinated Entry data to evaluate and understand the emergency needs of persons in the County experiencing homelessness. Rockland County utilizes Emergency Solutions Grant funding to directly support emergency shelter and transitional housing needs in the County and will utilize the information generated by the HMIS to inform Strategic Plan priorities as well as CDBG and HOME budget and planning processes. For the 2025 Program Year, the County intends to fund street outreach and shelter operation at the maximum allowable amount with their ESG allocation.

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

Rockland County utilizes Emergency Solutions Grant funding to directly support emergency shelter and transitional housing needs in the County and will utilize the information generated by the HMIS to inform Strategic Plan priorities as well as CDBG and HOME budget and planning processes. For the 2025 Program Year, the County intends to fund shelter operations and street outreach at the maximum allowable amount with their ESG allocation.

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

Rockland County's homeless population, particularly those experiencing chronic homelessness, require robust housing and service solutions to successfully move each of them from emergency to transitional to permanent housing and independent living. Increasing the inventory of permanent housing with supportive services is a priority for the County. A large majority of chronically homeless persons have severe mental illness and/or substance abuse issues. They require long-term, affordable housing options with supportive services to make the transition to residential stability. In addition to permanent affordable housing, the County's strategy for ending chronic homelessness addresses each of the issues that most often cause this problem:

- The high prevalence of substance abuse and mental illness among chronically homeless individuals
- Inadequate education and/or job skills among many homeless persons
- The shortage of affordable rental housing in Rockland County

The County Department of Social Services will provide a variety of support services to homeless families and individuals who receive housing assistance through the County, as well as non-profit organizations serving the homeless individuals and families in the region.

For the 2025 Program Year, the County intends to fund homelessness prevention and rapid re-housing through Legal Aid with their ESG allocation. They will also be using HOME funding to develop and preserve affordable housing units.

**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**

As mentioned in MA-30 of this plan, Rockland County has a number of services to assist low-income individuals and families avoid becoming homeless, including rental and utility assistance provided by the DSS. Providers will be continuing to work toward the goal of enabling people at greatest risk of homelessness to maintain permanent housing through targeted prevention and diversion activities. When homelessness cannot be avoided, providers will connect people with appropriate resources to stabilize them in housing as quickly and effectively as possible. The County will continue to prioritize resources to aid in housing stability efforts, especially as supplemental resources expire.

The CoC's Written Standards for Transition/Discharge Planning include the requirement that all case plans address sustainability in the areas of income, health care, and housekeeping/life skills. In addition, the County will focus efforts on providing workforce development services to ensure job placement. Increasing the number of providers and resources to manage this case planning are critical components to avoid episodes and recurrences of homelessness.

Referrals for many of the County's chronic homeless individuals are generated from jails, psychiatric and rehabilitation facilities. When the County receives early discharge notification, it can more efficiently increase the number of individuals for whom homelessness is averted at initial assessment and, for others, collapse the time between emergency, transitional, and permanent housing. Rockland County works with self-referral walk-ins, referrals from community-based organizations, caseworkers, law-enforcement agencies, and all other entities that interface with this population.

The County's 2025 CDBG funding will be allocated toward a variety of services targeted toward youth, seniors, and those seeking employment.

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

### **Introduction:**

There are many barriers to affordable housing that serve to limit its development. According to the 2024 Housing Needs Assessment, land costs coupled with exclusionary land-use policies are a significant barrier to meeting housing needs in Rockland County. Zoning changes that increase the allowable density are one critical way to use land more efficiently, to increase the volume and variety of housing, and to reduce costs for Rockland residents. However, County government is limited in its ability to change zoning and other local land-use policies.

Other barriers include general lack of funding allocated toward affordable housing development, inadequate staffing/capacity at the local level to plan, coordinate, and implement affordable housing development, policies that limit housing on the part of private lending markets, and public opposition to affordable housing.

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

The 2024 Housing Needs Assessment details strategies that can be taken to ameliorate the barriers to affordable housing. These include working with local municipalities to explore possible changes that can be made to land-use policies to make it easier for affordable housing development to occur. Many projects trigger the County's GML 239 review process, which is meant to promote intermunicipal planning that considers the countywide and regional impacts of specific projects, while also coordinating land-use across municipal borders. However, in practice, it can serve to slow down planning efforts. County and municipal officials should continue to collaborate to improve this process.

The County is conducting an extensive review of public policy in the 2025 Analysis of Impediments to Fair Housing. That document contains a detailed analysis of the impediments with an action plan to address them. In general, impacts on fair housing issues in the County from the public and private sector come from external factors/market conditions and include:

- Restrictive zoning ordinances
- Lack of available land and construction activity
- Real estate market prices

## AP-85 Other Actions – 91.220(k)

### **Introduction:**

The following are additional actions Rockland County will take in the 2025 Program Year.

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

The County prioritizes funding for services related to seniors, youth and employment. To the extent feasible, HOME dollars will be allocated to projects that couple affordable housing development with self-sufficiency and employment programming.

The County is diligently working with the Rockland Housing Action Coalition to facilitate the creation of affordable units within Rockland County, as affordable housing is a severe need in the County.

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

The County will continue to work with its CHDOs and other affordable housing providers to maintain and develop the County's supply of public and affordable housing. In addition, the County will continue to allocate funds to rental assistance and homeless prevention programs to keep people housed where possible.

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

The RCOCD does not utilize any of its entitlement funds for lead-based paint programs. However, in the use of HOME Program funds, the County is fully compliant with HUD lead hazard control regulations at 24 CFR Part 35. Proving safe and healthy homes is an objective that will be particularly be met through this program. In the CDBG Program, all local government grant recipients are required to comply with 24 CFR 570.487 with respect to lead paint poisoning prevention. The Rockland County Office of Community Development intends to use a portion of its CDBG administration as matching salary funds for the purposes of running its newly awarded Lead Hazard Remediation Grant through the HUD Office of Lead Hazard Control and Healthy Homes. The County was awarded state grant funds under the Leading in Lead Prevention program to remediate lead hazards within zip code 10977. To assist in this effort, the County retains project managers on staff who are certified risk assessors.

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

To better empower individuals and families toward economic self-sufficiency, CDBG and HOME dollars may be used for the following strategies:

- Support sustainable economic development through affordable housing and other community development initiatives.
- Support workforce development efforts designed to place individuals in well-paying sustainable

- employment opportunities
- Promote development and services in high opportunity areas

The County will fund employment and youth services.

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

The largest gap in the delivery of services to low- moderate-income households is the lack of adequate funding to address the housing and community development needs of County residents. The County will utilize its CDBG and HOME resources to support the delivery of services to special needs populations, including those experiencing or at-risk of homelessness, families, and the elderly. In addition, the County will continue to support collaborative efforts to develop new resources to meet the changing needs of special needs populations.

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

The Office of Community Development provides continuous technical assistance to ensure compliance with rules and regulations governing federal funding. Additionally, ongoing discussions with partners focus on reviewing activity accomplishments and devising creative solutions to address unique challenges encountered in the community. The Continuum of Care and Collaboratives meet monthly. The Office of Community Development will seek to facilitate bi-annual meetings of relevant county agencies and service providers to oversee strategy implementation and to ensure coordination of efforts at the local level.

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

#### **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.	100%

#### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
None
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County will use the HUD Recapture Provisions for its Homebuyer Assistance Program to ensure that the amount of HOME funds provided directly to homebuyers are imposed for the duration of the period of affordability and are mandated to recapture provisions per 24 CFR 92.254(a)(5)(ii). This restriction is enforceable by a Mortgage & Note filed on the eligible property.

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

The assistance shall be structured as a loan with zero percent interest. No payments will be required during occupancy. The County loan will become due and payable upon the following conditions regardless of the length of occupancy: If the home is sold, transferred, refinanced, no longer continues to be the homeowner's principal residence, or if the first mortgage terms are satisfied.

If, however, the net proceeds are insufficient to repay both the direct HOME subsidy assistance and the Homebuyer's investment, the County will recapture the net proceeds less the Homebuyer's investment. HUD defines the net proceeds as the sales price minus the loan repayments and closing costs. Under no circumstances will the County recapture more than is available from the net proceeds of the sale.

**Direct HOME subsidy** is the amount of HOME assistance, *including any program income*, that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

**Net proceeds** are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can the PJ recapture more than is available from the net proceeds of the sale.

During the recapture restriction period, the original homebuyer will be entitled to any increase in value that remains after all debts are repaid, including the Homebuyer Assistance Program loan, with the following provisions to be incorporated into the Mortgage & Note.

**Reduction during affordability period:** Repayment of the Homebuyer assistance deferred second

mortgage loan is on a pro rata reduction basis. During the first five years of the loan, repayment shall be the outstanding principal only. The loan will reduce annually from years six through fifteen at a rate of 10% of the loan amount with the loan forgiven after fifteen years if the homeowner owns and occupies the house as the primary residence for the required affordability period. Forgiveness of the full amount of assistance will only occur if the homeowner occupies and retains the property for the full affordability period. No interest shall accumulate on this loan during the affordability period.

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

The County will use the HUD Recapture Provisions for its Homebuyer Assistance Program to ensure that the amount of HOME funds provided directly to homebuyers are imposed for the duration of the period of affordability and are mandated to recapture provisions per 24 CFR 92.254(a)(5)(ii). The County has set the period of affordability at fifteen (15) years for its HOME Program under recapture.

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

The County will not use HOME to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

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

1. Include written standards for providing ESG assistance (may include as attachment)  
See Written Standards attached in the Unique Appendix.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC has established a Coordinated Assessment System Committee. This committee has met and based upon the HUD policy brief has established a pilot program that is being implemented by the Department of Social Services and Helping Hands (a private non-profit organization.) A homeless screening coordinated entry form is being used by both agencies.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The recipient, having communicated and coordinated with the CoC concerning all the relevant points of services to be provided, performance standards, and policies and procedures for the operation and administration of the HMIS, will proceed to publicly and openly seek applications from all qualified nonprofit or municipal organizations who wish to provide services under the street outreach, homelessness prevention, rapid re-housing, and emergency shelter components of the FY24 allocation of Emergency Solutions Grant funds. Application informatoin will contain a description of all requirements placed on sub-recipients, which shall include policies on the provision of assessment for all persons seeking services, policies on eligibility of program participants, and how to determine when applicants meet homelessness or at-risk of homelessness guidelines established by HUD, policies on prioritizing the need of applicants for ESG services, policies on amount and length of time that financial assistance will be provided, a clear statement of the responsibility of sub-recipients to enter all client data in an HMIS—or alternate system for victim services providers—that has been approved by the Continuum of Care. Only nonprofit agencies will be eligible to receive sub-awards. An application format will be developed in which potential sub-award recipients will be asked to present the services they are able to provide, the cost of such services and a budget for all program expenditures.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. The County of Rockland CoC provides for the participation of a homeless individual on a policy making entity of the CoC. The CoC consults with a formerly homeless individual regarding decisions pertaining to the best uses of ESG funds.
6. Describe performance standards for evaluating ESG.

The Emergency Solutions Grant funding emphasizes Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-housing Assistance, Homeless Management Information System (HMIS) and 7.5% for Administrative Activities. Performance standards and outcome measures for emergency shelter and homelessness prevention and rapid re-housing activities should include, at least, the following:

Greater stability in housing

Increased self-sufficiency

Improved budget planning and financial management

ESG activities are also held to adhere with HUD data and technical standards and HUD performance thresholds. These include participant length of stay in the ESG program, percent of participants leaving emergency shelter (ES) for transitional housing (TH) or permanent housing, percent of participants leaving transitional housing for permanent housing, percent of participants leaving ES and/or TH with increased access to mainstream services, percent of participants in ES and/or TH leaving with employment, percent of participants in ES and/or TH leaving with increased income. All these measures are captured, followed over time, and analyzed using the Homeless Management Information System (HMIS).

Performance standards also include qualitative measures to aid in evaluation and to monitor progress during participant enrollment in ESG activities. These measures are captured within the case management efforts detailed in the HMIS.

## Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who originated the	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and day) for when the	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one	What time period (provide the year, and optionally month and	What is the status of the data set (complete, in progress, or
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			<b>data set.</b>			<b>data was collected.</b>			<b>number of respondents or units surveyed.</b>	<b>geographic area or among a certain population?</b>	<b>day) is covered by this data set?</b>	<b>planned)?</b>
<TYPE=[pivot_table] VERSION=[2] REPORT_GUID=[884DC1E44796F035A521FE96F1A3ABF2]>												



# SF 424 and Certifications

**CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

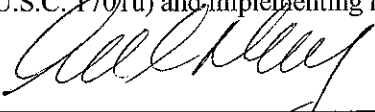
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

  
\_\_\_\_\_  
Signature of Authorized Official

7.17.2025  
\_\_\_\_\_  
Date

County Executive  
\_\_\_\_\_  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

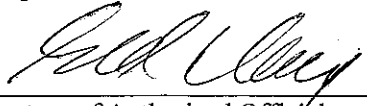
**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature of Authorized Official

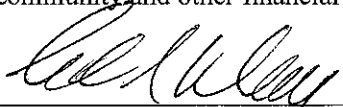
7.17.2025  
\_\_\_\_\_  
Date

County Executive  
\_\_\_\_\_  
Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

  
\_\_\_\_\_  
Signature of Authorized Official

7.17.2025  
\_\_\_\_\_  
Date

County Executive  
\_\_\_\_\_  
Title

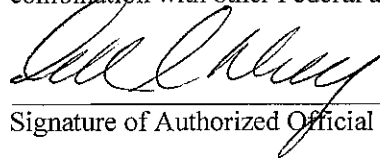
**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature of Authorized Official

7.17.2025  
\_\_\_\_\_  
Date

County Executive  
\_\_\_\_\_  
Title

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** — The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature of Authorized Official

7.17.2025  
\_\_\_\_\_  
Date

County Executive  
\_\_\_\_\_  
Title

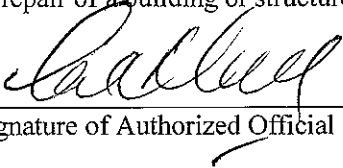
## Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
\_\_\_\_\_  
Signature of Authorized Official

7.17.2025  
\_\_\_\_\_  
Date

County Executive  
\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Application for Federal Assistance SF-424**

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____
---	---	--

<b>* 3. Date Received:</b> 07.18.2025	<b>4. Applicant Identifier:</b> _____
--	--

<b>5a. Federal Entity Identifier:</b> _____	<b>5b. Federal Award Identifier:</b> _____
--	---

**State Use Only:**

<b>6. Date Received by State:</b> _____	<b>7. State Application Identifier:</b> _____
---	---

**8. APPLICANT INFORMATION:**

<b>* a. Legal Name:</b> County of Rockland	
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 13-6007344	<b>* c. UEI:</b> N9H1NJZVJS45

**d. Address:**

<b>* Street1:</b>	50 Sanatorium Road, Bldg A, 6th Floor
<b>Street2:</b>	_____
<b>* City:</b>	Pomona
<b>County/Parish:</b>	_____
<b>* State:</b>	NY: New York
<b>Province:</b>	_____
<b>* Country:</b>	USA: UNITED STATES
<b>* Zip / Postal Code:</b>	10977-3555

**e. Organizational Unit:**

<b>Department Name:</b> Office of Community Dev.	<b>Division Name:</b> _____
---	--------------------------------

**f. Name and contact information of person to be contacted on matters involving this application:**

<b>Prefix:</b> _____	<b>* First Name:</b> Alexandra
<b>Middle Name:</b> S	_____
<b>* Last Name:</b> Obremski	_____
<b>Suffix:</b> _____	_____

<b>Title:</b> Director
------------------------

<b>Organizational Affiliation:</b> _____
---

<b>* Telephone Number:</b> 845-364-3944	<b>Fax Number:</b> _____
---	--------------------------

<b>* Email:</b> obremaska@co.rockland.ny.us
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**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

Community Development Block Grant

**\* 12. Funding Opportunity Number:**

B-25-UC-36-0103

\* Title:

CDBG

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

2025 CDBG Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**  
\* a. Applicant  \* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**  
\* a. Start Date:  \* b. End Date:

**18. Estimated Funding (\$):**


* a. Federal	<input type="text" value="2,691,786.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="90,000.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="2,781,786.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**  
 a. This application was made available to the State under the Executive Order 12372 Process for review on   
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.  
 c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**  
 Yes  No  
If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**  
 \*\* I AGREE  
\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**  
Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:   
\* Title:   
\* Telephone Number:  Fax Number:   
\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:

Edwin Day

\*Title: County Executive

\*Applicant/Recipient Organization:

Rockland County

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

**I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).**

\* Signature:

\* Date: (mm/dd/yyyy): 7.17.2025

07/17/2025

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**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:

Edwin Day

\*Title: County Executive

\*Applicant/Recipient Organization:

Rockland County

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

**I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii))**

\* Signature

\* Date: (mm/dd/yyyy): 7/17/2025

07/17/2025

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Application for Federal Assistance SF-424								
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application			<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision			<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____		
<b>* 3. Date Received:</b> 07.18.2025			<b>4. Applicant Identifier:</b> _____					
<b>5a. Federal Entity Identifier:</b> _____			<b>5b. Federal Award Identifier:</b> _____					
<b>State Use Only:</b>								
<b>6. Date Received by State:</b> _____			<b>7. State Application Identifier:</b> _____					
<b>8. APPLICANT INFORMATION:</b>								
<b>* a. Legal Name:</b> County of Rockland								
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 13-6007344				<b>* c. UEI:</b> N9H1NJZVJS45				
<b>d. Address:</b>								
<b>* Street1:</b> 50 Sanatorium Road, Bldg A, 6th Floor								
<b>Street2:</b> _____								
<b>* City:</b> Pomona								
<b>County/Parish:</b> _____								
<b>* State:</b> NY: New York								
<b>Province:</b> _____								
<b>* Country:</b> USA: UNITED STATES								
<b>* Zip / Postal Code:</b> 10977-3555								
<b>e. Organizational Unit:</b>								
<b>Department Name:</b> Office of Community Dev.				<b>Division Name:</b> _____				
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>								
<b>Prefix:</b> _____		<b>* First Name:</b> Alexandra						
<b>Middle Name:</b> S								
<b>* Last Name:</b> Obremski								
<b>Suffix:</b> _____								
<b>Title:</b> Director								
<b>Organizational Affiliation:</b> _____								
<b>* Telephone Number:</b> 845-364-3944			<b>Fax Number:</b> _____					
<b>* Email:</b> obremaska@co.rockland.ny.us								

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.239

CFDA Title:

HOME Investment Partnerships Program

**\* 12. Funding Opportunity Number:**

B-25-UC-36-0103

\* Title:

HOME

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

2025 HOME Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="970,993.33"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="970,993.33"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

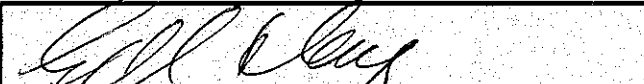
**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: <b>07 18 2025</b>	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____	
<b>State Use Only:</b>		
6. Date Received by State: _____	7. State Application Identifier: _____	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <b>County of Rockland</b>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <b>13-6007344</b>	* c. UEI: <b>N9H1NJZVJS45</b>	
<b>d. Address:</b>		
* Street1: <b>50 Sanatorium Road, Bldg A, 6th Floor</b>	_____	
Street2: _____	_____	
* City: <b>Pomona</b>	_____	
County/Parish: _____	_____	
* State: <b>NY: New York</b>	_____	
Province: _____	_____	
* Country: <b>USA: UNITED STATES</b>	_____	
* Zip / Postal Code: <b>10977-3555</b>	_____	
<b>e. Organizational Unit:</b>		
Department Name: <b>Office of Community Dev.</b>	Division Name: _____	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: _____	* First Name: <b>Alexandra</b>	
Middle Name: <b>S</b>	_____	
* Last Name: <b>Obremski</b>	_____	
Suffix: _____	_____	
Title: <b>Director</b>	_____	
Organizational Affiliation: _____		
* Telephone Number: <b>845-364-3944</b>	Fax Number: _____	
* Email: <b>obremaska@co.rockland.ny.us</b>		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.231

CFDA Title:

Emergency Solutions Grant

**\* 12. Funding Opportunity Number:**

E-25-UC-36-0103

\* Title:

ESG

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

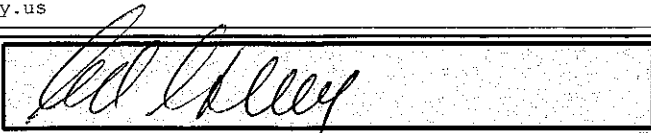
2025 ESG Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

<b>Application for Federal Assistance SF-424</b>	
<b>16. Congressional Districts Of:</b>	
* a. Applicant <input type="text" value="17"/>	* b. Program/Project <input type="text" value="17"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
<b>17. Proposed Project:</b>	
* a. Start Date: <input type="text" value="07/01/2025"/>	* b. End Date: <input type="text" value="06/30/2026"/>
<b>18. Estimated Funding (\$):</b>	
* a. Federal	<input type="text" value="235,512.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="235,512.00"/>
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
<b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)</b>	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
<b>Authorized Representative:</b>	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Edwin"/>
Middle Name: <input type="text" value="J."/>	
* Last Name: <input type="text" value="Day"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="County Executive"/>	
* Telephone Number: <input type="text" value="845-638-5122"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="CountyExec@co.rockland.ny.us"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="07/17/2025"/>

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As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:

Edwin Day

\*Title: County Executive

\*Applicant/Recipient Organization:

Rockland County

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2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

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\* Signature:

\* Date: (mm/dd/yyyy): 7.17.2025

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# Citizen Participation

**Agency:**

Maria Frank  
 Rockland County Of Comm. Deve  
 50 Sanatorium RD  
 Pomona NY 10970-3555  
 Acct: 1184242

**Client:**

Maria Frank  
 Comm. Development  
 Rockland County Of Comm. Deve  
 50 Sanatorium RD  
 Pomona NY 10970-3555  
 Acct: 1184242

**This is not an invoice**

Ad #	Advertisement / Description	Items	Columns x Lines x Insertions	Cost
11302349	ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT	Legal Notices	2 x 224.00 x 1	\$858.80
<b>Order Total Due:</b>				<b>\$858.80</b>

Costs above include daily ad cost and any associated affidavit charges,  
 where applicable

# of Copies :

1

**The Journal News**  
 Gannett New York-New Jersey LocaliQ  
 PO Box 6312102 Cincinnati, OH 45263-1202

### AFFIDAVIT OF PUBLICATION

State of Wisconsin  
County of Brown

Linda Tuttt being duly sworn, deposes and says she is the Principal Clerk of **The Journal News**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

05/09/2025

Linda Tuttt

Subscribed and sworn to before me this 09 day of May, 2025

Vicky Felty

Notary Public  
State of Wisconsin, County of Brown

VICKY FELTY  
Notary Public  
State of Wisconsin

9/19/25/20

ROCKLAND COUNTY OFFICE OF COMMUNITY  
DEVELOPMENT  
COMMUNITY DEVELOPMENT BLOCK GRANT, HOME  
INVESTMENT PARTNERSHIPS AND EMERGENCY  
SOLUTIONS GRANT PROGRAMS  
NOTICE OF REQUEST FOR INFORMATION AND  
CONSULTATION  
PROPOSED FY-2025-2029 FIVE YEAR CONSOLIDATED  
PLAN AND FY 2025 ANNUAL ACTION PLAN  
AND  
NOTICE OF PUBLIC HEARING

OVERVIEW- COMMUNITY DEVELOPMENT PLAN/PUBLIC HEARING:

Rockland County will hold a public hearing in order that the public may discuss and make comments on the proposed HUD Five-Year Consolidated Plan for Fiscal Years 2025-2029 and the Annual Action Plan for Fiscal Year 2025. The Rockland County Office of Community Development currently administers the Community Development Block Grant (CDBG), HOME Investment Partnerships Program for affordable housing (HOME) and the Emergency Solutions Grant (ESG) which are funded by the U.S. Department of Housing and Urban Development (HUD). HUD has consolidated the submission requirements for these formula grant programs into a single plan. The overall goal of the plan has been and continues to be to strengthen partnerships within the County among all levels of government and the private sector, including for-profit and not-for-profit organizations to enable them to provide decent housing, establish and maintain a suitable living environment and expand economic opportunities for our citizens. The functions of the Plan are threefold: it is a planning document, an application for Federal funds and a strategy to be followed in administering HUD Programs.

PROPOSED FY 2025 PROJECTS AND PROGRAMS:

Rockland County has not yet received its Fiscal Year 2025 allocations from HUD. However, in anticipation of FY2025 funding, Community Development project applications have been submitted by member municipalities and local not for profits. Municipal projects were the subject of local public hearings to involve citizens in the process.

A list of the proposed projects that have submitted applications for funding can be found on our website at <https://www.rocklandcountyny.gov/departments/community-development/community-development-block-grants>

PUBLIC COMMENT

The public hearing will be held on Thursday, May 22, 2025, at 3:30 P.M. at the Rockland County Office of Community Development; 50 Sanatorium Road Bldg. A 6th Floor Training Room, Pomona, New York 10970. The hearing will be conducted both in person and virtually. To request the link to the hearing you must contact the Office of Community Development no later than Wednesday, May 21, 2025 at 12 noon, by calling at 845-364-3939 or emailing the Office at [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us).

The purpose of the Public Hearing is to obtain the views of citizens, public agencies, not-for-profit community groups, private businesses and other interested parties on community needs to inform the draft Consolidated Plan and to gain their insight on the pending applications for activities proposed to be funded by FY2025.

At this hearing, there will be a discussion of housing and community development needs in the County, proposed activities, and a review of previous program performance. Groups and organizations representing people with low and moderate incomes are encouraged to have their clients attend this hearing so that the views of program beneficiaries may be obtained.

In order to be considered, comments may be submitted the following ways:

- 1) Written comments can be emailed to [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us), no later than 5 pm, Monday, June 23, 2025; or
- 2) Written comments can be mailed to the Rockland County Office of Community Development, 50 Sanatorium Road, Bldg. A, 6th Floor, Pomona, NY 10977 no later than 5 pm, Monday, June 23, 2025; or
- 3) Verbal comments can be submitted during the public hearing either virtually or in person.

The final FY2025-2029 Consolidated Plan and FY 2025 Annual Action Plan will be published at a later date and a hearing will be held to receive comments on the plan. All public comments received through hearings or during the comment period will be recorded and addressed in the Consolidated Plan. The FY2025-2029 Consolidated Plan and FY 2025 Annual Action Plan must be submitted to HUD no later than August 15, 2025.

The County of Rockland will make reasonable accommodation and services necessary for citizens with sensory-impairments and disabilities at the public hearing. Translation services may be offered upon request and availability. People requiring such accommodation/services should contact the County at least five working days in advance of the meeting. People requiring information in alternative formats should contact the Office at (845) 364-3939 or at [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us)

Alexandra S. Obremski  
Director, RCOCD  
Publication Date: MAY 9, 2025

OFICINA DE DESARROLLO COMUNITARIO DEL  
CONDADO DE ROCKLAND SUBVENCIÓN EN BLOQUE  
PARA EL DESARROLLO COMUNITARIO, ASOCIACIONES  
DE INVERSIÓN EN VIVIENDA Y EMERGENCIA  
PROGRAMAS DE SUBVENCIÓNES PARA SOLUCIONES  
AVISO DE SOLICITUD DE INFORMACION Y CONSULTA  
PLAN CONSOLIDADO QUINQUENAL PROPUESTO PARA  
EL AÑO FISCAL 2025-2029 Y PLAN DE ACCIÓN ANUAL  
PARA EL AÑO FISCAL  
Y  
AVISO DE AUDIENCIA PÚBLICA

RESUMEN- PLAN DE DESARROLLO  
COMUNITARIO/AUDIENCIA PÚBLICA:

El Condado de Rockland llevará a cabo una audiencia pública para que el público pueda discutir y hacer comentarios sobre el Plan Consolidado de Cinco Años propuesto por HUD para los años fiscales 2025-2029 y el Plan de Acción Anual para el Año Fiscal 2025. La Oficina de Desarrollo Comunitario del Condado de Rockland actualmente administra la Subvención en Bloque para el Desarrollo Comunitario (CDBG), el Programa de Asociaciones de Inversión HOME para viviendas asequibles (HOME) y la Subvención para Soluciones de Emergencia (ESG), que son financiadas por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). HUD ha consolidado los requisitos de presentación para estos programas de subvenciones de fórmula en un solo plan. El objetivo general del plan ha sido y sigue siendo fortalecer las asociaciones dentro del Condado entre todos los niveles de gobierno y el sector privado, incluidas las organizaciones con y sin fines de lucro para permitirles proporcionar viviendas decentes, establecer y mantener un entorno de vida adecuado y ampliar las oportunidades económicas para nuestros ciudadanos. Las funciones del Plan son tres: es un documento de planificación, una solicitud de fondos federales y una estrategia a seguir en la administración de los programas de HUD.

PROYECTOS Y PROGRAMAS PROPUESTOS PARA EL AÑO FISCAL 2025:

El condado de Rockland aún no ha recibido sus asignaciones para el año fiscal 2025 de HUD. Sin embargo, en previsión de la financiación del año fiscal 2025, los municipios miembros y las organizaciones locales sin fines de lucro han presentado solicitudes de proyectos de desarrollo comunitario. Los proyectos municipales fueron objeto de audiencias públicas locales para involucrar a los ciudadanos en el proceso.

Una lista de los proyectos propuestos que han presentado solicitudes de financiación se puede encontrar en nuestro sitio web en <https://www.rocklandcountyny.gov/departments/community-development/community-development-block-grants>

COMENTARIO PÚBLICO

La audiencia pública se llevará a cabo el jueves 22 de mayo de 2025 a las 3:30 p.m. en la Oficina de Desarrollo Comunitario del Condado de Rockland; 50 Edificio de la carretera del sanatorio. Una sala de entrenamiento en el 6º piso, Pomona, Nueva York 10970. La audiencia se llevará a cabo tanto de manera presencial como virtual. Para solicitar el enlace a la audiencia, debe comunicarse con la Oficina de Desarrollo Comunitario a más tardar el miércoles 21 de mayo de 2025 a las 12 del mediodía, llamando al 845-364-3939 o enviando un correo electrónico a la Oficina a [RCCOCD@co.rockland.ny.us](mailto:RCCOCD@co.rockland.ny.us).

El propósito de la Audiencia Pública es obtener las opiniones de los ciudadanos, las agencias públicas, los grupos comunitarios sin fines de lucro, las empresas privadas y otras partes interesadas sobre las necesidades de la comunidad para informar el borrador del Plan Consolidado y obtener su opinión sobre las solicitudes pendientes para las actividades propuestas para ser financiadas para el año fiscal 2025.

En esta audiencia, habrá una discusión sobre las necesidades de vivienda y desarrollo comunitario en el Condado, las actividades propuestas y una revisión del desempeño del programa anterior. Se alienta a los grupos y organizaciones que representan a las personas con ingresos bajos y moderados a que sus clientes asistan a esta audiencia para que se puedan obtener las opiniones de los beneficiarios del programa. Para ser considerados, los comentarios pueden presentarse de las siguientes maneras:

- 4) Los comentarios por escrito pueden enviarse por correo electrónico a [RCCOCD@co.rockland.ny.us](mailto:RCCOCD@co.rockland.ny.us), a más tardar a las 5 pm, el lunes 23 de junio de 2025; o
  - 5) Los comentarios por escrito pueden enviarse por correo a la Oficina de Desarrollo Comunitario del Condado de Rockland, 50 Sanatorium Road, Bldg. A, 6th Floor, Pomona, NY 10977 a más tardar a las 5 pm, el lunes 23 de junio de 2025; o
  - 6) Los comentarios verbales se pueden presentar durante la audiencia pública, ya sea virtualmente o en persona.
- El Plan Consolidado final para el año fiscal 2025-2029 y el Plan de Acción Anual para el año fiscal 2025 se publicarán en una fecha posterior y se llevará a cabo una audiencia para recibir comentarios sobre el plan. Todos los comentarios públicos

recibidos a través de audiencias o durante el período de comentarios se registrarán y abordarán en el Plan Consolidado. El Plan Consolidado para el Año Fiscal 2025-2029 y el Plan de Acción Anual para el Año Fiscal 2025 deben presentarse a HUD a más tardar el 15 de agosto de 2025.

El Condado de Rockland hará que las adaptaciones y los servicios razonables sean necesarios para los ciudadanos con impedimentos sensoriales y discapacidades en la audiencia pública. Los servicios de traducción pueden ofrecerse bajo petición y disponibilidad. Las personas que requieran dicha adaptación/servicios deben comunicarse con el Condado al menos cinco días hábiles antes de la reunión. Las personas que requieran información en formatos alternativos deben comunicarse con la Oficina al (845) 364-3939 o al [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us)

Alexandra S. Obremski  
Director de RCOCD  
Publication Date: MAY 9, 2025

#11302349



FOR IMMEDIATE RELEASE  
March 6, 2025

Contact: Beth Cefalu,  
Director of Strategic Communications  
(845) 638-5645

# County Requests Community Input On Rockland's Future Housing & Development Plan *Survey Underway For 2025-2029 Rockland County Consolidated Plan Regarding Fair & Affordable Housing, Economic Development, and Community Development Needs*

**New City, NY** - The Rockland County Office of Community Development is requesting community input in a new survey intended to help the County prioritize affordable housing and community development needs for low- and moderate-income residents. The **survey is open through March 15th** and can be taken online or in-person.

There will be an opportunity to complete the survey in-person at a future public meeting while online access to the survey can be found at <https://arcg.is/1rn5DP2>.

The community survey is a crucial component of developing a Five-Year Consolidated Plan, which is required by the U.S. Department of Housing and Urban Development (HUD) in order for the County to continue receiving Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant (ESG) funding. These resources finance affordable housing and community development activities for low- and moderate-income residents in Rockland County. Public input is essential to the planning process to help shape future development in the region.

Please visit the Rockland County Office of Community Development [website](#) to learn more about the department's programs or view the 2020-2024 Consolidated Plan.

###

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**Follow us on Instagram: [Instagram.com/rocklandcountygov](https://www.instagram.com/rocklandcountygov)**

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**Visit our website: [RocklandCountyNY.gov](https://www.RocklandCountyNY.gov)**

*[Return to full list >>](#)*



**Rockland County**  
COMMUNITY DEVELOPMENT

# 2025-2029 CONSOLIDATED PLAN

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Linda Futt being duly sworn, deposes and says she is the Principal Clerk of **The Journal News**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

06/11/2025

Linda Futt

Subscribed and sworn to before me this 11 day of June, 2025

Michelle Foy  
exp: 3-7-27

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State of Wisconsin, County of Brown

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT  
COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIPS  
AND EMERGENCY SOLUTIONS GRANT PROGRAMS**

**NOTICE OF AVAILABILITY FOR REVIEW  
PROPOSED FY 2025-2029 FIVE YEAR CONSOLIDATED PLAN AND  
FY 2025 FIRST YEAR ANNUAL ACTION PLAN  
AMENDMENTS TO THE 2020-2024 CONSOLIDATED PLAN AND  
FY 2019, FY 2020 AND FY 2021 ACTION PLANS,  
AMENDED CITIZEN PARTICIPATION PLAN AND THE HOME ARP ALLOCATION PLAN**

**NOTICE OF PUBLIC HEARING**

**OVERVIEW- COMMUNITY DEVELOPMENT PLAN/PUBLIC HEARING:**

Rockland County will hold a public hearing in order that the public may discuss and make comments on the proposed HUD Five-Year Consolidated Plan for Fiscal Years 2025-2029 and the Annual Action Plan for Fiscal Year 2025. The Rockland County Office of Community Development currently administers the Community Development Block Grant (CDBG), HOME Investment Partnerships Program for affordable housing (HOME) and the Emergency Solutions Grant (ESG) which are funded by the U.S. Department of Housing and Urban Development (HUD). HUD has consolidated the submission requirements for these formula grant programs into a single plan. The overall goal of the plan has been and continues to be to strengthen partnerships within the County among all levels of government and the private sector, including for-profit and not-for-profit organizations to enable them to provide decent housing, establish and maintain a suitable living environment and expand economic opportunities for our citizens. The functions of the Plan are threefold: it is a planning document, an application for Federal funds and a strategy to be followed in administering HUD Programs. The County has been awarded the following allocations for FY 2025: \$2,691,786 in CDBG funds, \$970,993.33 in HOME funds, and \$235,512 in ESG funds.

**PROPOSED FY 2025 PROJECTS AND PROGRAMS:**

The municipal community development projects to be completed with Fiscal Year 2025 funds have been selected by member municipalities in accordance with local priorities as identified in the proposed Five-Year Consolidated Plan for FY 2025-2029. In addition, the proposed activities will meet the mandatory national objectives of the program. These objectives benefit low and moderate-income persons, the prevention or eliminations of slums and blight, or urgent community needs. Municipal projects were selected by the towns and villages and the subject of local public hearings to involve citizens in the process.

**SUBSTANTIAL AMENDMENT TO THE FY 2019 CONSOLIDATED AND ACTION PLAN, 2020 AND 2021 ANNUAL ACTION PLAN, HOME ARP ALLOCATION PLAN AND AMENDED CITIZEN PARTICIPATION PLAN:**

- FY2019 ACTION PLAN: Reallocate \$244,949 from HOME Tenant Based Rental Assistance; to CHDO Reserve \$95,796 and Affordable Housing \$149,153.
- FY2020 CONSOLIDATED AND ACTION PLAN: Reallocate \$551,657 from HOME Tenant Based Rental Assistance; to CHDO Reserve \$16,943 and Affordable Housing \$427,771. Also to reflect increase in administration funded from 10% to 25% due to COVID (as per HUD COVID waiver) – from \$71,295 to \$178,238 – a difference of \$106,943.
- FY2021 CONSOLIDATED AND ACTION PLAN; Reallocate \$667,740 from HOME Tenant Based Rental Assistance; to Affordable Housing \$667,740.
- HOME ARP ALLOCATION PLAN – Increase in the amount of \$5,000 due to HUD directive received by CD in June 2025.
- CITIZEN PARTICIPATION PLAN – Amendment of Citizen Participation Plan to reflect updates and changes as needed.

**PUBLIC COMMENT**

The public hearing will be held on Tuesday, July 8, 2025, at 3:30 P.M. at the Rockland County Office of Community Development; 50 Sanatorium Road Bldg. A 6th Floor Training Room, Pomona, New York 10970. The hearing will be conducted both in person and virtually. To request the link to the hearing you must contact the Office of Community Development no later than Monday, July 7, 2025 at 12 noon, by calling at 845-364-3939 or emailing the Office at [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us).

The purpose of the Public Hearing is to obtain the views of citizens, public agencies, not-for-profit community groups, private businesses and other interested parties interested parties on the proposed Five-Year Consolidated Plan's and FY 2025 Annual Action Plan's needs, goals and objectives as well as to suggest programs and activities to address such needs, goals and objectives.

At this hearing, there will be a discussion of housing and community development needs in the County, proposed activities, and a review of previous program performance. Groups and organizations representing people with low and moderate incomes are encouraged to have their clients attend this hearing so that the views of program beneficiaries may be obtained.

**CONSOLIDATED AND FIRST YEAR ACTION PLAN, AMENDED PLAN AVAILABILITY**

Drafts of the FY 2025-2029 Five Year Consolidated Plan and First Year Action Plan for FY 2025, which includes a complete listing of proposed projects, as well as all amendments to prior year Consolidated/Action Plans and the HOME-ARP allocation plan are currently available for public view at <https://www.rocklandcountyny.gov/departments/community-development> Copies can also be obtained from: The Rockland County Office of Community Development, 50 Sanatorium Road, Building A 6th Floor, Pomona, NY 10970.

The final FY2025-2029 Consolidated Plan, FY 2025 Annual Action Plan and all amendments to prior year Consolidated/Action plans and the HOME-ARP Allocation Plan, will consider all public comments received and will be submitted to HUD no later than August 16, 2025.

In order to be considered, comments may be submitted the following ways:

- 1) Written comments can be emailed to [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us), no later than 5 pm, Monday July 16, 2025; or
- 2) Written comments can be mailed to the Rockland County Office of Community Development, 50 Sanatorium Road, Bldg. A 6th Floor, Pomona, NY 10977 no later than 5 pm, Monday, July 16, 2025; or
- 3) Verbal comments can be submitted during the public hearing either virtually or in person.

The County of Rockland will make reasonable accommodation and services necessary for citizens with sensory-impairments and disabilities at the public hearing. Translation services may be offered upon advance request and availability. People requiring such accommodation/services should contact the County at least five working days in advance of the meeting. People requiring

information in alternative formats should contact the Office at (845) 364-3939 or at [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us)

Alexandra S. Obremski  
Director, RCOCD

Publication Date: June 11, 2025

**OFICINA DE DESARROLLO COMUNITARIO DEL CONDADO DE ROCKLAND PROGRAMAS DE SUBVENCION PARA EL DESARROLLO COMUNITARIO, ASOCIACIONES DE INVERSION EN VIVIENDAS Y SUBVENCION PARA SOLUCIONES DE EME**

**AVISO DE DISPONIBILIDAD PARA REVISIÓN PLAN CONSOLIDADO PROPUESTO DE FY 2025-2029 Y PLAN DE ACCIÓN ANUAL DEL PRIMER AÑO DE FY 2025 ENMIENDAS AL PLAN CONSOLIDADO 2020-2024 Y PLANES DE ACCIÓN DE FY 2019, FY 2020 Y FY 2021, PLAN DE PARTICIPACIÓN CIUDADANA ENMENDADO Y EL PLAN DE ALLOCACIÓN DEL HOME ARPRGENCIA**

**AVISO DE AUDIENCIA PÚBLICA**

**VISIÓN GENERAL - PLAN DE DESARROLLO COMUNITARIO/AUDIENCIA PÚBLICA:**

El Condado de Rockland llevará a cabo una audiencia pública para que el público pueda discutir y hacer comentarios sobre el Plan Consolidado de HUD para cinco años propuesto para los años fiscales 2025-2029 y el Plan de Acción Anual para el año fiscal 2025. La Oficina de Desarrollo Comunitario del Condado de Rockland actualmente administra la subvención de Desarrollo Comunitario (CDBG), el Programa de Socios de Inversión en Viviendas para vivienda asequible (HOME) y la Subvención de Soluciones de Emergencia (ESG), que son financiadas por el Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD). HUD ha consolidado los requisitos de presentación para estos programas de subvenciones por fórmula en un solo plan. El objetivo general del plan ha sido y sigue siendo fortalecer las asociaciones dentro del Condado entre todos los niveles de gobierno y el sector privado, incluidas organizaciones con fines de lucro y sin fines de lucro, para permitirles proporcionar vivienda digna, establecer y mantener un ambiente de vida adecuado y expandir las oportunidades económicas para nuestros ciudadanos.

**PROPOSED FY 2025 PROJECTS AND PROGRAMS:**

Los proyectos de desarrollo comunitario municipal que se completarán con fondos del año fiscal 2025 han sido seleccionados por los municipios miembros de acuerdo con las prioridades locales identificadas en el Propuesto Plan Consolidado de Cinco Años para el año fiscal 2025-2029. Además, las actividades propuestas cumplirán con los objetivos nacionales obligatorios del programa. Estos objetivos benefician a personas de bajos y moderados ingresos, la prevención o eliminación de barrios marginales y deterioro, o necesidades comunitarias urgentes. Los proyectos municipales fueron seleccionados por los pueblos y aldeas, y fueron objeto de audiencias públicas locales para involucrar a los ciudadanos en el proceso.

**ENMIENDA SUSTANCIAL AL PLAN CONSOLIDADO DEL AÑO FISCAL 2019, AL PLAN DE ACCIÓN ANUAL DE 2020 Y 2021, AL PLAN DE ALLOCACIÓN DE HOME ARP Y AL PLAN DE PARTICIPACIÓN CIUDADANA ENMENDADO:**

- PLAN DE ACCIÓN FY2019: Reasignar \$244,949 de Asistencia de Alquiler Basada en el Inquilino de HOME; a Reserva de CHDO \$95,796 y Vivienda Asequible \$149,153.
- PLAN CONSOLIDADO Y DE ACCIÓN FY2020: Reasignar \$551,657 de Asistencia de Alquiler Basada en el Inquilino de HOME; a Reserva de CHDO \$16,943 y Vivienda Asequible \$427,771. También para reflejar el aumento en la administración financiada del 10% al 25% debido a COVID (según la exención COVID de HUD) - de \$71,295 a \$178,238 - una diferencia de \$106,943.
- PLAN CONSOLIDADO Y DE ACCIÓN FY2021: Reasignar \$667,740 de Asistencia de Alquiler Basada en el Inquilino de HOME; a Vivienda Asequible \$667,740.
- PLAN DE ALLOCACIÓN HOME ARP – Aumento de la cantidad de \$5,000 debido a la directiva de HUD recibida por CD en junio de 2025.
- PLAN DE PARTICIPACIÓN CIUDADANA – Enmienda del Plan de Participación Ciudadana para reflejar actualizaciones y cambios según sea necesario.

**COMENTARIO PÚBLICO**

La audiencia pública se llevará a cabo el martes 8 de julio de 2025, a las 3:30 P.M. en la Oficina de Desarrollo Comunitario del Condado de Rockland; 50 Sanatorium Road Bldg. A Sala de Capacitación del 6.º piso, Pomona, Nueva York 10970. La audiencia se llevará a cabo tanto en persona como de manera virtual. Para solicitar el enlace a la audiencia, debe contactar a la Oficina de Desarrollo Comunitario a más tardar el lunes 7 de julio de 2025 a las 12 del mediodía, llamando al 845-364-3939 o enviando un correo electrónico a la Oficina a [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us).

El propósito de la Audiencia Pública es obtener las opiniones de los ciudadanos, agencias públicas, grupos comunitarios sin fines de lucro, empresas privadas y otras partes interesadas sobre las necesidades, objetivos y metas del Plan Consolidado a Cinco Años propuesto y el Plan de Acción Anual del Ejercicio Fiscal 2025, así como sugerir programas y actividades para abordar dichas necesidades, objetivos y metas.

En esta audiencia, habrá una discusión sobre las necesidades de vivienda y desarrollo comunitario en el Condado, las actividades propuestas y una revisión del desempeño de programas anteriores. Se alienta a los grupos y organizaciones que representan a personas de bajos y moderados ingresos a que hagan asistir a sus clientes a esta audiencia para que se puedan obtener las opiniones de los beneficiarios del programa.

**PLAN CONSOLIDADO Y PLAN DE ACCIÓN DEL PRIMER AÑO, DISPONIBILIDAD DEL PLAN MODIFICADO**

Los borradores del Plan Consolidado de Cinco Años FY 2025-2029 y del Plan de Acción del Primer Año para el FY 2025, que incluyen una lista completa de proyectos propuestos, así como todas las enmiendas a los Planes Consolidado/ de Acción del año anterior y el plan de asignación HOME-ARP, están disponibles actualmente para su visualización pública en <https://www.rocklandcountyny.gov/departments/community-development>. También se pueden obtener copias en: La Oficina de Desarrollo Comunitario del Condado de Rockland, 50 Sanatorium Road, Edificio A, 6to piso, Pomona, NY 10970.

El Plan Consolidado final FY2025-2029, el Plan de Acción Anual FY 2025 y todas las enmiendas a los Planes Consolidado/ de Acción del año anterior y el Plan de Asignación HOME-ARP, considerarán todos los comentarios públicos recibidos y se enviarán a HUD a más tardar el 16 de agosto de 2025.

Para ser consideradas, los comentarios pueden ser enviados de las siguientes maneras:

- 1) Los comentarios escritos pueden enviarse por correo electrónico a [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us), a más tardar a las 5 p. m. del lunes 16 de julio de 2025;
- 2) Los comentarios escritos pueden enviarse por correo postal a la Oficina de Desarrollo Comunitario del Condado de Rockland, 50 Sanatorium Road, Edificio A, 6to Piso, Pomona, NY 10977 a más tardar a las 5 p. m. del lunes 16 de julio de 2025;
- 3) Los comentarios verbales pueden presentarse durante la audiencia pública ya sea de forma virtual o en persona.

El Condado de Rockland ofrecerá acomodaciones y servicios razonables necesarios para los ciudadanos con discapacidades y problemas sensoriales durante la audiencia pública. Se pueden ofrecer servicios de traducción previa solicitud y disponibilidad. Las personas que requieran tales acomodaciones/servicios deben contactar al Condado al menos cinco días hábiles antes de la reunión. Las personas que necesiten información en formatos alternativos deben ponerse en contacto con la Oficina al (845) 364-3939 o a [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us)

Alexandra S. Obremski  
Directora, RCOCD

Fecha de publicación: 11 de junio de 2025

11392353



**PUBLIC ENGAGEMENT PLAN  
FOR THE ROCKLAND COUNTY  
CONSOLIDATED PLAN  
AND ANALYSIS OF IMPEDIMENTS TO  
FAIR HOUSING CHOICE**

**FEBRUARY 6, 2025**

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## 1.0 INTRODUCTION

### 1.1 Project Overview

As a recipient of federal funding sources from the US Department of Housing & Urban Development (HUD), Rockland County seeks to identify housing and development priorities that align and focus funding from HUD's Office of Community Planning and Development formula block grant programs: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program and Emergency Solutions Grant (ESG) Program.

In addition to a quantitative analysis of various data sources, the planning processes for the preparation of a five-year Consolidated Plan (Con Plan) and Analysis of Impediments to Fair Housing Choice (AI) / Affirmatively Furthering Fair Housing (AFFH) require a *qualitative* analysis in which extensive public outreach is conducted to identify affordable housing, fair housing, and community development needs. The purpose of the qualitative analysis is to enhance the statewide data profile with the opinions, experiences, perspectives and ideas of Rockland County residents and stakeholders.

### 1.2 Purpose of Plan

Rockland County recognizes that a successful plan requires input from a broad array of stakeholders. This Public Engagement Plan defines key stakeholders, engagement tools, and outlines a meeting schedule to engage a wide variety of stakeholders throughout the study process. The plan is designed to be a living document with purposeful flexibility. It may evolve over the course of the project as the effectiveness of tools and techniques is evaluated. If necessary, the plan will be modified to better suit the project and broader community. Finally, this plan formalizes the commitment of Rockland County to solicit meaningful input and engage the public throughout the project on the following topics:

- Regulatory Concerns and Barriers to Development
- Affordable & Accessible Housing
- Housing for the Homeless and Special Needs Populations
- Fair Housing
- Healthy Housing & Healthy Neighborhoods
- Community Resiliency
- Community Development
- Poverty
- Preservation of Affordable Housing
- Access to Employment and Small Business Development Opportunities

### 1.3 Background

Rockland County is developing three (3) planning documents:

1. A five-year Consolidated Plan, which will describe the County's community development priorities and goals for the stated federal funding programs to address affordable housing and community development needs.
2. An updated Analysis of Impediments to Fair Housing Choice, which will identify barriers that restrict housing choice for members of the protected classes and recommendations that, if implemented, will work toward resolving the barriers.
3. The County's FY 2025 Annual Action Plan which will outline programs and activities to be funded to address community development and affordable housing needs across Rockland County.

This plan develops a public engagement process for the Five-Year Consolidated Plan and the Analysis of Impediments to Fair Housing Choice.

#### 1.4 Decision Statement

A decision statement is used in a public engagement process to summarize the problem to be solved, the opportunity to be explored or the decision to be made. The decision statement is intended to clarify the objective of the project. Typically, it is used in press releases, at the start of public meetings, and in the final document. The decision statement for this project is:

**By August 1, 2025 Rockland County will adopt a five-year Consolidated Plan which will describe its community development priorities and goals based on an assessment of affordable housing and community development needs, market conditions, and available resources, and an Analysis of Impediments to Fair Housing Choice, which will identify barriers to housing choice for members of the protected classes along with a fair housing action plan that, if implemented, would alleviate or resolve the identified barriers. These documents will be used to make policy decisions and prioritize County funding investments.**

#### 1.5 Preliminary Stakeholder Interviews

In order to gain agency and stakeholder perspectives, Highland Planning conducted interviews with stakeholders to inform the creation of this Plan. The purpose of preliminary stakeholder interviews was to gain an understanding of how stakeholders are likely to perceive the project and what the likely issues will be. Interviewees included representatives from:

The interview questions were:

1. What has been your experience with housing in Rockland County?
2. What are your key concerns about housing in Rockland County today?
3. What do you think are the biggest opportunities/best outcomes of this project?
4. What is the best way to reach people who cannot attend a public meeting?

5. Do you have any suggestions on how we can engage historically hard-to-reach populations?
6. Who else should we be sure to engage throughout the project (e.g. people, organizations, and populations)?
7. Are there any hot button issues we should be aware of before we start engaging the community?

#### Summary of Preliminary Stakeholder Interviews:

Rockland County is facing a significant housing crisis, with a severe shortage of affordable rental and purchase options, which has worsened since the COVID-19 pandemic. Low-income groups and working populations alike are struggling to afford housing due to high costs, and temporary assistance programs that once helped with housing are no longer adequate. The increasing presence of corporate property buyers and illegal subdivisions is also driving up rental rates, making homeownership difficult for first-time buyers. Housing affordability and availability remain top concerns for many community leaders, including stakeholders interviewed as part of the creation of the Rockland County Public Engagement Plan (PEP), and others in the community, who emphasize the need for diversified housing solutions, such as single-room rentals for very low-income individuals and one- to two-bedroom apartments for small families. Effective outreach, including social media, community organizations, and multilingual materials, is essential to engage diverse populations and raise awareness of housing issues.

Despite these challenges, there are opportunities for addressing the housing crisis through strategic initiatives. Key strategies include:

- Incentivizing affordable housing development
- Streamlining zoning processes
- Providing tenant protections to ensure the quality and affordability of housing.

Efforts to educate the public about housing terms and affordability will play a critical role in fostering greater understanding and support for housing solutions. Community engagement through trusted organizations, local schools, and religious institutions will be essential for reaching hard-to-reach populations. Interview respondents also stress the importance of collaboration with local nonprofits and governmental agencies to broaden the impact. However, concerns about overdevelopment, environmental impacts, and tensions between community groups must be carefully managed to ensure successful and sustainable housing solutions in Rockland County.

Summaries of individual pre-engagement interviews can be found on Appendix A.

This feedback, the organizations and people who should be invited into the planning process, and a series of activities and further questions which delve further into the issues raised, have been incorporated into this Public Engagement Plan.

## 2.0 PROJECT TEAM

The project team consists of the County's Office of Community Development and the project consultants. The main contacts for the County and the consultant team will be:

- Director, Rockland County Office of Community Development  
Alexandra S Obremski | [obremaska@co.rockland.ny.us](mailto:obremaska@co.rockland.ny.us) | (845) 364-3944 |  
Fax: (845) 364-3940
- Consultant Project Manager  
Bill Wasielewski | [billw@mandl.net](mailto:billw@mandl.net) | (412) 323-1950
- Public Engagement Project Manager  
Julie Boasi | [julie@highland-planning.com](mailto:julie@highland-planning.com) | (585) 330-3397

## 3.0 INTERESTED AND IMPACTED PARTIES

The project team will work to identify a preliminary list of interested and impacted parties to engage throughout the project. Interested and impacted parties include municipal leaders, developers, and members of various advocacy groups with a vested interest in the project. The list will be modified as additional parties are identified throughout the project.

The input and potential support the interested and impacted parties can provide will be critical to the project. While all interested and impacted parties will be emailed with updates and information on upcoming project events, the consultant team will also seek to collaborate with specific parties who can help promote events, provide venues for events, or otherwise expand the reach of the project.

### 3.1 Hard to Reach / Underserved Populations

The project team understands that Rockland County has faced challenges in the past engaging some segments of population. In order to address these challenges, engagement will be focused on developing specific strategies to reach these populations.

This will begin during the pre-engagement interviews, where we will ask for contact information for any people, organizations, or leaders who may help us to bridge the gap. We will work to develop partnerships with trusted members of these underserved populations in order to develop communication methods which will encourage two-way communication between the project team and these communities.

We will focus our efforts on direct, in-person engagement where we meet people in their communities, collaboration with trusted leaders, and localized outreach efforts which leverage

local newspapers and bulletin boards (churches, community centers, grocery stores) for announcements. We will also create engagement materials in multiple languages, where necessary, to promote inclusivity.

## **4.0 KEY MESSAGES AND MATERIALS**

Public input is far more likely to improve a project when participants are fully informed and have a strong grasp of the costs, benefits, and trade-offs involved. To that end, this portion of the Public Engagement Plan lays out key points that must be communicated to the public to ensure members of the community can participate in discussions about housing in Rockland County with a full understanding of the facts.

### **4.1 Consolidated Plan**

HUD has established three basic goals for the programs it funds under the Consolidated Plan: To provide (1) decent housing, (2) a suitable living environment, and (3) expanded economic opportunities, especially for low-income people.

The Consolidated Plan provides the framework for Rockland County's continuing investment to help meet the housing and community development needs of its residents and municipalities. It lays out the County's long-term objectives and the strategies by which it will achieve these objectives, using funds received from HUD under the programs covered by the plan as well as other sources the County expects to have available. The plan identifies the County's affordable housing and community development needs and priorities and establishes the criteria by which projects will be selected for funding. The County's housing and community development needs will be identified by citizens in a series of six (6) virtual stakeholder workshops, two (2) public meetings, one (1) pop-up engagement and one (1) survey.

### **4.2 Analysis of Impediments to Fair Housing**

The purpose of an Analysis of Impediments to Fair Housing Choice (AI) is to identify practices and conditions in Rockland County that are impeding housing opportunities for residents because of their race, color, national origin, religion, sex, disability, familial status, marital status, sexual orientation, gender identity or expression, age (18+), or status as a victim of domestic violence. Fair housing impediments include direct discriminatory actions, omissions or decisions related to membership in a protected class, or indirect actions, omissions or decisions that have the effect of restricting housing choices for people specifically because of their protected class membership.

Equal and free access to residential housing (housing choice) is a fundamental right that enables members of the protected classes to pursue personal, educational, employment or other goals. Because housing choice is so critical to personal development, fair housing is a goal that government, public officials and private citizens must embrace if equality of opportunity is to become a reality.

### 4.3 Materials and Collateral

While engagement activities may require a variety of materials, informational materials will be developed that can be used throughout the project. These include:

- Project brochure/overview and flyers announcing public meetings (HP)
- FAQs document addressing issues raised by stakeholders (M&L), including but not limited to:
  - Project goals
  - Reasons for the documents
  - How to get involved in the process
  - Where to provide comment
- Survey (HP/M&L)
- Boards and flyers for public meetings and pop-up engagement (HP)
- Key message material for public meeting notices and press releases (HP)

## 5.0 TRADITIONAL ENGAGEMENT

### 5.1 Stakeholder Interviews

The purpose of stakeholder interviews is to identify issues, brainstorm engagement methods, and gather a stakeholder list. Highland Planning conducted four (4) one-on-one pre-engagement meetings/interviews with key stakeholders. These interviews provided important information to the project team that helped design the engagement process.

### 5.2 Stakeholder Workshops

The consultant team will design and structure six (6) virtual workshops that seek to provide an extended working session to coordinate with other stakeholders and community members on solutions and related implementation strategies for the project. These meetings will take place in late February 2025 to discuss issues and opportunities. The six (6) workshops will be led by M&L. Highland Planning will attend four (4) of these and provide support to M&L. The format can be adapted to focus groups if individuals are from a specific interest group (i.e. developers) or an open workshop where various interests are all at a single workshop. The consultant team will develop workshop materials and handouts, press releases, and meeting summaries. An annotated workshop agenda is included as Appendix B.

### 5.3 Public Meetings

Rockland County will host up to two (2) public meetings throughout the course of the project with selected community co-hosts. The purpose of the first public meeting will be to inform the public of the project, solicit feedback regarding experiences, opportunities, and challenges, and to brainstorm solutions for Rockland County. This meeting will occur in mid-March 2025. The

purpose of the last public meeting will be to solicit input on the draft Consolidated Plan and AI. This meeting will take place in Summer 2025. Highland Planning will attend public meetings in-person, and the consultant team will develop meeting materials and handouts and summarize input received. Rockland County will manage meeting location logistics. An annotated agenda for the first public meeting is included as Appendix C.

#### **5.4 Public Hearing**

M&L will carry out in 2025 one required public hearing for the preparation of the HUD Five Year Consolidated Plan and Annual Action Plan for 2025, in accordance with the provisions of Title 24 – Department of Housing and Urban Development (HUD) Part 91 – Consolidated Submissions for Community Planning and Development Programs, the Draft FY 2025-2029 Consolidated Plan and the State’s Citizen Participation Plan. It will be held while the five-year Consolidated Plan and Annual Action Plan is on 30-day public display and will be duly advertised in accordance with all HUD regulations. The County will review and respond to all written comments for one month prior to finalizing the Consolidated Plan and the FY 2025 Action Plan.

#### **5.5 Survey**

One survey for the general public will be distributed from early-February to late-March of the project via Survey Monkey or a similar survey platform. The purpose of the survey will be to inform people about the project as well as collect information from them. Questions will focus on issues and opportunities, as well as proposed solutions. A draft survey is included in Appendix D.

Highland Planning will identify the proper mechanism for informing the public about the survey and project by handing out information cards with the web address at pop-ups, stakeholder meetings, and through social media.

#### **5.6 Social Media**

Highland Planning will assist in the development and maintenance of media releases and social media messages. Highland Planning will assist in coordination of material to local traditional media and social media (newspapers, radio, Twitter, television, etc.) for informing the public of upcoming meetings, results of analysis, and any other material that would be helpful in conveying the intent, goals, and results of the project. Rockland County will lead on in-house social media content with assistance provided by Highland Planning such as photos from events, event details or other materials.

#### **5.7 Stakeholder Database**

Highland Planning will maintain a database of all interested parties, including addresses, email, and other contact information. This database will be used to facilitate mass mailings and other communication.

## **6.0 GO-TO-THEM ENGAGEMENT**

### **6.1 Pop-Up Engagement**

Highland Planning will organize, prepare, and hold one (1) two-hour pop-up event at a selected location in March 2025. A suitable location will be determined by Rockland County. The project will look into attending Youth Fest on Sunday, March 30, 2025.

Highland Planning will obtain all permissions for information tables. Information about the Project as well as methods for providing feedback on the Project will be made available. Highland Planning will have one (1) staff attending.

Staff will record the number of people engaged using a counter or counter smart phone app. Comments by participants will ideally be recorded by paper or electronic surveys available at the pop-up events, though if a participant has a comment but refuses a survey, staff will record comments on paper. During the course of the pop-up, staff will take photos for use in social media posts and following the pop-up, and any comments recorded on paper should be photographed to ensure they are documented.

## **7.0 PROJECT SCHEDULE AND ACTIVITIES**

The following is an overview of the schedule of public engagement activities. As certain public engagement activities will have to align with technical deliverables, this schedule will remain fluid throughout the project.

### **7.1 Phase 1 (Jan-March 2025)**

During the initial stage, the consultant team will work with Rockland County to identify issues and opportunities. Rockland County staff will review the consultant team's evaluation and findings. Potential engagement activities and tools during this first stage of the project will include:

- 4 Pre-Engagement Interviews
- 6 Stakeholder Workshops
- 1 Public Meeting
- 1 Pop-Up Event
- 1 Survey

### **7.2 Phase 2 – Draft Plan (Spring 2025)**

The second stage will provide stakeholders and the public with the draft Consolidated Plan and AI documents for review and comment. Potential engagement activities and tools during this second stage of the project will include:

- Posting the draft plans on the County's website
- 1 Public Meeting

### **7.3 Phase 3 – Final Plan (Summer 2025)**

The last stage will finalize the Consolidated Plan and AI. This stage of the project is planned to conclude with adoption of the plans by Rockland County. Engagement activities and tools during this stage of the project will include:

- Posting the final plans on the project web page
- Receiving comments for one month
- Public Hearing

## APPENDIX A: PRE-ENGAGEMENT INTERVIEW SUMMARIES

**January 21, 2025 | 9:00 – 9:30 am**

On January 21<sup>st</sup>, Highland Planning interviewed Jenna Nazario regarding the creation of a public engagement plan to support the development of a five-year consolidated plan and an analysis of impediments to fair housing choice for Rockland County, New York. This interview is used to gain insight on the project and help determine how best to solicit opinions, perspectives, and ideas of Rockland County residents and stakeholders.

### ***What has your experience with housing in Rockland County been?***

- Director of Economic Development & Tourism and Director of the American Rescue Plan Act
- Ms. Nazario was able to buy a home in 2007 due to lower interest rates
- People in her network have faced difficulty finding livable homes at affordable rates
- A rise in young populations who are leaving Rockland County due to a lack of affordability
- Housing was identified as a critical need during the Covid-19 pandemic – including affordability at different income levels and for diverse populations
- It is crucial to promote housing literacy or awareness around what the various terms regarding housing and housing affordability mean.
- Will oversee the ongoing development of housing projects worth \$23 million till 2026 – developing a marketing and education campaign centered around this, to create housing and affordability literacy among diverse populations in Rockland County.

### ***What are your key concerns about housing in Rockland County today?***

- Potential failure to secure affordable housing due to opposition, which stems from fear of the unknown and resistance to change

### ***What do you think are the biggest opportunities/best outcomes of this project?***

- Creating a more unified county
- Improving communication and understanding of county needs
- Fostering public-private partnerships

### ***What is the best way to reach people who cannot attend a public meeting?***

- Utilize social media platforms based on generational preferences
- Engage community leaders to build trust
- Reach out to the wider community through these individuals and trusted organizations that have a history of working with local populations

### ***Do you have any suggestions on how we can engage historically hard-to-reach populations?***

- Provide hard copies of surveys for communities with limited online access
- Translate materials into Yiddish, Creole, and Spanish



***Who else should we be sure to engage throughout the project (e.g. people, organizations, and populations)?***

- Engage non-profit organizations, libraries and the organizations listed by the Rockland County Office of Community Development

***Are there any hot button issues we should be aware of before we start engaging the community***

- There is significant concern in the community regarding the risks of overdevelopment, specifically environmental and water quality concerns
- There is also some conflict between different community groups
- The last

**January 27, 2025 | 12:00 – 12:30 pm**

On January 27<sup>th</sup>, Highland Planning interviewed Julian Palmer regarding the creation of a public engagement plan to support the development of a five-year consolidated plan and an analysis of impediments to fair housing choice for Rockland County, New York. This interview is used to gain insight on the project and help determine how best to solicit opinions, perspectives, and ideas of Rockland County residents and stakeholders.

***What has your experience with housing in Rockland County been?***

- Executive Director of TouchNY
- Mr. Palmer moved to Rockland County many years ago – it has been his experience that housing in the County is overpriced and in short supply
- Through TouchNY and Rockland Community Against Hunger, he oversees food recovery at the County scale, reclaiming 1.3 million – 1.4 million pounds of food each year from retail establishments and distributing it to food pantries and community kitchens across the County.
- Through this, he has seen that food insecurity and housing insecurity often overlap
- Rockland County’s ALICE (Asset Limited, Income Constrained, Employed) report by United Way highlights difficulties for families to afford basic necessities, with over 40% of Rockland County residents falling short of meeting basic needs such as healthy food, secure housing and internet connectivity.

***What are your key concerns about housing in Rockland County today?***

- Affordability and supply are the main concerns around housing
- People are moving out of Rockland County due to lack of affordable housing
- Emergency housing assistance is a significant need
- TouchNY collaborates with legal aid to prevent evictions through short term rental assistance, but is unable to help in the long term
- It is critical to provide diverse, affordable housing opportunities for various income levels

- There is a need for balance between encouraging development by providing incentives to developers, and protecting tenants' rights through stricter mandates around the quality and affordability of housing options

***What do you think are the biggest opportunities/best outcomes of this project?***

- Ways to support the development of diverse quality and secure housing opportunities, affordable for people at different income levels
- Rental protections through tenant protection laws
- ***What is the best way to reach people who cannot attend a public meeting?***
- TouchNY, Rockland Community Against Hunger and Social Care Network would be willing to assist with outreach, by distributing flyers along with food packets at the food banks and community kitchens they work at
- Use existing community networks and organizations – churches, mosques, synagogues
- If possible, work with local schools to send flyers home with students

***Do you have any suggestions on how we can engage historically hard-to-reach populations?***

- Translate materials into Yiddish, Haitian Creole, and Spanish
- Engage with trusted community organizations so that they can represent the work that the County is doing and inform their communities

***Who else should we be sure to engage throughout the project (e.g. people, organizations, and populations)?***

- Department of Social Services
- Institute for Nonprofits – a network of local nonprofit organizations based in Rockland County
- Cornell Cooperative Extension

***Are there any hot button issues we should be aware of before we start engaging the community?***

- Tensions regarding the budget cuts at public schools in East Ramapo could also bleed over into housing issues

**January 27, 2025 | 12:00 – 12:30 pm**

On January 27<sup>th</sup>, Highland Planning interviewed Gerri Levy regarding the creation of a public engagement plan to support the development of a five-year consolidated plan and an analysis of impediments to fair housing choice in Rockland County, New York. This interview is used to gain insight on the project and help determine how best to solicit opinions, perspectives, and ideas of Rockland County residents and stakeholders.

***What has your experience with housing in Rockland County been?***

- Rockland Housing Action Coalition (RHAC)
- Ms. Levy was the Executive Director of an affordable housing non-profit for 30 years.
- Affordable housing is typically not embraced by the community, and there is a lot of fear associated with it

- Education would be the most critical component in terms of gathering community support and constructive input
- Very few communities in the County support the construction of affordable housing

***What are your key concerns about housing in Rockland County today?***

- Housing is out of reach for a significant portion of the population
- This is a result of high pricing, mortgage rates and taxes
- Homeowners insurance rates are also rising
- Cost of construction is also higher in downstate communities
- There is a real demand for single-family homes, owner-occupied homes and rental units as there isn't enough housing stock

***What do you think are the biggest opportunities/best outcomes of this project?***

- Incentivized affordable housing
- Streamlined zoning process, creating better zoning designations that would support the development of affordable housing

***What is the best way to reach people who cannot attend a public meeting?***

- Usually, the same people attend most outreach events
- To incentivize diverse populations to attend engagement events and actively participate, they need to know that they are stakeholders in the process and would be directly impacted by the outcome of the planning process

***Do you have any suggestions on how we can engage historically hard-to-reach populations?***

- Flyers in English, Creole, Yiddish and Spanish
- Hold meetings at community rooms and libraries
- Partner with organizations that have built 'tax credit' in areas where these populations gather
- Partner with NPOs

***Who else should we be sure to engage throughout the project (e.g. people, organizations, and populations)?***

- Engage with the religious communities
- Sisters of Charity
- Legal Aid Society of Rockland County
- Continuum of Care

***Are there any hot button issues we should be aware of before we start engaging the community?***

- Increase in religious populations that are also buying up commercial properties across the County
- Fear of affordable housing stems from people not knowing who will live there

**January 27, 2025 | 12:00 – 12:30 pm**

On January 31<sup>st</sup>, Highland Planning interviewed Maura Donoghue and Bryan Messinger regarding the creation of a public engagement plan to support the development of a five-year consolidated plan and analysis of impediments to fair housing choice in Rockland County, New York. This interview is used to gain insight into the project and help determine how best to solicit opinions, perspectives, and ideas of Rockland County residents and stakeholders.

***What has your experience with housing in Rockland County been?***

- Bryan Messinger: Coordinator, Assistance Programs, Rockland County
- Maura Donoghue: Housing Coordinator, Department of Social Services, Rockland County
- Mr. Messinger has worked in temporary assistance for about 18 years and has extensive experience in housing unhoused to displaced or evicted individuals and families. His work includes emergency housing, locating affordable housing for low-income groups and rental assistance.
- Ms. Donoghue’s work as a housing coordinator involves coordination with the warming center, as well as providing supportive housing.
- There is a distinct shortage of affordable rental homes as well as affordable housing for purchase in Rockland County

***What are your key concerns about housing in Rockland County today?***

- Lack of affordability – most people are unable to buy or rent homes unless they are on a program that supports them financially
- This issue extends beyond low-income groups – working populations in Rockland County are unable to afford homes as well.
- Temporary assistance for very low-income individuals before Covid-19 included housing, food assistance and health insurance. After Covid, the same spaces are much costlier to live in, and temporary assistance can no longer cover the costs.
- Landlords are now illegally subdividing homes and renting out rooms to families.
- First time home buyers are unable to compete with rental-operator companies that are paying cash and buying up a significant number of properties.
- These companies, which own about 70% of the housing stock, then establish the rent at rates much higher than market value.

***What do you think are the biggest opportunities/best outcomes of this project?***

- Availability of housing stock for people across income levels
- Example 1 - Very low-income groups who are part of the SSI program: This could be in the form of single rooms to rent.
- Example 2 – low-income groups: One- to two-bedroom apartments for small families
- Diversified forms of assistance – subsidized rent, housing vouchers with extensive case management
- Transitional housing to ensure that those coming out of homelessness are adequately cared for and are on track to being assigned to affordable housing units.
- Housing programs need to ensure that there are regular follow-ups with Social Services, or forms of accountability for landlords, renters and case workers.

***What is the best way to reach people who cannot attend a public meeting?***

- People hesitate to attend meetings since they believe that nothing will change
- Meetings and public processes need to be more transparent, and follow up with attendees to provide a list of action items and priorities which will be addressed
- Multi-pronged approach will be necessary for outreach
- Social media
- Faith-based organizations and spaces
- Outreach through trusted local organizations
- Local media: news channels and newspapers

***Do you have any suggestions on how we can engage historically hard-to-reach populations?***

- All communications in English, Creole, Yiddish and Spanish
- Connect through local cooperatives (listed below), churches, temples and mosques

***Who else should we be sure to engage throughout the project (e.g. people, organizations, and populations)?***

- Haverstraw Collaborative
- Spring Valley Collaborative
- NYACC Collaborative
- Western Ramapo Collaborative
- United Way
- NAACP
- Catholic Charities

***Are there any hot button issues we should be aware of before we start engaging the community?***

- Pushback regarding the perception that not everyone has access to affordable housing across the County

## B: STAKEHOLDER WORKSHOP ANNOTATED AGENDA

**Framework:** To encourage a diverse group of stakeholders contributing to each topic area, each stakeholder meeting will focus on a single broad topic. All workshops will be open to all stakeholders and stakeholders can attend multiple, virtual workshops based on their interest and availability. Given the interconnectedness of affordable housing and community development needs and initiatives, it is our experience that different perspectives, expertise, and experiences can enliven and broaden the dialogue at each workshop. Information obtained from the six (6) workshops will be used to inform questions and sub-topics for the three Public Meetings to be held later in the month.

**Format:** Highland Planning will facilitate four (4) virtual stakeholder workshops, and M&L will facilitate two (2) additional virtual workshops, each ninety (90) minutes in duration, held during regular business hours. The following will be a short presentation followed by a question and answer / discussion period.

**Target Audience:** Stakeholders List

**Facilitators:** Bill Wasielewski, M&L with support from Julie Boasi, Highland Planning

**Topics:** Each workshop will focus on one of the following topics with related sub-topics and questions developed for engaging participants. Topics can include:

- Regulatory Concerns and Barriers to Development – State governance and fiscal capacity, zoning, education and housing, the real estate market, construction, public policy, regulatory environment
- Affordable, Fair & Accessible Housing, including Preservation of Affordable Housing – affordability, factors impacting the cost and availability of affordable housing, how changing demographics are impacting housing needs, gentrification/displacement due to development pressure, public perception of affordable housing, both subsidized and naturally-occurring affordable housing (NOAH), gentrification/displacement due to development pressure, factors impacting rents and sales prices in LMI neighborhoods at risk for displacement or redevelopment, assisted units at risk for conversion to market-rate housing
- Housing for the Homeless and Special Needs Populations – homelessness, economic empowerment, housing the homeless, special needs housing, housing for domestic violence survivors, housing for the elderly
- Healthy Housing & Healthy Neighborhoods – housing as a health determinant, housing quality (age, condition, lead paint, accessibility, flooding potential), access to medical care (physical, mental), safe housing (free from drugs, alcohol, abuse), quality of neighborhood (walkability, amenities, street safety, etc.)
- Extreme Weather and Climate Change Resilience – flooding potential, energy efficiency of homes, natural disaster prevention, renewable energy sources

- Community Development – public infrastructure, broadband access, public transit, access to community assets (education, employment, amenities, safe housing, etc.)
- Poverty and Access to Employment and Small Business Development Opportunities – Reducing poverty, barriers to economic stability and growth, workforce development, access to community assets, affordable childcare, public transit, access to capital and small business development opportunities workforce development, small business development support, mismatch between job sector growth and housing availability, support for MBE/WBE/Section 3 businesses

**Guiding Questions:**

**Marketing:** Rockland County will be responsible for all marketing for the virtual Stakeholder Workshops such as social media, radio interviews (local NPR stations, Spanish-speaking and other bilingual stations), direct outreach to stakeholders, etc. Highland Planning will also make 10-15 phone calls per meeting to invite stakeholders to the meetings.

**Meeting Logistics:**

- Rockland County will arrange for interpreters at each meeting, as needed.
- Highland Planning and M&L will provide agendas and other meeting materials (i.e. a PowerPoint presentation).

**Deliverable:** Following the conclusion of the workshops, a summary of comments received will be available for viewing on the County’s website. Eventually, stakeholder comments will be incorporated into the planning documents, where appropriate.

**Schedule:** The six (6) virtual stakeholder workshops will be held from early to mid-February 2025.

## APPENDIX C: PUBLIC MEETING ANNOTATED AGENDA

**Framework:** The first Public Meeting will be conducted early in the process to identify the affordable housing and community development needs of Rockland County residents.

**Format:** The meeting will be scheduled for a two-hour period from 5:00-7:00 pm. The meeting will be in an open-house format with several activity stations that participants can complete within 45 minutes.

**Target Audience:** Residents and stakeholders throughout the County.

**Facilitators:** One primary facilitator will be present and available to circulate, answer questions, etc. Five stations will be available with one facilitator at each to assist participants with navigating the survey on laptops and personal devices, among other activities available.

- Primary: Tanya Zwahlen and /or Anagha Arunkumar, Highland Planning
- Activity facilitators: Rockland County staff

### Public Meeting Stations:

- **Station 1: Mapping Exercise.** This activity will involve a map of Rockland County, a map of the town/city where the meeting is being held, and a guiding question (Eg: “Place a sticker where you live.”)
- **Station 2: Fair Housing.** Definition of fair housing. Information about Fair Housing law. Guiding question: “Have you ever experienced housing discrimination? By whom? Did you report it?”
- **Station 3: Cardstorming** is a way of gathering and organizing ideas that draws on the knowledge of the whole group. Each participant reflects on a question or two (such as “I live in my community because \_\_\_\_\_” and/or “I wish my community had \_\_\_\_\_”) and writes one or two ideas on a card or post-it. It is helpful to have a sticky wall on which cards can be posted and reposted, or butcher paper if post-its are used. As ideas are generated and posted, the facilitator will look at the posted ideas and begin sorting them into like groups, such as ideas that can be easily implemented together. He or she will encourage participants to add names for the groups or categories.
- **Station 4: Survey using MacBook.** This activity will involve engaging meeting participants in an interactive mapping exercise targeted to their community or neighborhood
- **Station 5: Budget Exercise.** This station will have 10 jars with labels. Participants will be given five \$1 play dollars and have the opportunity to spend the money according to the needs they think are most important for Rockland County to address.

What are the greatest needs in your neighborhood or community? What keeps you up at night? A suggested list could include ten of the following topics:

- Affordable childcare
- Availability of housing that is affordable to you
- Banking services
- Domestic violence prevention and services

- Early childhood education (*preschool*)
- Emergency help for utilities, rent, or food
- Help avoiding discrimination in renting or purchasing housing
- Help avoiding eviction
- Help small businesses
- Home repair / Accessibility improvements
- Housing for elderly residents
- Housing for physically disabled residents
- Housing for residents with special needs
- Increased energy efficiency for housing
- Job training, job opportunities, living wage
- Learn how to buy a home
- Services to prevent homelessness
- Temporary or transitional housing
- Other: \_\_\_\_\_

**Meeting Promotion:** Rockland County will be responsible for all marketing for the Public Meetings such as social media, radio interviews (local NPR stations, Spanish-speaking and other bilingual stations), local newspapers, outreach to stakeholder and residents, etc. Highland Planning will draft a meeting flyer, draft a mailing to all 23 municipalities, draft a press release and make 10-20 telephone calls to personally invite key stakeholders to public meetings.

**Meeting Logistics:**

- Rockland County will identify locations where a community organization can co-host a meeting. The purpose of finding a co-host is to draw their stakeholders to the meeting and establish trust with the public. HP will reserve spaces for meetings (community centers, neighborhood centers, libraries, schools, etc.). Government buildings are strongly discouraged.
- Locations must be places where minorities would feel comfortable visiting, are easily accessible by public transportation and handicapped accessible.
- Meeting spaces should accommodate 60-80 persons with room for small group arrangements around tables with laptops, etc. and room for maneuvering comfortably around the room and between groups.
- Meeting spaces must have wi-fi capability and numerous electrical outlets for charging laptops, etc.
- Rockland County will arrange for interpreters at each meeting, as needed.
- M&L will provide sign-in sheets, agendas and other signage for directing participants around the meeting space (in English and other languages, as appropriate).

**Deliverable:** Following the conclusion of the three meetings, a summary of comments received will be available for viewing on the project website. Comments will be incorporated into the planning documents, where appropriate.

**Schedule:** One (1) meeting in mid-February 2025 and one (1) meeting in April 2025.

## APPENDIX D: DRAFT PUBLIC SURVEY

Rockland County, New York is undertaking the development of an important community planning document, required by the U.S. Department of Housing and Urban Development (HUD) in order for the County to continue receiving Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant (ESG) funding. These resources finance affordable housing and community development activities for low- and moderate-income residents in Rockland County.

The Five-Year Consolidated Plan analyzes housing and homeless needs to determine Rockland County's priority needs for affordable housing and community development benefiting primarily low- and moderate-income residents.

One element of this joint planning process involves outreach to residents, business owners, and community leaders for input on fair housing, affordable housing, economic development, and community development needs throughout the County. Please consider taking this 10-minute survey and provide your input.

Your responses are important. Please complete the survey by March 15, 2025. All responses are anonymous.

Questions? Contact Alexandra S. Obremski  
Director, Office of Community Development  
Email: [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us)  
Telephone: (845) 364-3939

## PART A: AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT

This section focuses on identifying the level of need for different housing, economic development, and community development categories. For each item, rate the need as "Low," "Medium," or "High." Use the comment boxes to indicate additional needs or to comment on your selections.

1. In your opinion, what priority should be assigned to each of the following housing activities?  
*[each of these listed below is followed by a scale: Low, Medium, High]*

Homebuyer Assistance  
Rental Assistance  
Owner-Occupied Housing Rehabilitation  
Rental Housing (new construction)  
Rental Housing (rehabilitation)  
Transitional Housing  
HIV/AIDS Housing  
Senior Housing  
Housing for Persons with Disabilities  
Housing for Larger Families  
Lead-based Paint Removal  
Fair Housing Services (education, outreach and help with filing discrimination complaints)  
Homebuyer/Homeowner Counseling  
Energy-Efficiency Improvements  
Historic Preservation  
Demolition of Blighted Structures  
Elevating structures for climate resilience  
Building setbacks for climate resilience

Indicate other activities or provide additional comments.  
*[open text box provided]*

2. In your opinion, what priority should be assigned to each of the following economic development activities? *[each of these listed below is followed by a scale: Low, Medium, High]*

Workforce Development Programs  
Job Creation/Retention  
Start-up Business Assistance  
Small Business Loans  
Commercial/Industrial Rehabilitation  
Business Mentoring  
Literacy Programs/GED Preparedness

Indicate other activities or provide additional comments.  
*[open text box provided]*

3. In your opinion, what priority should be assigned to each of the following special needs and services activities? *[each of these listed below is followed by a scale: Low, Medium, High]*

Services for Persons with Disabilities  
Accessibility Improvements for Persons with Disabilities (*residential*)  
Accessibility Improvements for Persons with Disabilities (*public facilities*)  
Homelessness: Emergency Shelters/Homeless Services/Mental Health Services  
Substance Abuse Services  
Foster Youth Services  
Youth Transitioning Out of Foster Care  
HIV/AIDS Services  
Domestic Violence Services  
Elderly Services  
Veterans Services  
Hunger and Nutrition Services

Indicate other activities or provide additional comments.  
*[open text box provided]*

4. In your opinion, what priority should be assigned to each of the following neighborhood / commercial district revitalization activities? *[each of these listed below is followed by a scale: Low, Medium, High]*

Building Facade (Exterior) Improvements  
Historic Preservation  
Sidewalk Improvements  
Street/Alley Improvements  
Street Lighting  
Streetscape Improvements (including landscaping)  
Parking Improvements  
Demolition of Blighted Structures

Indicate other activities or provide additional comments.  
*[open text box provided]*

5. In your opinion, what priority should be assigned to the following public infrastructure projects? *[each of these listed below is followed by a scale: Low, Medium, High]*

Sanitary Sewer System Improvements/Extensions  
Water System Improvements/Extensions  
Water and Wastewater Treatment Facilities  
Storm Sewer Projects  
Road Reconstruction  
Sidewalk Reconstruction  
Transportation

Indicate other activities or provide additional comments.  
*[open text box provided]*

6. In your opinion, what priority should be assigned to each of the following community facilities? *[each of these listed below is followed by a scale: Low, Medium, High]*

Community Centers  
Senior Centers  
Childcare Centers  
Substance Abuse Centers  
Employment Centers  
Healthcare Facilities  
Mental Health Facilities  
Parks & Recreation Facilities

Indicate other activities or provide additional comments.  
*[open text box provided]*

7. In your opinion, which of the following factors do you feel contribute to the lack of available affordable housing?

Lack of Jobs  
High Construction Costs  
Shortage of available land  
Government regulations  
Lack of funding  
Developer profit motives

Indicate other activities or provide additional comments.  
*[open text box provided]*

8. Please provide any additional comments or feedback related to housing, economic development, and community development needs in your town.

*[open text box provided]*

9. In your opinion, what are the highest priority needs for the next five years?

*[open text box provided]*

**PART B: ADDITIONAL INFORMATION**

The following questions are optional, and you do not need to provide a response in order to complete the survey. However, it would be helpful if you would tell us about yourself.

REMEMBER: THIS ENTIRE SURVEY WILL REMAIN ANONYMOUS AND NO ONE WILL KNOW YOUR ANSWERS.

10. What is your household’s yearly income?

- Less than \$15,000
- \$15,000 to \$24,999
- \$25,000 to \$34,999
- \$35,000 to \$44,999
- \$45,000 to \$59,999
- \$60,000 or higher

11. Are you Hispanic or Latino?

- Yes
- No

12. What is your race? If you are multi-racial, please check all that apply.

- African American/Black
- Asian/Pacific Islander
- Caucasian/White
- Native American/Alaskan Native
- Native Hawaiian
- Pacific Islander
- Other (please specify: \_\_\_\_\_)
- I prefer not to answer

13. Do you own or rent your home?

- Own
- Rent

14. Does your household include a person with a disability?

- yes
- no

15. What is your gender?

- male
- female
- other
- I prefer not to answer

16. What is your age?

- Under 18
- 18 - 24
- 25 – 44
- 45 – 54
- 55 – 64
- 65 – 74
- 75 or older

Questions? Contact Alexandra S. Obremski  
Director, Office of Community Development  
Email: [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us)  
Telephone: (845) 364-3939

Your participation is appreciated.

# 2025-2029 5-Year Consolidated Plan 2025 Annual Action Plan 2025-2029 Analysis of Impediments to Fair Housing

## Stakeholder Workshops

Please join us to provide your input as stakeholders on affordable housing, fair housing, and community development issues for the purpose of drafting the County's 2025-2029 Analysis of Impediments to Fair Housing Choice, 2025-2029 Five-Year Consolidated Plan and 2025 Annual Action Plan. Participants will be asked to identify housing needs, obstacles, and gaps in services in the housing space in Rockland County.

All meetings will be held via the following link: <https://meet.goto.com/993869629>  
You can also dial in using your phone: [+1 \(872\) 240-3311](tel:+18722403311) Access Code: 993-869-629

### Schedule and Topics:

#### Monday, Feb 24

Session #1 - 9:45 – 11:00 AM: Poverty & Access to Employment and Small Business Development Opportunities

Session #2 - 12:00 – 1:15 PM: Affordable/Accessible Housing

#### Tuesday, Feb 25

Session #3 - 12:00 – 1:15 PM: Housing for Homeless & Special Needs Populations

Session #4 - 4:00 – 5:15 PM: Healthy Housing & Healthy Neighborhoods

#### Wednesday, Feb 26

Session #5 - 12:00 – 1:15 PM: Community Development including Extreme Weather/Climate Change Resilience

Session #6 - 2:00 – 3:15 PM: Regulatory Concerns and Barriers to Development

**Your Opinion Matters!**  
Please take our survey:  
<https://arcg.is/1rn5DP2>

Questions? Contact: Alexandra S. Obremski  
Director, Office of Community Development  
Email: [RCOCD@co.rockland.ny.us](mailto:RCOCD@co.rockland.ny.us)  
Telephone: (845) 364-3939

# Public Survey Analysis

**Consolidated Plan and Analysis of Impediments to Fair Housing**

**April 2025**

# 01 Overview

*Rockland County, New York is undertaking the development of an important community planning document, required by the U.S. Department of Housing and Urban Development (HUD) for the County to continue receiving Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant (ESG) funding. These resources finance affordable housing and community development activities for low- and moderate-income residents in Rockland County.*

*The Five-Year Consolidated Plan analyzes housing and homeless needs to determine Rockland County's priority needs for affordable housing and community development, benefiting primarily low- and moderate-income residents.*

The project team launched a survey in February 2025 to gain a better understanding of community needs in Rockland County and solicit public input on fair housing, affordable housing, economic development, and community development priorities throughout the County.

## **Survey Accessibility**

The survey was accessible online through the website of the Rockland County Office of Community Development, and was available in English, Spanish, Yiddish and Haitian Creole. The project team also made paper versions of the survey available at the Public Meeting held on March 12, 2025 at the Valley Cottage Public Library.

## **Survey Promotion**

The survey was promoted through the following methods:

- At the public meeting on March 12, 2025
- Email blasts
- Rockland County Office of Community Development website
- Social media posts

## **Survey Period**

The survey was open from February 05, 2025 to March 15, 2025.

## **Survey Responses**

The community survey received a total of 452 responses. Of these 452 responses, 427 respondents provided complete answers to the demographic questions.

## **Survey Analysis**

The survey asked respondents to assign funding priorities to a series of activities / projects under the following categories:

- Housing
- Economic development
- Special needs and services
- Neighborhood / Commercial district revitalization
- Public infrastructure
- Community facilities

# 02 Key Takeaways

Most survey respondents agree that providing equitable access to affordable housing for all members of the community in Rockland County is the highest priority. Some other high priority community development and infrastructure improvement activities that emerged through the survey results are listed below.

## *Community development activities*

- Affordable housing for seniors, along with measures to ensure aging in place
- Housing for persons with disabilities or special needs, along with facilities and services to support job training and healthcare
- Homebuyer assistance, especially for young families and first-time homeowners
- Job creation and retention
- Workforce development and skill-building programs
- Services and assistance programs for the elderly, veterans, and survivors of domestic violence
- Healthcare and mental health services
- Affordable childcare and after-school programming

## *Infrastructure improvements*

- Pedestrian infrastructure improvements, including street lighting, construction of new sidewalks and sidewalk maintenance
- Maintenance of roadways
- Improvement of public transit connectivity within and connecting to Rockland County
- Demolition of blighted infrastructure

Respondents felt the leading factors in the lack of affordable housing are developer profit motive, public misconceptions about affordable housing, strong NIMBY sentiment, and high construction costs.

While housing activities such as workforce housing, housing for the homeless and those at risk of homelessness, and housing for veterans and first responders were mentioned as important areas for funding, the priorities listed above emerged as the most critical and urgent.

Several survey respondents were also in favor of zoning updates to promote high-density, mixed-use development that integrates affordable housing with commercial opportunities and office spaces, thus creating ways for young professionals to remain in the County. Participants advocated for stricter and more thorough code compliance measures to prevent predatory real estate development and management practices and ensure fair and equitable access to affordable housing opportunities.

# 03

# Survey Analysis

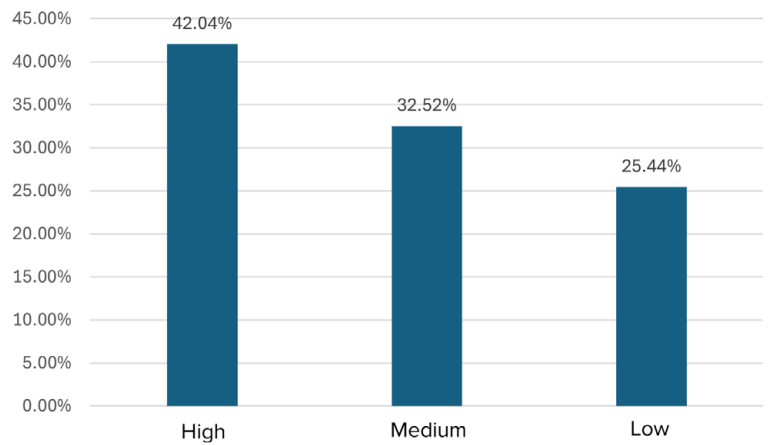
## Part A: Affordable Housing and Community Development

This section focuses on identifying the level of need for different housing, economic development, and community development categories. For each item, respondents were asked to rate the need as “Low,” “Medium,” or “High.” All multiple choice questions were compulsory to answer, and received a total of 452 responses. Open ended questions which invited additional feedback or comments were marked optional.

*In your opinion, what priority should be assigned to each of the following housing activities?*

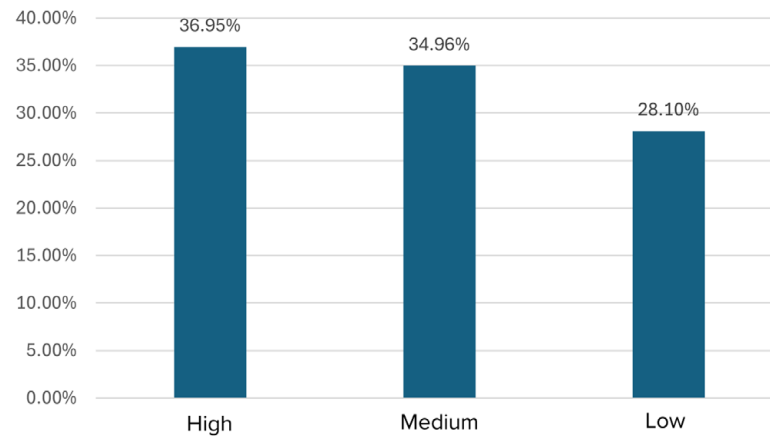
### 1.1 Homebuyer Assistance

Of the 452 responses received, 42.04% (192) of respondents believe that homebuyer assistance is of high priority.



### 1.2 Rental Assistance

Of the 452 responses received, 36.95% (167) of respondents believe that rental assistance is of high priority, while 34.96% (158) respondents categorized it as a medium priority activity.

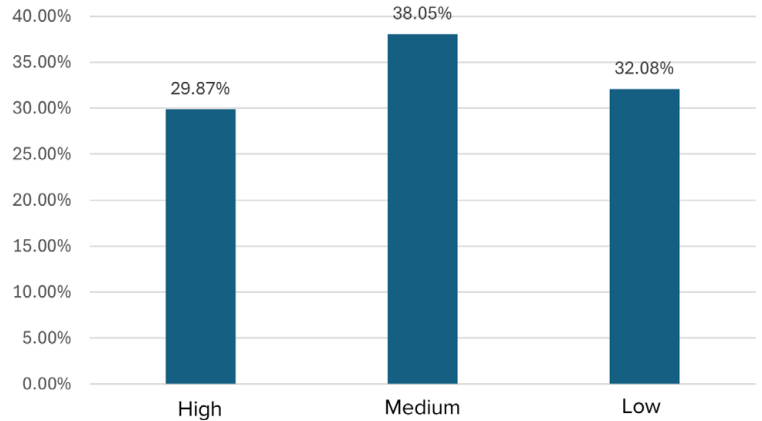


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## Survey Analysis (CONT.)

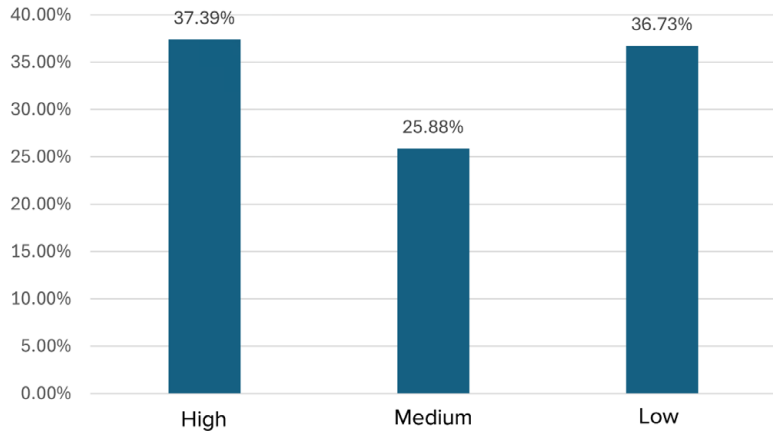
### 1.3 Owner-Occupied Housing Rehabilitation

Of the 452 responses received, 32.08% (145) of respondents are of the opinion that owner-occupied housing rehabilitation is a low-priority activity, while 38.05% (172) respondents feel it is a medium-priority activity.



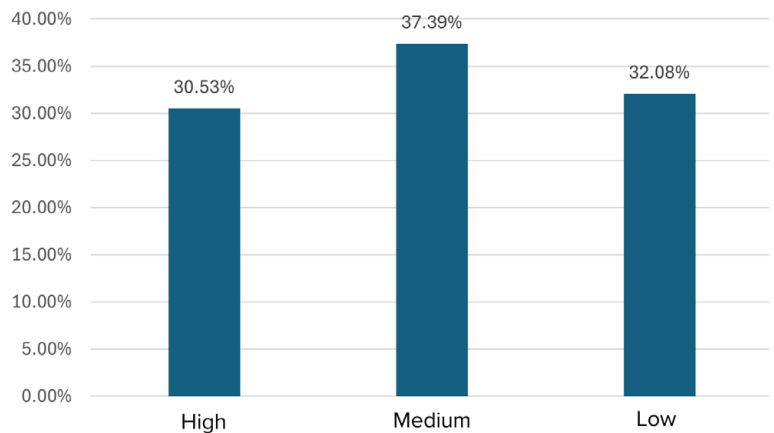
### 1.4 Rental Housing (new construction)

Of the 452 responses received, 37.39% (169) respondents feel that construction of new rental housing is a high priority activity, while 36.73% (166) respondents believe it to be a low-priority activity.



### 1.5 Rental Housing (rehabilitation)

Of the 452 responses received, 37.39% (169) respondents are of the opinion that rehabilitation of rental homes is a medium-priority task.

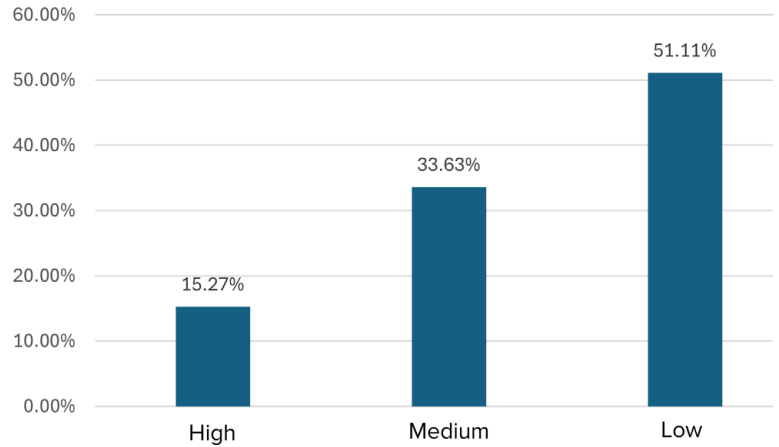


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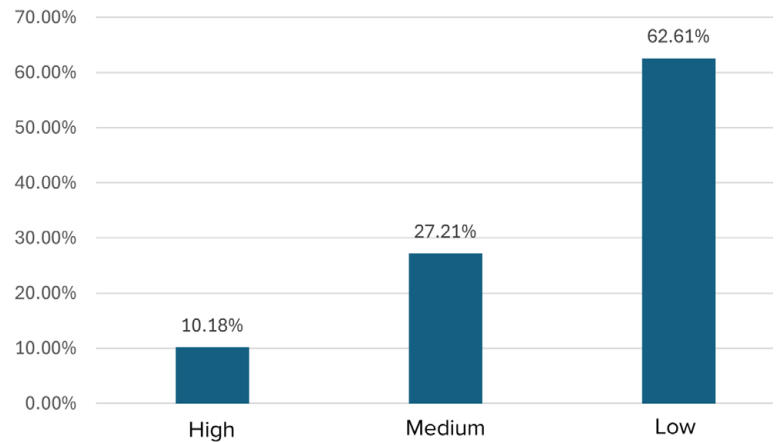
### 1.6 Transitional Housing

Of the 452 responses received, 51.11% (231) of respondents feel that transitional housing is a low priority activity.



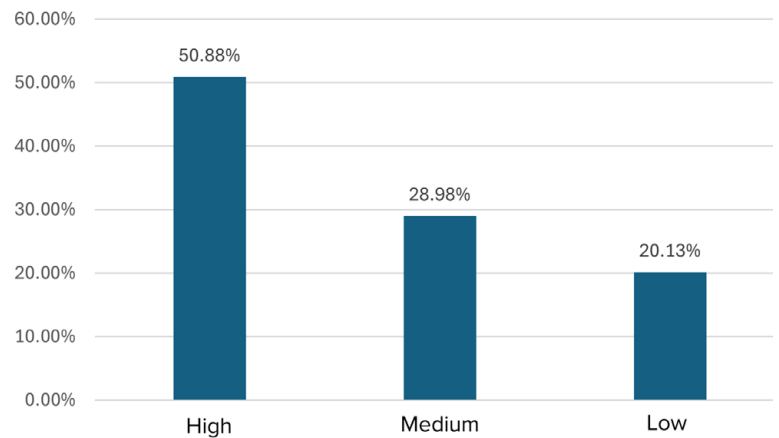
### 1.7 HIV/AIDS Housing

Of the 452 responses received, 62.61% (283) of respondents are of the opinion that housing for those suffering from HIV/AIDS is a low priority item.



### 1.8 Senior Housing

Of the 452 responses received, 50.88% (230) respondents believe senior housing to be a high priority activity.

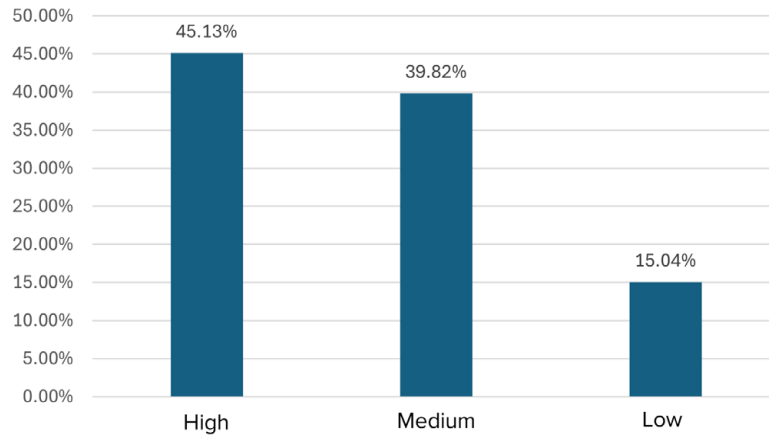


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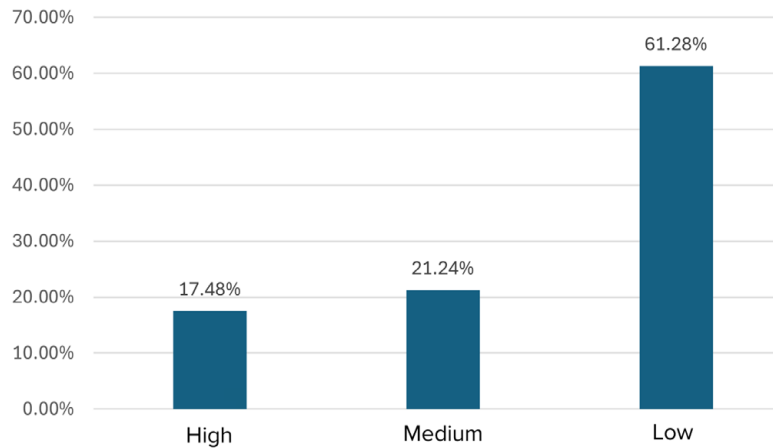
### 1.9 Housing for Persons with Disabilities

Of the 452 responses received, 45.13% (204) of respondents are of the opinion that housing for persons with disabilities is a high priority activity, while 39.82% (180) respondents categorized it as a medium priority task.



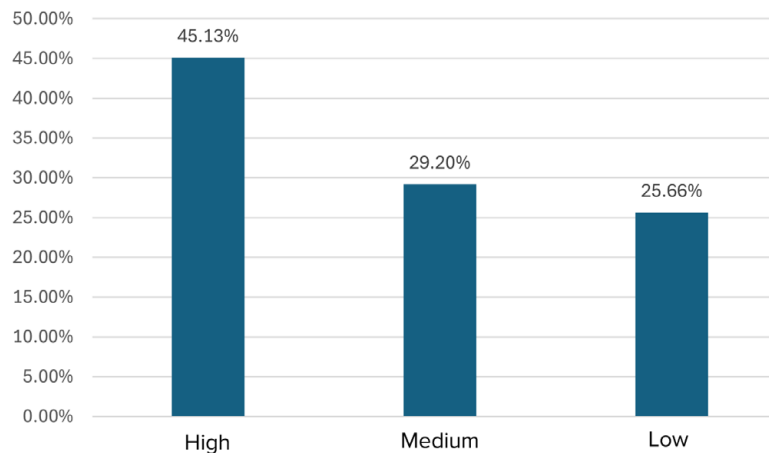
### 1.10 Housing for Larger Families

Of the 452 responses received, 61.28% (277) of respondents feel that housing for larger families is a low priority activity.



### 1.11 Lead-based Paint Removal

Of the 452 responses received, 45.13% (204) of respondents are of the opinion that removal of lead-based paint is a high priority activity.

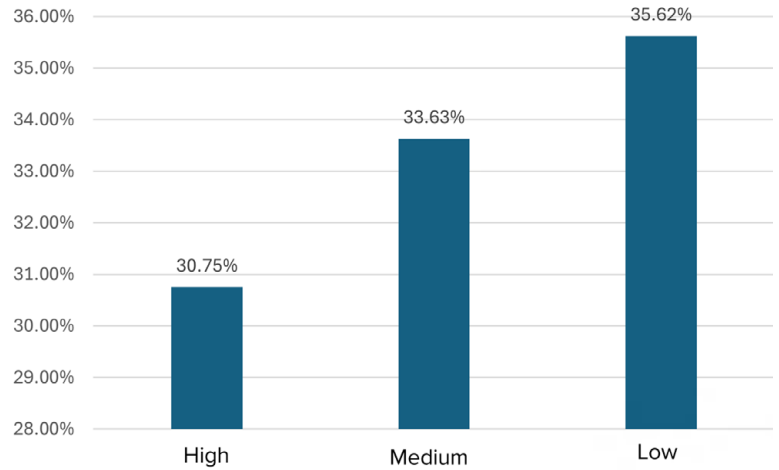


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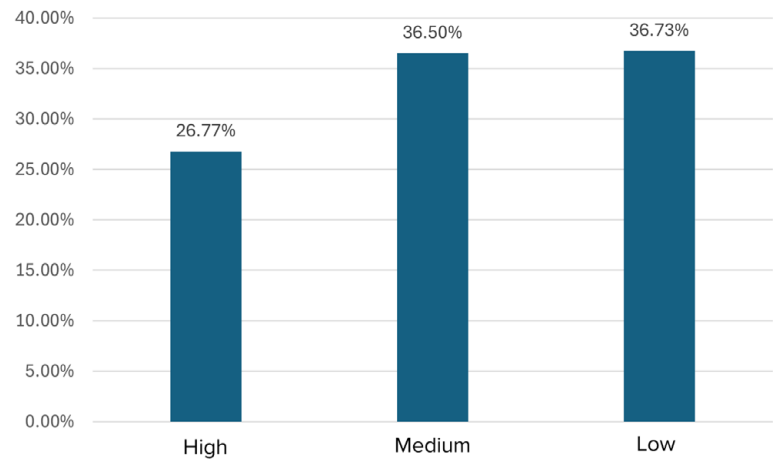
### 1.12 Fair Housing Services (education, outreach and help with filing discrimination complaints)

Of the 452 responses received, 35.62% (161) of respondents feel that fair housing services are a low priority activity, while 33.63% (152) respondents feel they are a medium priority activity.



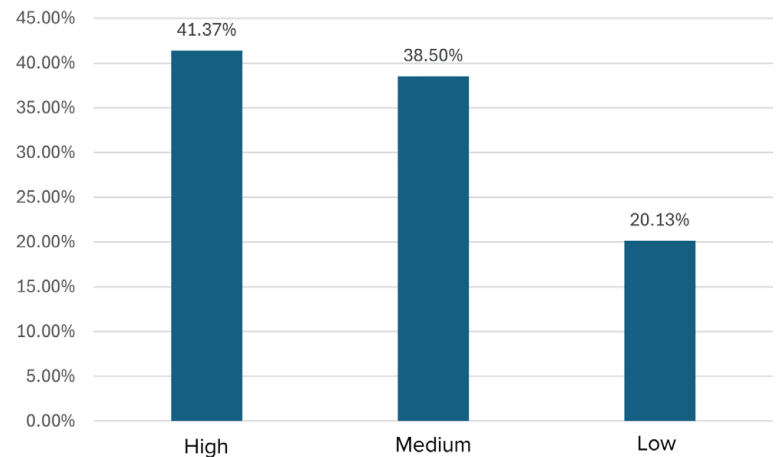
### 1.13 Homebuyer/Homeowner Counseling

Of the 452 responses received, 36.73% (166) respondents consider homebuyer / homeowner counseling to be a low-priority task while 36.5% (165) respondents categorize it as a medium priority task.



### 1.14 Energy-Efficiency Improvements

Of the 452 responses received, 41.37% (187) respondents believe that making energy-efficiency related improvements to homes would be a high-priority activity.

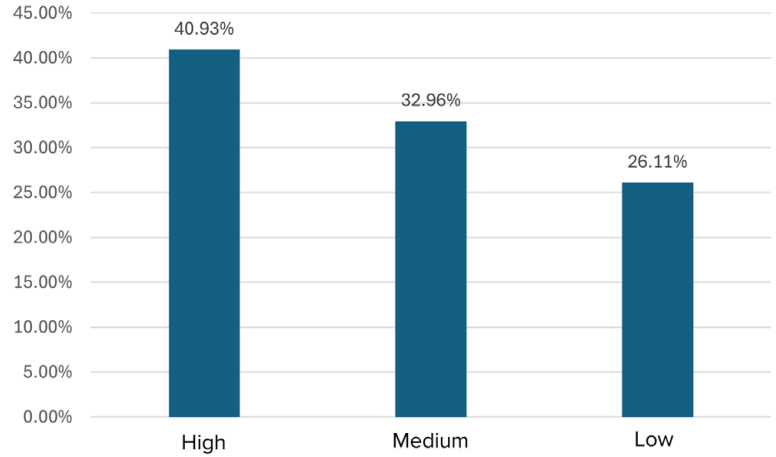


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## Survey Analysis (CONT.)

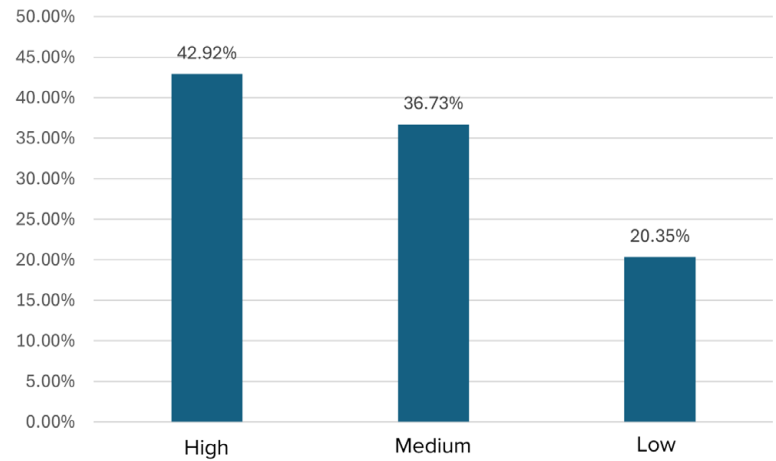
### 1.15 Historic Preservation

Of the 452 responses received, 40.93% (185) of respondents are of the opinion that historic preservation is a high-priority activity.



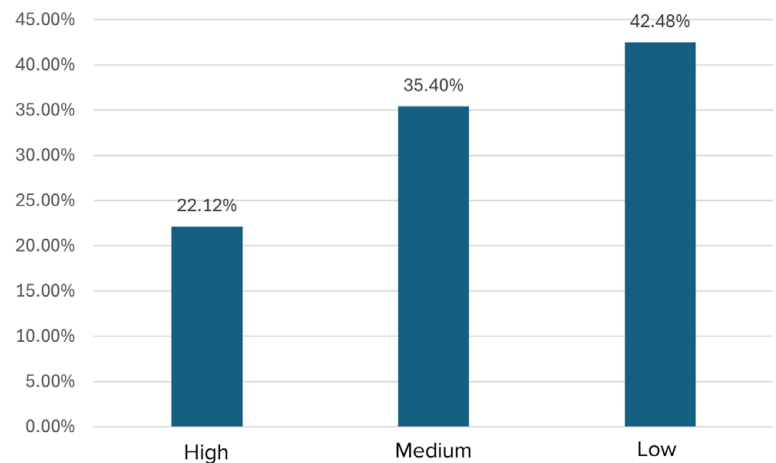
### 1.16 Demolition of Blighted Structures

Of the 452 responses received, 42.92% (194) of respondents consider the demolition of blighted structures to be a high-priority activity.



### 1.17 Elevating structures for climate resilience

Of the 452 responses received, 42.48% (192) of respondents believe that elevating structures for climate resilience is a low-priority activity.

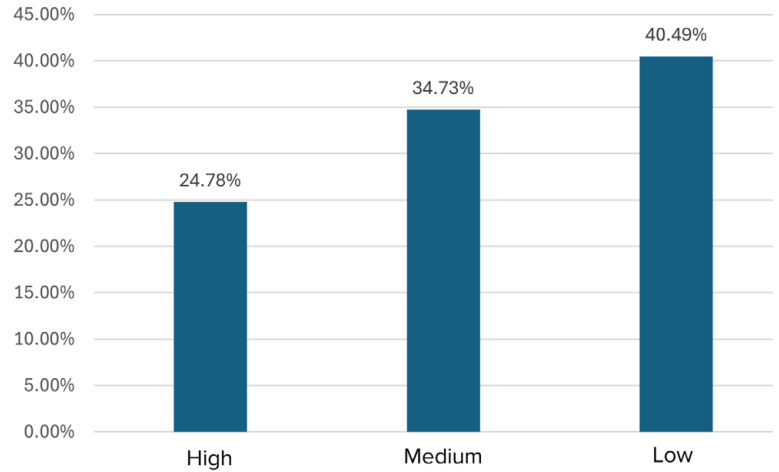


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# Survey Analysis (CONT.)

### 1.18 Building setbacks for climate resilience

Of the 452 responses received, 40.49% (183) of respondents are of the opinion that ensuring building setbacks for climate resilience is a low-priority activity.



### 1.19 Indicate other housing activities or provide additional comments.

This open-ended question was optional to answer, and received 143 responses. These responses were categorized into the 16 topics outlined in the table below. The responses received indicated the following ideas as the highest priorities for housing activities, in addition to the activities listed in the prioritization exercise above.

- Ensuring equitable access to housing across different levels or thresholds of affordability
- Preventing overdevelopment
- Prioritization of affordable housing access for young families and first time homeowners

<i>Response Categories</i>	<i>Number</i>
Affordable housing for low- and moderate- income households	<b>36</b>
Prevention of overdevelopment	<b>25</b>
Affordable housing for young families and first time homeowners	<b>23</b>
Affordable housing for seniors + mechanisms for aging in place	20
Zoning code updates and compliance	18
Tax relief and homeowner / rental assistance	17
Renter protection and prevention of predatory rental / real estate development practices	15
Landscaping, green infrastructure and climate resiliency	15
Transit-oriented development	12
Mixed- use development	11
ADA accessible housing	6
Affordable housing for first responders and veterans	5
Prevention of housing discrimination	4
High-density housing	3
Affordable workforce housing	3
Transitional housing and prevention of homelessness	2

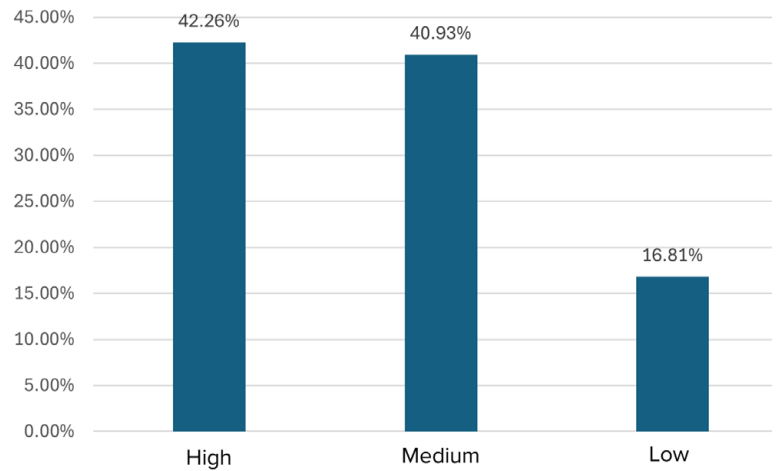
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# Survey Analysis (CONT.)

## 2. In your opinion, what priority should be assigned to each of the following economic development activities?

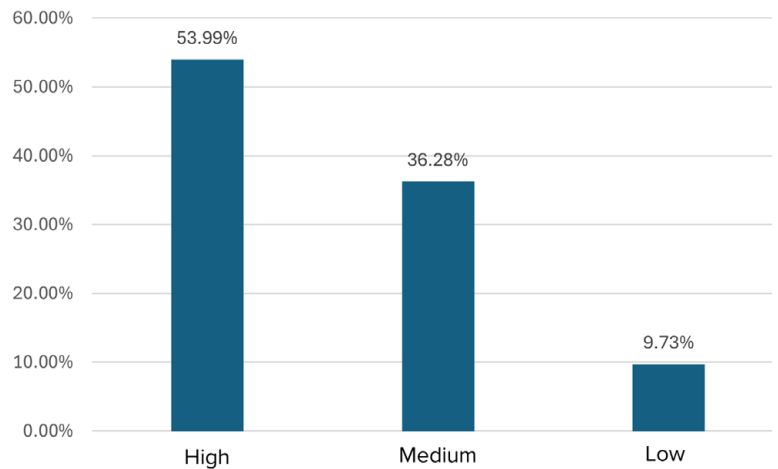
### 2.1 Workforce Development Programs

Of the 452 responses received, 42.26% (191) of respondents believe that workforce development programs are a high priority, while 40.93% (185) consider these programs to be a medium priority.



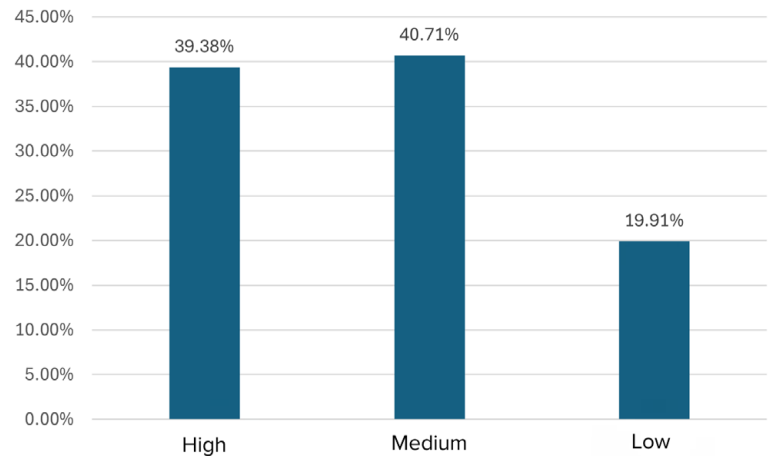
### 2.2 Job Creation / Retention

Of the 452 responses received, 53.99% (244) respondents consider job creation and retention to be a high-priority activity.



### 2.3 Start-up Business Assistance

Of the 452 responses received, 40.71% (184) respondents consider start-up business assistance to be a medium priority activity while 39.38% (178) respondents consider it a high priority task.

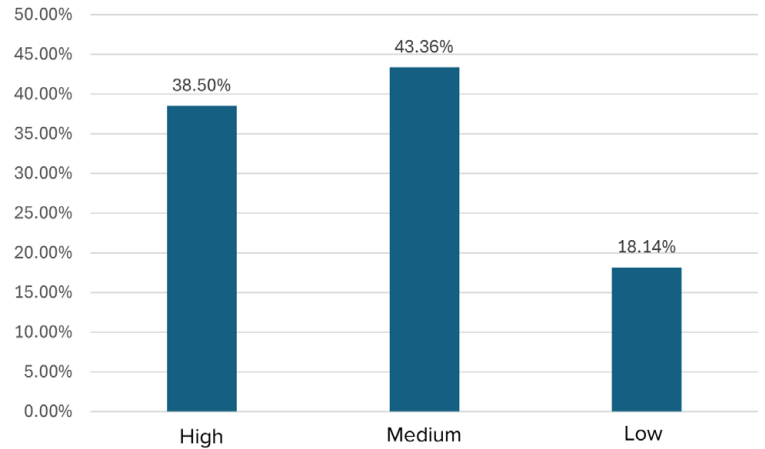


# 03

# Survey Analysis (CONT.)

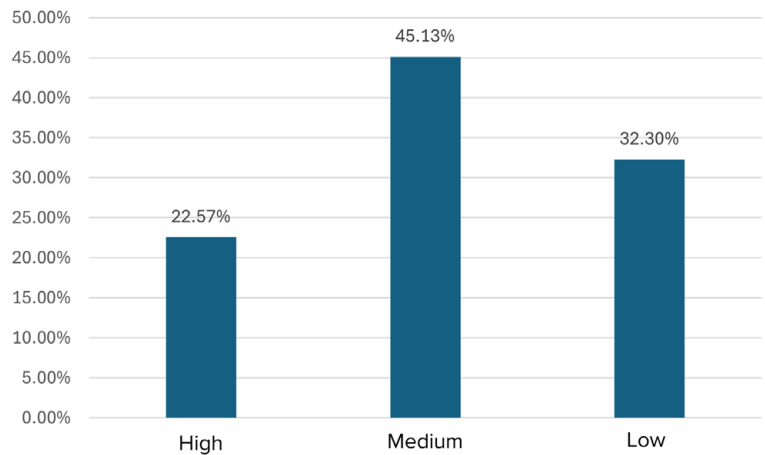
## 2.4 Small Business Loans

Of the 452 responses received, 43.38% (196) of respondents are of the opinion that small business loans are a medium priority while 38.50% (174) respondents view it as a high priority activity.



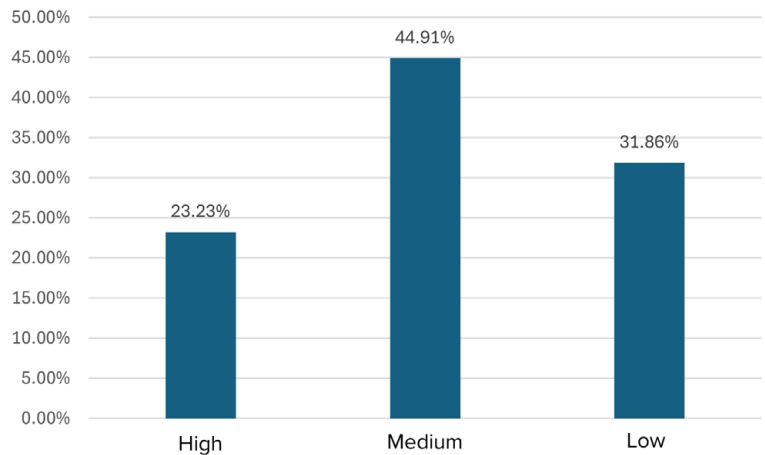
## 2.5 Commercial/Industrial Rehabilitation

Of the 452 responses received, 45.13% (204) of respondents consider commercial / industrial rehabilitation a medium priority while 32.30% (146) of respondents see it as a low priority.



## 2.6 Business Mentoring

Of the 452 responses received, 44.91% (203) of respondents view business mentoring as a medium priority while 31.86% (144) consider it a low priority task.

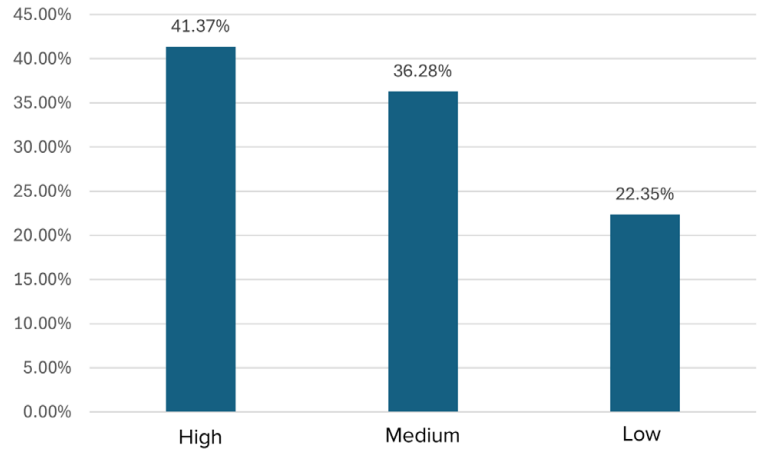


# 03

# Survey Analysis (CONT.)

## 2.7 Literacy Programs/GED Preparedness

Of the 452 responses received, 41.37% (187) of respondents consider literacy programs and ensuring GED preparedness as a high priority.



## 2.8 Indicate other economic development activities or provide additional comments.

This open-ended, optional question received 54 complete responses, which were categorized into the 9 topics listed below. Economic development activities that emerged as top priorities among the respondents who answered this question are:

- Support for the development of small local businesses and not-for-profit organizations
- Workforce development, work-study programs and job placement
- Creation / improvement / maintenance of transportation infrastructure including roadways, public transportation such as rail, bus and ferry services, and pedestrian and bicycle transportation

<i>Response Categories</i>	<i>Number</i>
Workforce development, work-study and job placement programs	<b>17</b>
Support for the development of small local businesses and not-for-profit organizations	<b>15</b>
Transportation infrastructure (roadways, public transit, bike & pedestrian infrastructure)	<b>10</b>
Funding for public schools and after-school programs for children of all ages	8
Community assistance programs (including programs for the elderly, homeless, persons with special needs, and healthcare and substance abuse services)	6
Financial aid or tax relief for homeowners	6
Zoning code updates to support mixed-use development and the creation of special economic zones	6
Assistance for commercial and retail development	4
Tourism (including the creation and upkeep of cultural destinations, public open spaces)	3

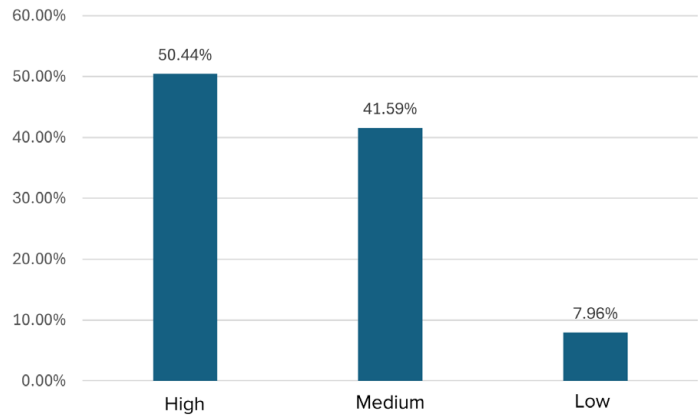
# 03

## Survey Analysis (CONT.)

*3. In your opinion, what priority should be assigned to each of the following special needs and services activities?*

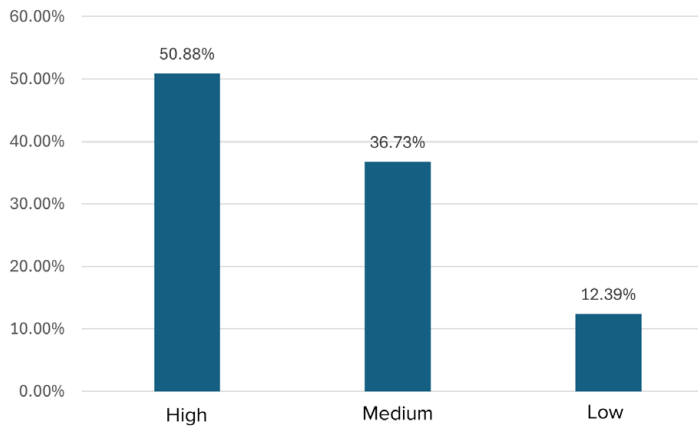
### *3.1 Services for Persons with Disabilities*

Of the 452 responses received, 50.44% (228) of respondents are of the opinion that services for persons with disabilities are a high priority.



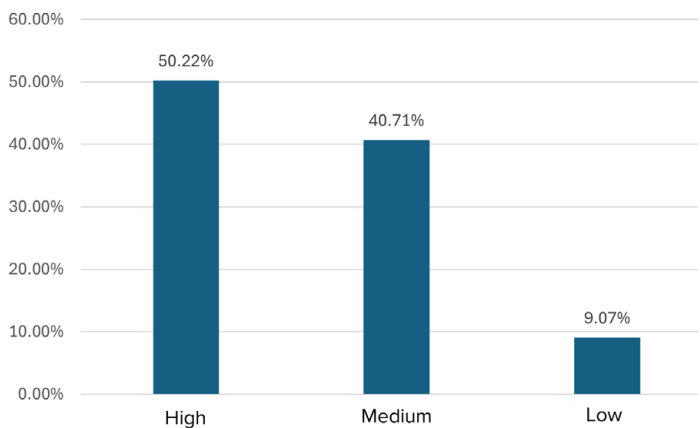
### *3.2 Accessibility Improvements for Persons with Disabilities (residential)*

Of the 452 responses received, 50.88% (230) of respondents view ADA accessibility improvements in residences as a high priority.



### *3.3 Accessibility Improvements for Persons with Disabilities (public facilities)*

Of the 452 responses received, 50.22% (227) of respondents view ADA accessibility improvements in public facilities as a high priority.

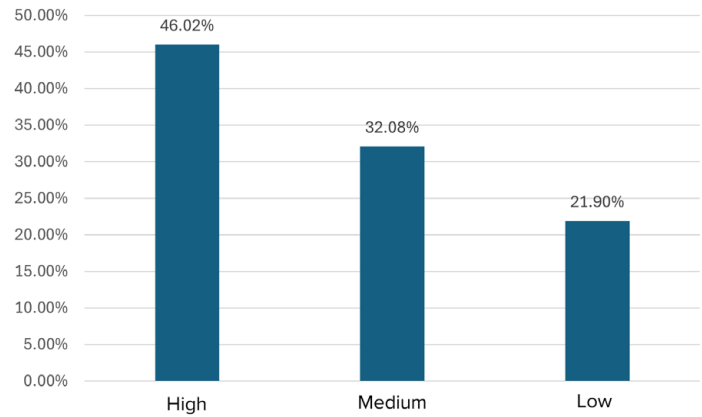


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## Survey Analysis (CONT.)

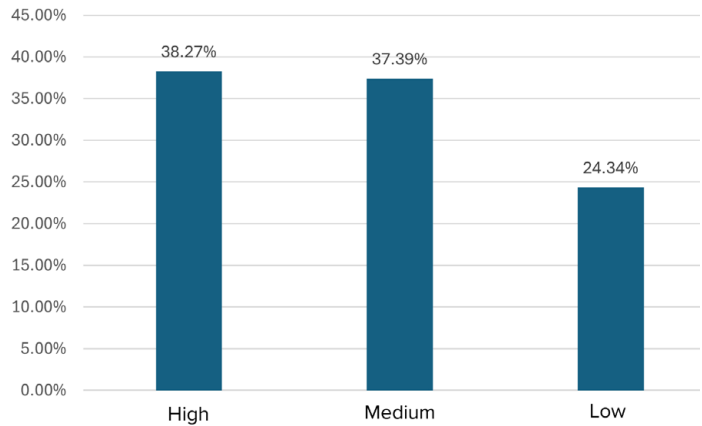
### 3.4 Homelessness: Emergency Shelters/ Homeless Services/Mental Health Services

Of the 452 responses received, 46.02% (208) of respondents view services for the homeless as a high priority.



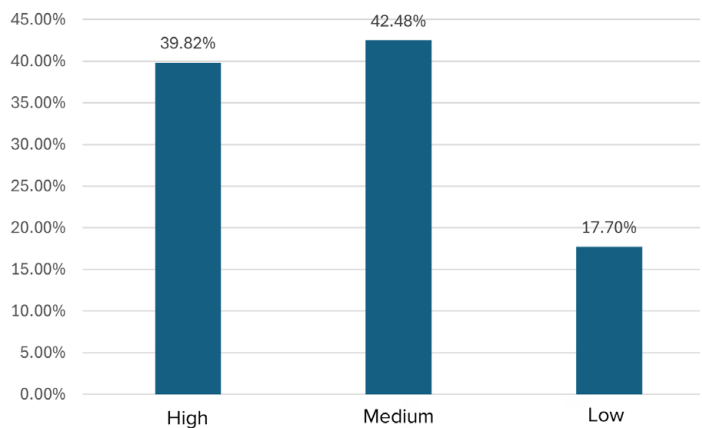
### 3.5 Substance Abuse Services

Of the 452 responses received, 38.27% (173) of respondents consider substance abuse services a high priority while 37.39% see these services as a medium priority.



### 3.6 Foster Youth Services

Of the 452 responses received, 42.48% (192) of respondents are of the opinion that foster youth services are a medium priority while 39.82% (180) see them as a high priority.

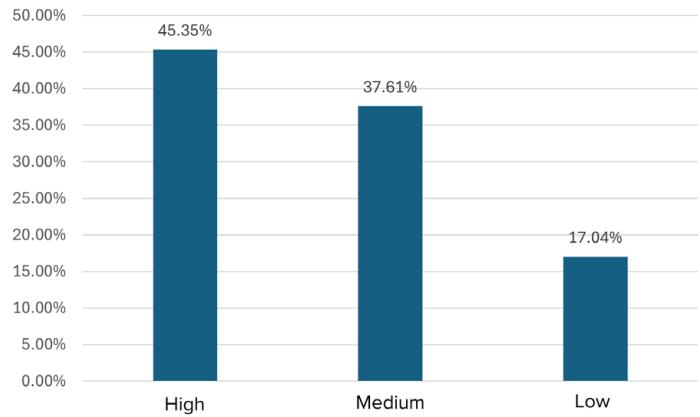


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## Survey Analysis (CONT.)

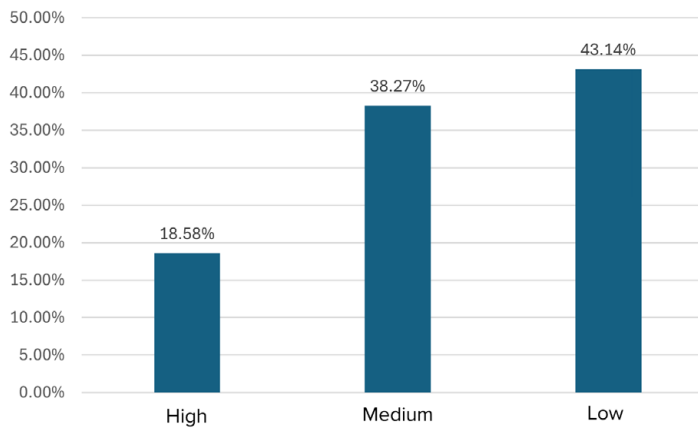
### 3.7 Youth Transitioning Out of Foster Care

Of the 452 responses received, 45.35% (205) of respondents consider services for youth transitioning out of foster care to be a high priority activity.



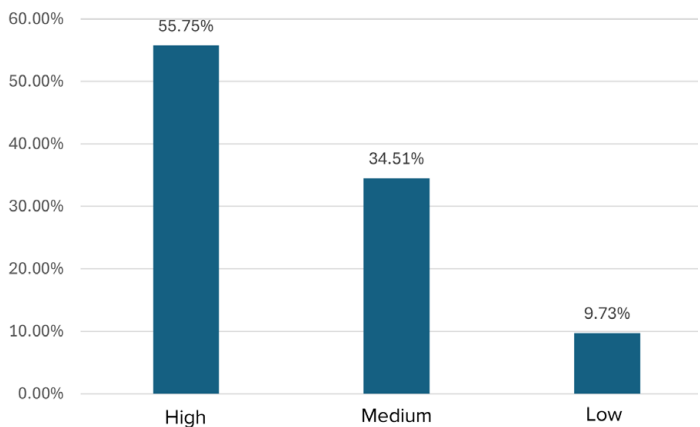
### 3.8 HIV/AIDS Services

Of the 452 responses received, 43.14% (195) of respondents consider HIV/AIDS services a low priority activity. 38.27% (169) of respondents see it as a medium priority.



### 3.9 Domestic Violence Services

Of the 452 responses received, 55.75% (252) of respondents believe that domestic violence services are a high priority activity.

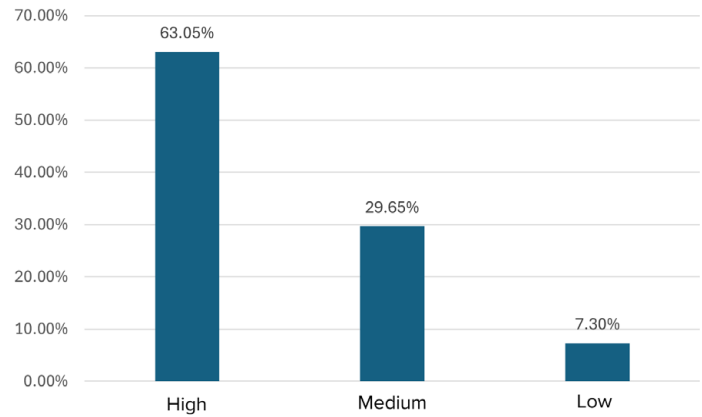


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## Survey Analysis (CONT.)

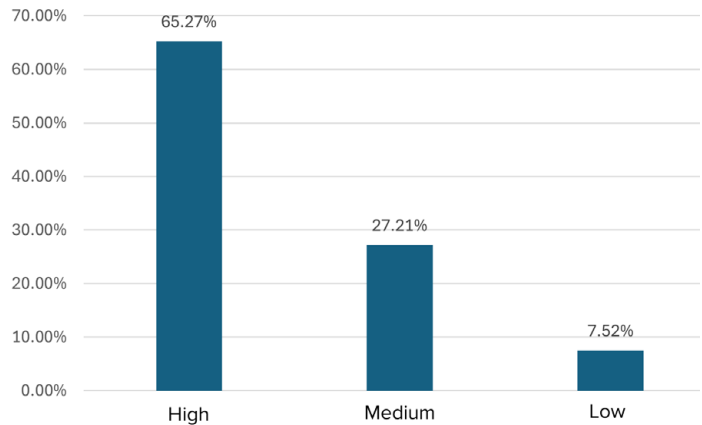
### 3.10 Elderly Services

Of the 452 responses received, 63.05% (285) of respondents are of the opinion that elderly services are a high priority activity.



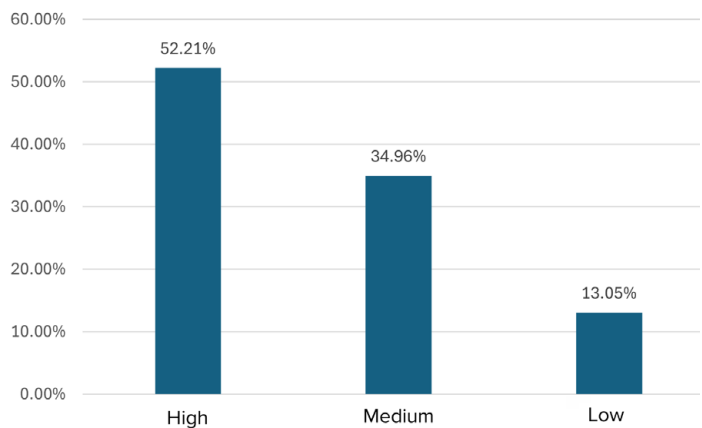
### 3.11 Veterans Services

Of the 452 responses received, 65.27% (295) consider veterans' services to be a high priority activity.



### 3.12 Hunger and Nutrition Services

Of the 452 responses received, 52.21% (235) of respondents are of the opinion that hunger and nutrition services are a high priority activity.



# 03

# Survey Analysis (CONT.)

### 3.13 Indicate other special needs and services activities or provide additional comments.

This prompt received 45 complete responses. These responses were categorized into 14 topic areas as described in the table below. The top priorities for special needs and services apart from comments related to affordable housing are as follows:

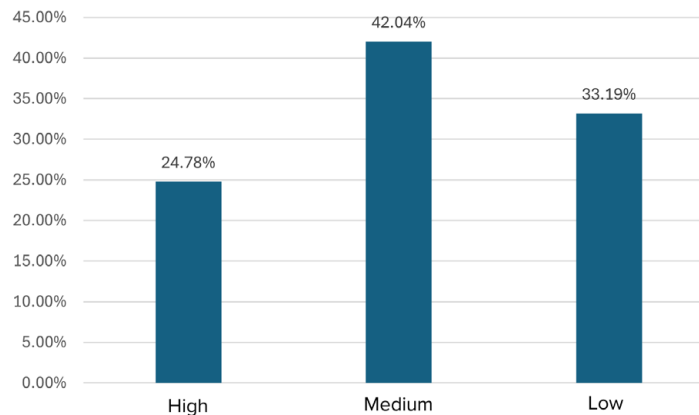
- Transitional housing and emergency shelters for homeless persons
- Mental health and substance abuse services
- ADA accessibility improvements

<i>Response Categories</i>	<i>Number</i>
Transitional housing and emergency shelters for homeless persons	<b>17</b>
Mental health and substance abuse services	<b>16</b>
ADA accessibility improvements	<b>8</b>
Affordable housing related comments	8
Food pantries and community food drives	5
Job training and placement for persons with special needs	4
Education	4
Maintenance of infrastructure	3
Elder care	3
Immigrant services	3
Public amenities such as transportation and open and green spaces	2
Financial assistance for low-income individuals and families	2
Funding and assistance for not-for-profit organizations working in public services	2
Veteran services	2

### 4. In your opinion, what priority should be assigned to each of the following neighborhood / commercial district revitalization activities?

#### 4.1 Building Facade (Exterior) Improvements

Of the 452 responses received, 42.04% (190) respondents are of the opinion that building facade improvements are a medium priority activity.

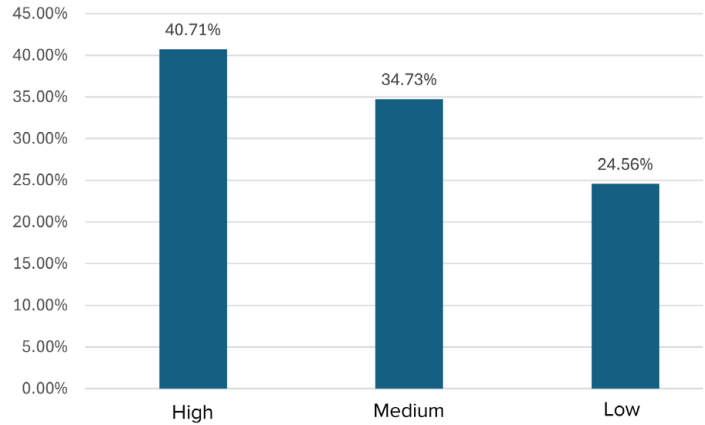


# 03

## Survey Analysis (CONT.)

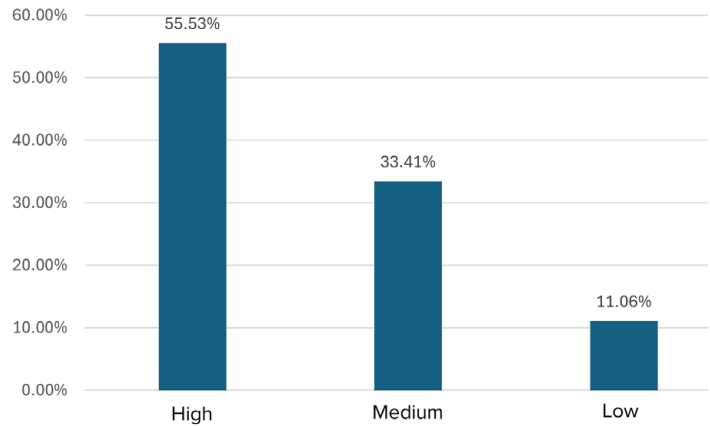
### 4.2 Historic Preservation

Of the 452 responses received, 40.71% (184) of respondents consider historic preservation to be a high-priority activity.



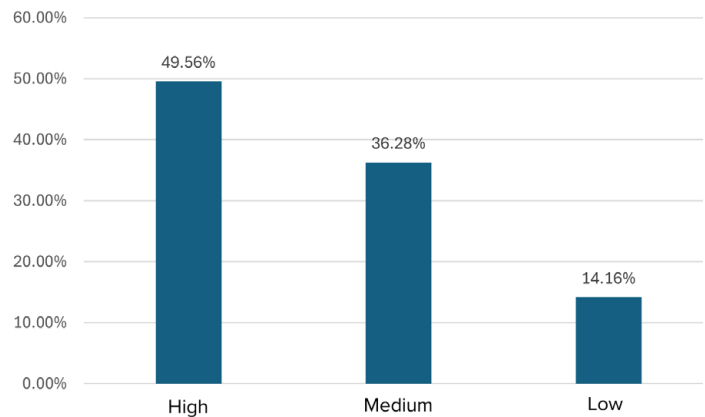
### 4.3 Sidewalk Improvements

Of the 452 responses received, 55.53% (251) of respondents are of the opinion that sidewalk improvements are a high priority task.



### 4.4 Street/Alley Improvements

Of the 452 responses received, 49.56% (224) of respondents view street and alley improvements as a high priority activity.

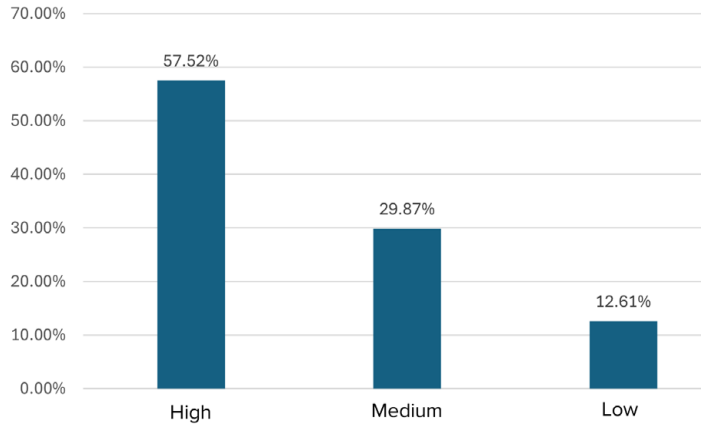


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## Survey Analysis (CONT.)

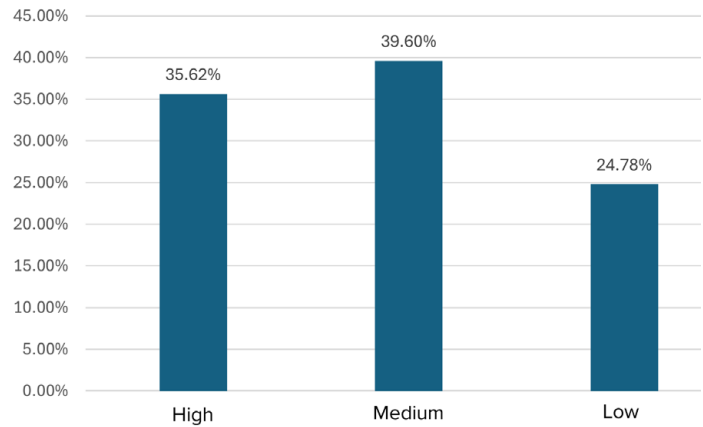
### 4.5 Street Lighting

Of the 452 responses received, 57.52% (260) of respondents believe that street lighting is a high priority task.



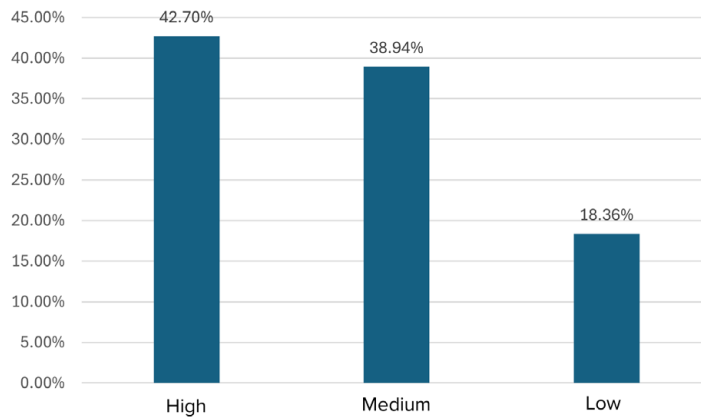
### 4.6 Streetscape Improvements (including landscaping)

Of the 452 responses received, 39.60% (179) of respondents consider streetscape improvements to be a medium priority task, while 35.62% (161) of respondents categorize it as a high priority task.



### 4.7 Parking Improvements

Of the 452 responses received, 42.70% (193) of respondents are of the opinion that parking improvements would be a high priority task.

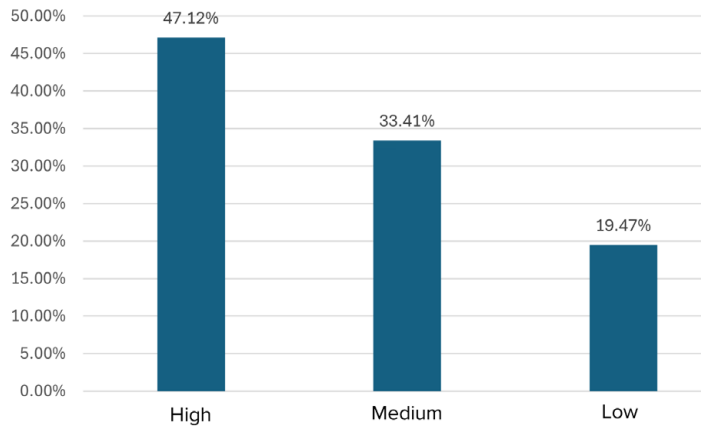


# 03

# Survey Analysis (CONT.)

### 4.8 Demolition of Blighted Structures

Of the 452 responses received, 47.12% (213) of respondents believe that the demolition of blighted structures is a high priority activity.



### 4.9 Indicate other neighborhood / commercial district revitalization activities or provide additional comments.

This prompt received 68 complete responses. These responses were categorized into 13 topic areas as described in the table below. The top priorities for special needs and services apart from comments related to affordable housing are as follows:

- Pedestrian and bicycle infrastructure
- Public transit and transit-oriented development
- Traffic safety

Response Categories	Number
Pedestrian and bicycle infrastructure	17
Public transit and transit-oriented development	16
Traffic safety	12
Maintenance of existing infrastructure, including water, sewer, sanitation and transportation systems	9
Climate resiliency and preservation of nature	8
Creation of entertainment and retail destinations	8
Historic preservation and creation of cultural destinations	7
Building rehabilitation and adaptive reuse	5
Maintenance and creation of parks and other public open spaces	5
High-density mixed-use development	5
Zoning code updates	5
Tax relief and financial assistance for low-income individuals and families	2
Demolition of blighted structures	2

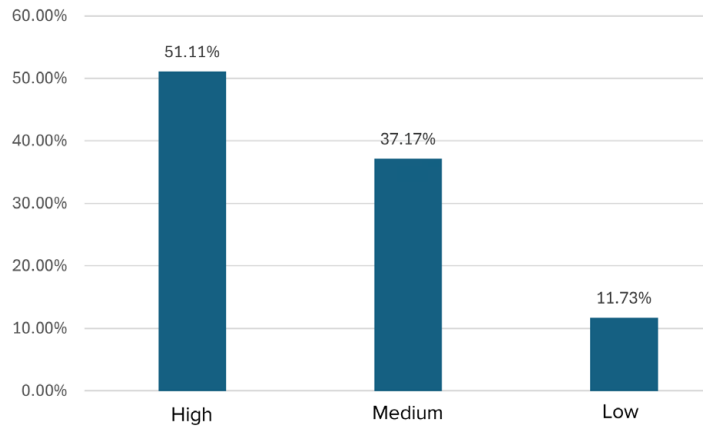
# 03

# Survey Analysis (CONT.)

**5. In your opinion, what priority should be assigned to the following public infrastructure projects?**

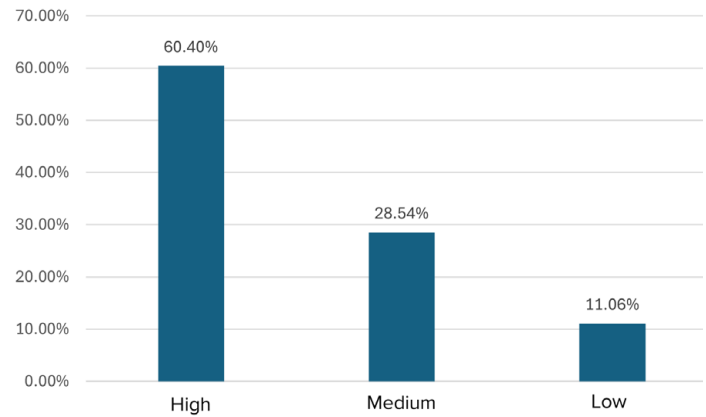
### 5.1 Sanitary Sewer System Improvements/Extensions

Of the 452 responses received, 51.11% (231) of respondents believe sanitary sewer systems improvements and extensions to be a high priority task.



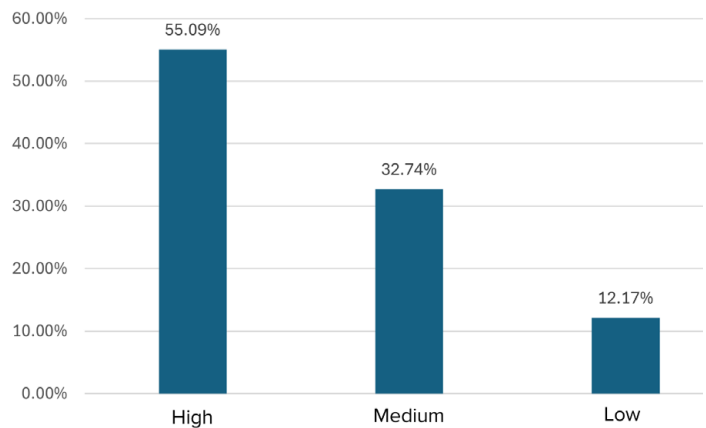
### 5.2 Water System Improvements/Extensions

Of the 452 responses received, 60.40% (273) of respondents consider water system improvements and extensions to be a high priority activity.



### 5.3 Water and Wastewater Treatment Facilities

Of the 452 responses received, 55.09% (249) of respondents are of the opinion that water and wastewater treatment facilities are a high priority item.

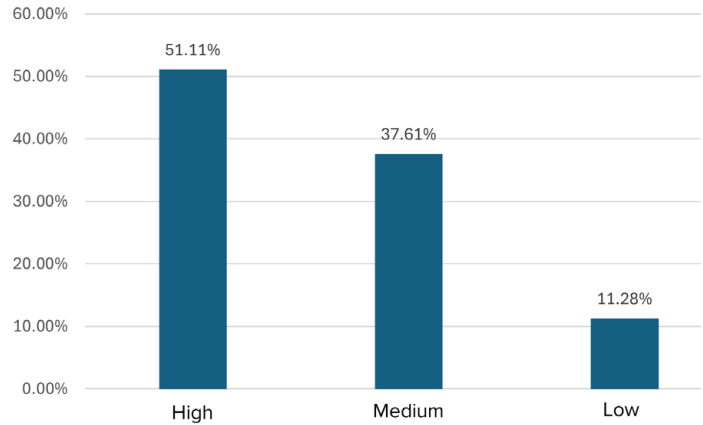


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## Survey Analysis (CONT.)

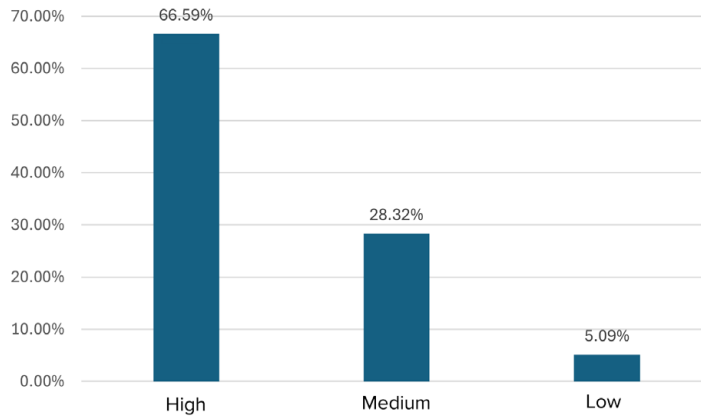
### 5.4 Storm Sewer Projects

Of the 452 responses received, 51.11% (231) of respondents view storm sewer projects as a high priority task.



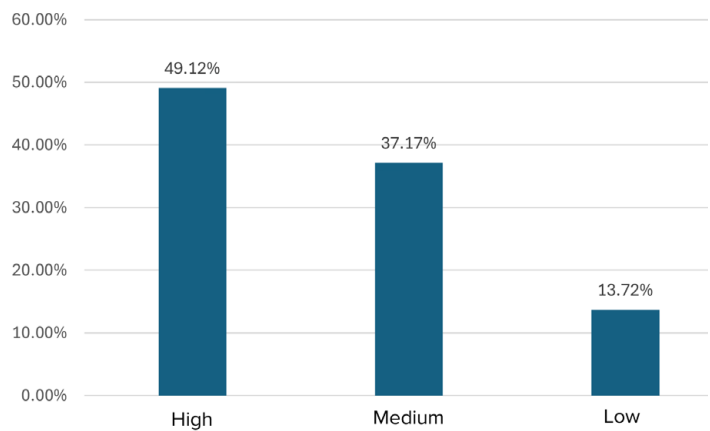
### 5.5 Road Reconstruction

Of the 452 responses received, 66.59% (301) of respondents consider road reconstruction to be a high priority activity.



### 5.6 Sidewalk Reconstruction

Of the 452 responses received, 49.12% (222) of respondents are of the opinion that sidewalk reconstruction should be a high priority activity.

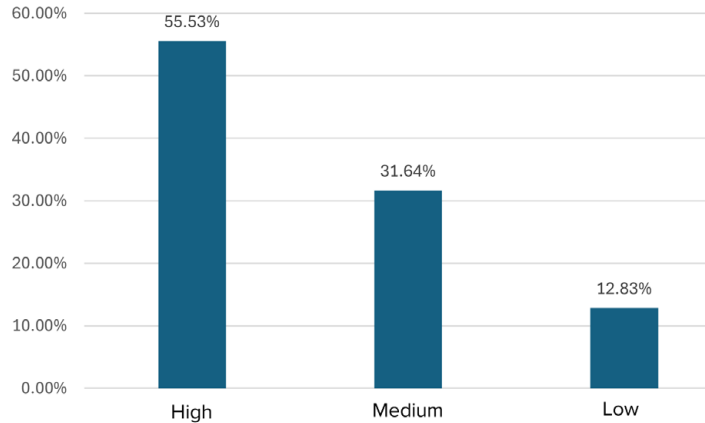


# 03

# Survey Analysis (CONT.)

## 5.7 Transportation

Of the 452 responses received, 55.53% (251) of respondents see transportation as a high priority public infrastructure project.



## 5.8 Indicate other public infrastructure projects or provide additional comments.

This open-ended question received 65 complete responses that were categorized into 8 categories as describes in the table below. The top infrastructure concerns highlighted by these comments are as follows:

- Public transit, including bus, rail and ferry services within and connecting to the County
- Pedestrian and bicycle infrastructure
- Roadway improvements and traffic congestion relief

<i>Response Categories</i>	<i>Number</i>
Roadway improvements and traffic congestion relief	<b>40</b>
Pedestrian and bicycle infrastructure	<b>12</b>
Public transit to and within the County	<b>11</b>
Flooding prevention, climate resilient water and sewer infrastructure	8
Prevention of overdevelopment and maintenance of existing infrastructure	6
Public green and open spaces	5
Drinking water	2
Sanitation and recycling	2

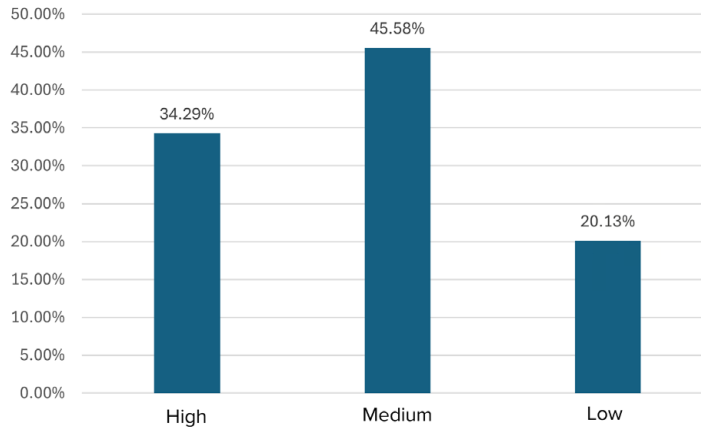
# 03

## Survey Analysis (CONT.)

6. In your opinion, what priority should be assigned to each of the following community facilities?

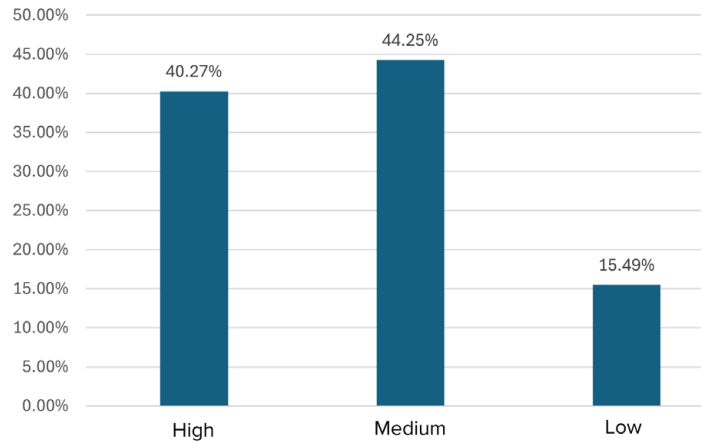
### 6.1 Community Centers

Of the 452 responses received, 45.58% (206) of respondents consider community centers to be a medium priority community facility.



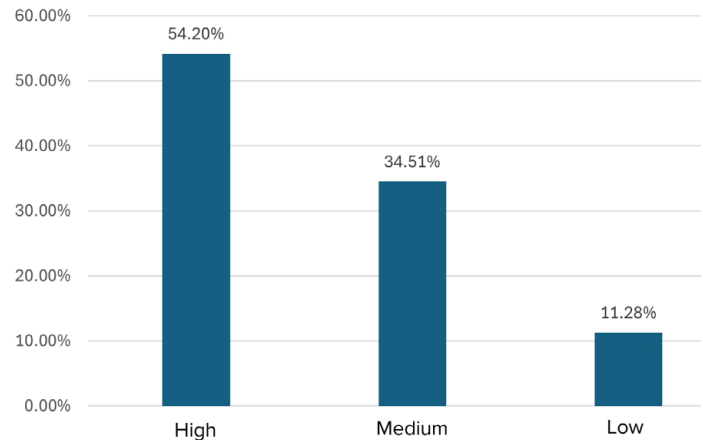
### 6.2 Senior Centers

Of the 452 responses received, 44.25% (200) of respondents are of the opinion that senior centers are a medium priority facility, while 40.27% (182) of respondents consider them a high priority facility.



### 6.3 Childcare Centers

Of the 452 responses received, 54.20% (245) of respondents believe that childcare centers are a high priority community facility.

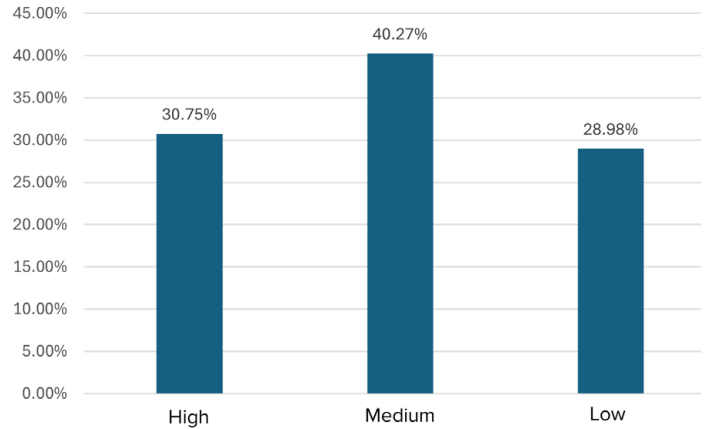


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## Survey Analysis (CONT.)

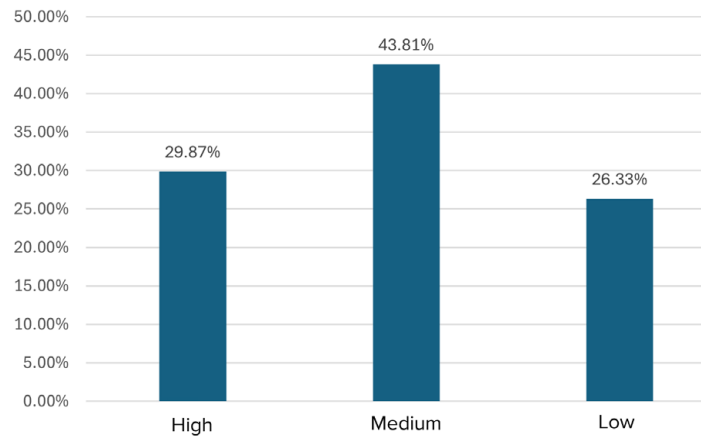
### 6.4 Substance Abuse Centers

Of the 452 responses received, 40.27% (182) of respondents view substance abuse centers as a medium priority facility.



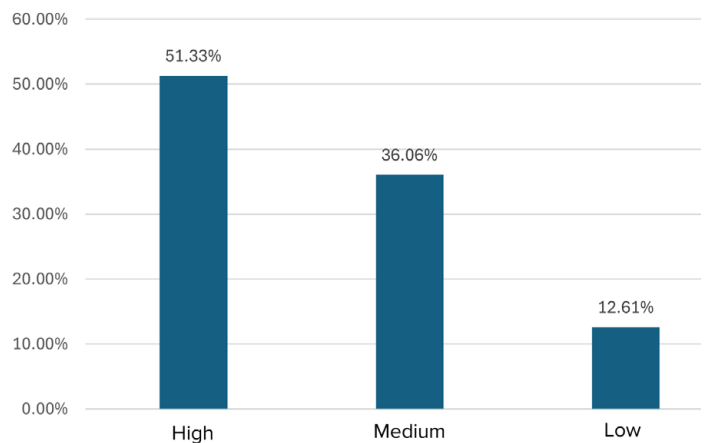
### 6.5 Employment Centers

Of the 452 responses received, 43.81% (198) of respondents consider employment centers to be a medium priority facility.



### 6.6 Healthcare Facilities

Of the 452 responses received, 51.33% (232) of respondents categorize healthcare facilities as a high priority.

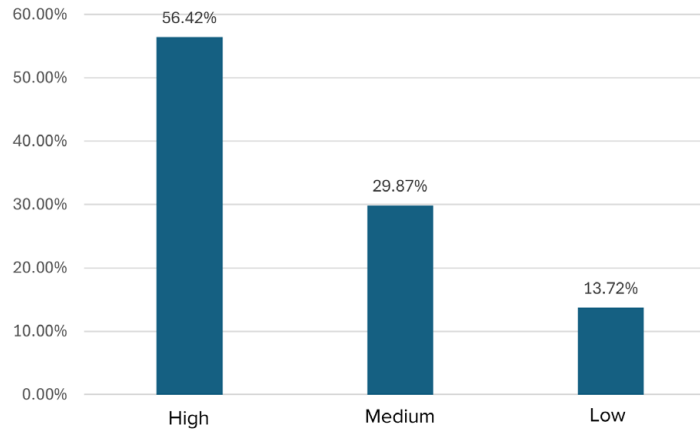


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# Survey Analysis (CONT.)

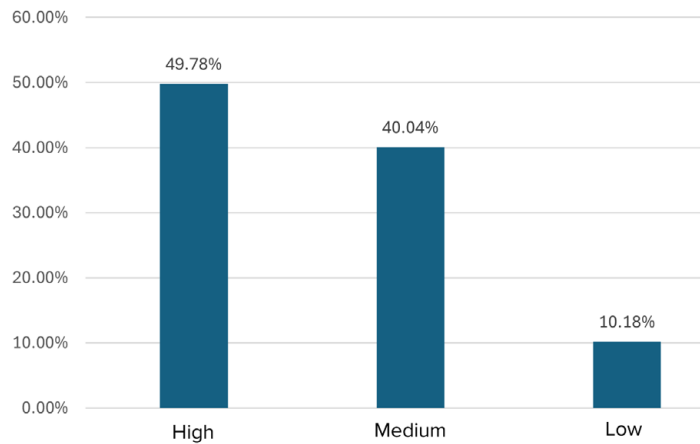
## 6.7 Mental Health Facilities

Of the 452 responses received, 56.42% (255) of respondents are of the opinion that mental health facilities are a high priority item.



## 6.8 Parks & Recreation Facilities

Of the 452 responses received, 49.78% (225) of respondents consider parks and recreation facilities to be a high priority, while 40.04% (181) respondents view them as a medium priority.



## 6.9 Indicate other community facilities or provide additional comments.

The 42 responses received by this question were categorized into 8 topics as outlined in the table below. The top concerns that emerged from these responses are as follows:

- Community centers, libraries and support for educational / recreational programming
- Public open and green spaces
- Healthcare, including mental health services

Response Categories	Number
Community centers, libraries and support for educational / recreational programming	10
Public open and green spaces	10
Healthcare, including mental health services	7
Public sports and active recreation facilities	6
Farmers markets and community programming	3
Support for vulnerable populations	2
Affordable childcare	2
Safety and law enforcement	2

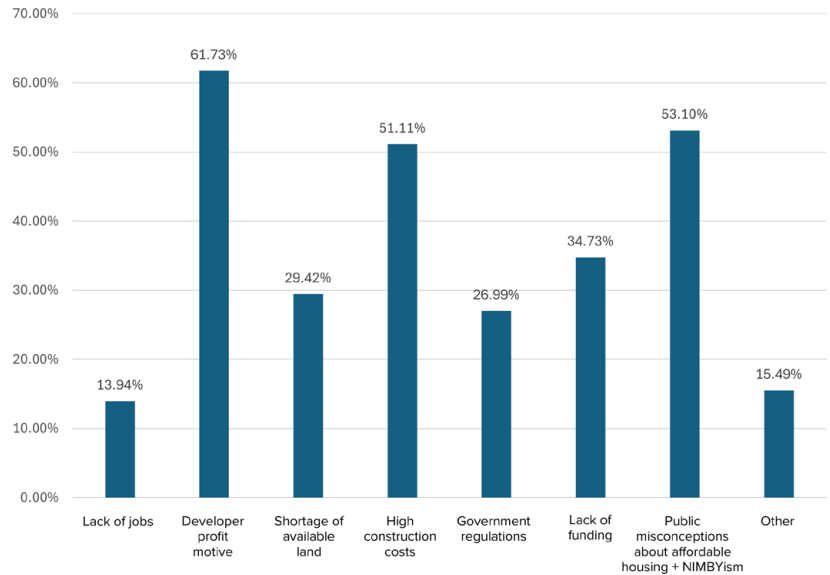
# 03

# Survey Analysis (CONT.)

## 7. In your opinion, which of the following factors do you feel contribute to the lack of available affordable housing?

This question prompted respondents to pick as many options as they felt were relevant factors contributing to the lack of affordable housing. The factors that emerged as top concerns were:

- Developer profit motive (279 responses)
- A combination of public misconceptions about affordable housing and a strong NIMBY sentiment (240 responses)
- High construction costs (239 responses)



## 7.1 Please provide any additional comments or feedback related to housing, economic development, and community development needs in your town.

This open-ended question received 118 responses which were categorized into 12 topics as described in the table below. The top three themes for these responses were as follows:

- Equitable access to affordable housing
- Prevention of discriminatory / predatory real estate practices
- Prevention of overdevelopment

Response Categories	Number
Equitable access to affordable housing	36
Prevention of discriminatory / predatory real estate practices	33
Prevention of overdevelopment	18
Zoning updates to facilitate construction of high density housing	14
Affordable housing and starter homes for young families	12
Educational and financial support for local businesses and farmers, including skill development and job placement services	9
Affordable housing and mechanisms to age in place for the elderly	7
Maintenance and upgrades to civic infrastructure	7
Climate resiliency	7
Public transit	4
Affordable childcare and healthcare	3
Safety and crime prevention	2

# 03

# Survey Analysis (CONT.)

## 7.2 In your opinion, what are the highest priority needs for the next five years?

This open-ended question received 440 responses. These priorities were categorized by 25 topics as outlined in the table below. The top priorities that respondents identified are as follows:

- Equitable access to affordable housing
- Roadway maintenance and traffic congestion relief
- Zoning code updates and code compliance
- Prevention of overdevelopment

<i>Response Categories</i>		<i>Number</i>
<b>Housing</b>	Equitable access to affordable housing	<b>138</b>
	Affordable housing for the elderly	49
	Affordable housing for persons with special needs	12
	Affordable housing for young families and first time homeowners	46
	Affordable housing for low- and moderate- income families	24
	Affordable housing for first responders and veterans	6
	Homebuyer / rental assistance	45
<b>Planning and Infrastructure</b>	Zoning code updates and code compliance	<b>57</b>
	Prevention of discriminatory / predatory real estate practices	35
	Upgrades to and maintenance of civic infrastructure	38
	Prevention of overdevelopment	<b>57</b>
	Roadways and traffic relief	<b>61</b>
	Pedestrian and bicycle infrastructure and safety	54
	Public open and green spaces	36
	Public transit	46
<b>Community Services and Facilities</b>	Mental health services	24
	Substance abuse programs / services	10
	Community centers	14
	Active recreation facilities	10
	Childcare and support for educational programming	16
<b>Economic Development</b>	Business assistance programs	33
	Financial assistance / tax relief programs	43
	Job training and skill development	22
<b>Climate resiliency</b>		31
<b>Safety and crime prevention</b>		15

# 03

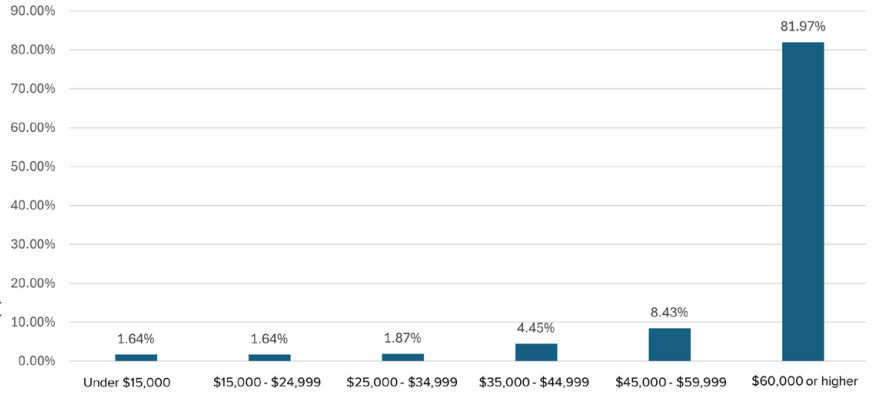
# Survey Analysis (CONT.)

## Part B: Demographics

The following questions were optional for respondents to answer. Respondents were also reminded that the survey would be anonymous.

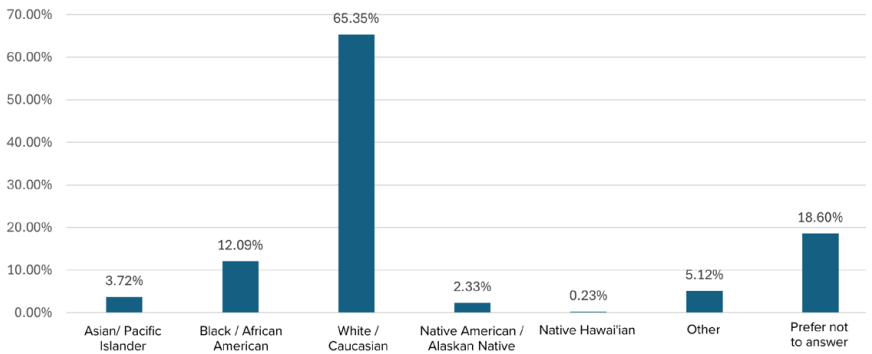
### 8. What is your household's yearly income?

This question received 427 responses, of which 81.97% (350) of respondents stated that their annual income is higher than \$60,000.



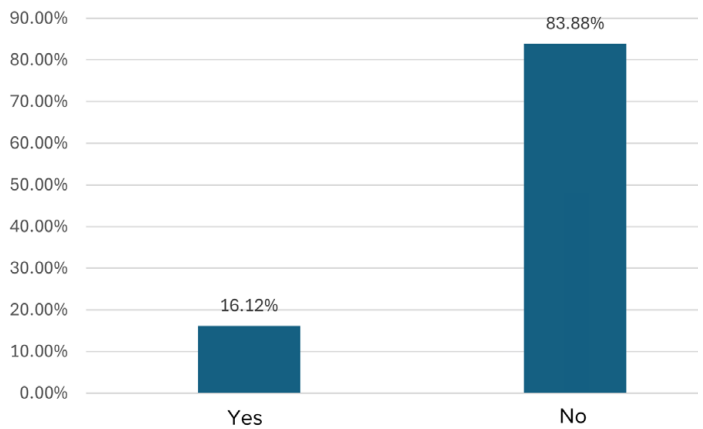
### 9. What is your race? If you are multi-racial, please check all that apply.

Of the 430 responses this question received, 65.35% (281) respondents identified as White / Caucasian.



### 10. Are you Hispanic or Latino?

This question received 428 responses, of which 83.88% (359) of respondents do not identify as having Hispanic or Latino heritage.

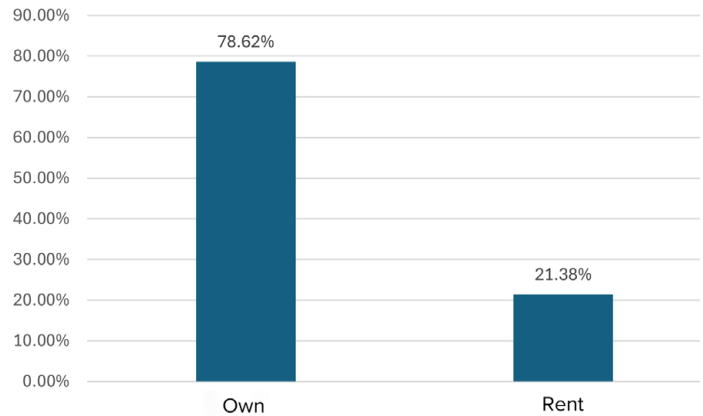


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## Survey Analysis (CONT.)

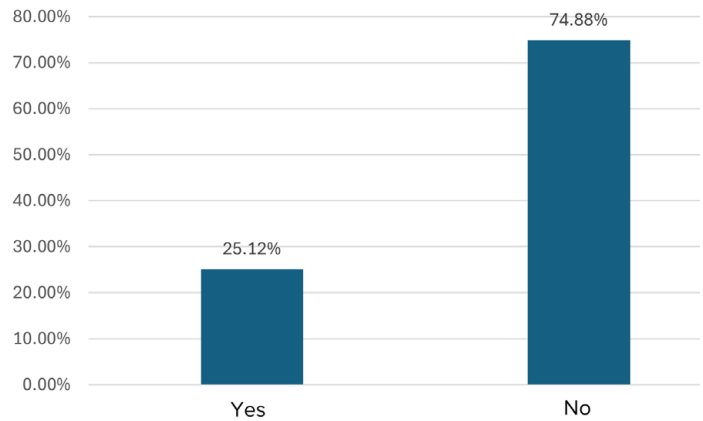
### 11. Do you own or rent your home?

This question received 435 responses, of which 78.62% (342) of respondents stated that they own their homes.



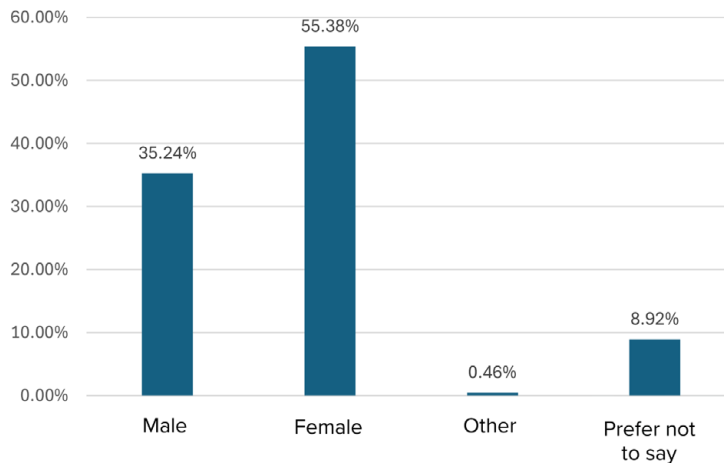
### 12. Does your household include a person with a disability?

This question received 434 responses, of which 74.88% (325) of respondents stated that their household does not include a person with a disability.



### 13. What is your gender?

This question received 437 responses, of which 35.24% (154) of respondents identified as male, 55.38% (242) identified as female, 0.46% (2) identified with other gender terms, and 8.92% (39) respondents chose not to disclose their preferred gender denomination.

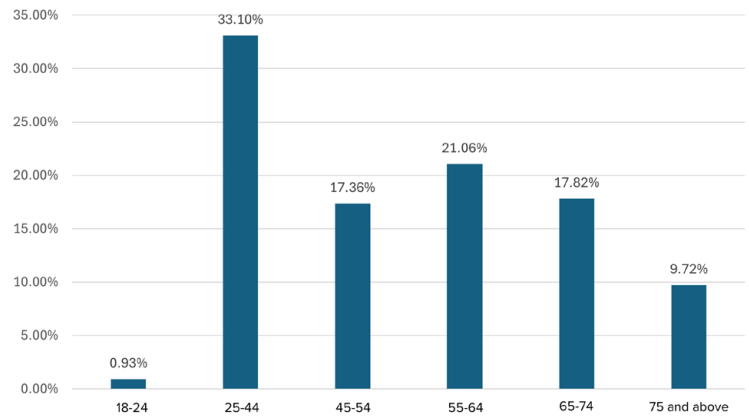


# 03

## Survey Analysis (CONT.)

### 14. What is your age?

This question received 432 responses, of which the highest proportion of respondents (33.10% or 143 individuals) fell into the 25 - 44 year age bracket. The survey received 4 (0.93%) responses from those of 18-24 years of age, and 42 (9.72%) responses from those above 75 years of age.



### Conclusion

Throughout the survey, respondents overwhelmingly prioritized equitable access to affordable housing across Rockland County, identifying it as the most urgent community need. Key community development priorities include expanding affordable housing for seniors and individuals with disabilities, and increasing homebuyer assistance for first-time buyers and young families. To further attract and retain young families and professionals in the County, respondents' top priorities include job creation, workforce development, healthcare and mental health services, and social support for vulnerable populations. Respondents also highlighted the need for affordable childcare and after-school programs to support working families.

In terms of infrastructure, participants emphasized the importance of pedestrian improvements, road repairs and traffic congestion relief, and enhanced public transit connectivity within and beyond the County. There was also strong support for zoning reforms that promote high-density, mixed-use and transit-oriented development, and for improved code compliance to counteract predatory real estate practices and safeguard equitable housing access.

# ROCKLAND COUNTY CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

## Public Meeting #1 - SUMMARY

### APPENDIX LIST:

Appendix A – Attendee List

Appendix B - Photo Collage

### MEETING OBJECTIVES/DETAILS:

Tuesday, March 12, 2025, 5:00 – 7:00PM

Valley Cottage Library, 110 Route 303, Valley Cottage, NY 10989

This public meeting was intended to identify the affordable housing and community development needs of Rockland County residents. The meeting was scheduled for a two-hour period from 5:00-7:00 pm. The meeting was an open-house format with several activity stations that participants could complete within 45 minutes.

The public meeting was promoted directly through a press release, stakeholder session email invitations, and the Rockland County website. All attendees that signed in at the meeting are listed in **Appendix A**.

The in-person meeting attendees shared comments and feedback through large format Public Input Boards displayed throughout the meeting space. Overall, the project team engaged with approximately 40 individuals. Photos of the meeting are included in **Appendix B**.

### PARTICIPANTS:

All stations were facilitated by members of the project team including the Rockland County Community Development Office team, and engagement consultants, Highland Planning. Language translators also attended the meeting to engage with English as a second language attendees.

#### Station 1 – Mapping Exercise

The first station provided attendees with a map of Rockland County and asked each attendee to place a small dot sticker where they live. 37 total stickers were placed on the board map; there were at least two stickers placed in each municipality within the County.

Orangetown has the highest count with 11, followed by Ramapo with 9, and Clarkson with 8. Haverstraw and Stony Point have the lowest counts, with 4 and 5, respectively.

#### Station 2 – Fair Housing

This station included two boards, one board with a statement explaining Fair Housing in this context.

“Fair housing relates to the federal Fair Housing Act which prohibits housing discrimination on the basis of any protected class. Federal protected classes include race, color, religion, sex, sexual orientation, gender identity, disability, familial status, and national origin. The Act applies to all housing, regardless of the type of funding or ownership, including housing owned by private individuals or organizations. Fair housing laws prohibit actions such as denying housing, limiting access to housing, discouraging home seekers, making or publishing discriminatory statements, or creating different terms, conditions, rules, fees or standards because of one’s membership in a protected class.”

The other board displayed the following three questions:

1. *Have you or anyone you know ever experienced housing discrimination?*
2. *By whom?*
3. *Did you report it?*

When asked the question, *"Have you or anyone you know ever experienced housing discrimination?"*, 16 attendees indicated Yes, while 13 indicated No, for a total of 29 responses to this board question.

Also asked on this board, *"By whom?"* - to this 16 attendees responded with the following:

- Landlord: 6
- Management company: 5
- Co-op board: 1
- Realtor: 1
- Management office: 1
- Landlords who rent to and exploit undocumented folks: 1
- General community housing issues in Spring Valley: 1

And finally, the last question on this board asked, *"Did you report it?"*, to which 8 attendees responded with,

- Yes: 4
- Yes, pending complaint/no: 1
- No: 1
- Not yet: 1
- Not with human rights: 1

The data suggests that housing discrimination is an issue within this community, with more than half (16 out of 29) of respondents reporting firsthand or secondhand experiences. Landlords (6) and management companies (5) were identified as the primary sources of discrimination, indicating systemic issues in rental practices. Additional concerns were raised about co-op boards, realtors, and landlords exploiting undocumented individuals. Despite these experiences, reporting rates appear low, with only 4 individuals confirming they reported and others indicating hesitation or uncertainty, possibly due to fear of retaliation or lack of trust in enforcement agencies. This data highlights the need for greater tenant protections and awareness regarding housing rights.

### Station 3 – Access to Community Assets

This station included a board with the below table asking attendees to place a dot sticker to correspond to their lived experience in their community. The results are tallied and summarized below.

Community Asset	Are these things important to have in your neighborhood?	How easy is it for you to get to these assets?		
		Easy	It's there but it's not easy to get to	It's very hard to get or it doesn't exist
Quality schools	17	11	4	3
Health care	<b>20</b>	10	3	9
Public transit	18	2	7	<b>9</b>

Affordable housing	<b>21</b>	0	0	<b>26</b>
Accessible Sidewalks	15	3	5	<b>11</b>
Jobs	18	4	<b>9</b>	5
Grocery stores	<b>21</b>	<b>12</b>	6	0
Affordable childcare	18	1	5	<b>10</b>
Playgrounds	16	5	<b>7</b>	5
House of Worship	12	<b>13</b>	2	0

The results from the community asset exercise highlight both the importance of key neighborhood assets and the accessibility challenges residents face. Quality schools, health care, grocery stores, and affordable housing were identified as highly important, with 21 attendees emphasizing the need for affordable housing, yet 26 noted it as very hard to find or nonexistent, pointing to a major gap. While public transit, jobs, and accessible sidewalks were valued, many respondents found them difficult to access, suggesting infrastructure or transportation barriers. Grocery stores and houses of worship were among the most accessible, while affordable childcare and playgrounds remained difficult for many to reach. These results suggest that while essential services exist, accessibility and affordability remain significant challenges in the community.

#### **Station 4 – Cardstorming**

Cardstorming is a way of gathering and organizing ideas that draws on the knowledge of the whole group. Each participant reflected on the questions “I live in my community because...” and “I wish my community had...” and wrote an idea on a post it. As ideas were generated and posted, the facilitator sorted them into like groups, such as ideas that can be easily implemented together. The results are summarized below.

At this station, each participant reflected on the questions “I live in my community because...” and “I wish my community had...” and wrote an idea on a post it. As ideas were generated and posted, the facilitator sorted them into like groups, such as ideas that can be easily implemented together. The results are summarized below.

Under the “**I wish my community had...**” the grouping of each attendee response (44 total) highlights the major concerns and priorities in the themes of Affordable Living and Housing, Public Transportation and Infrastructure, Community and Social Well-being, Recreation and Entertainment, Urban Development and Environment, and Essential Services and Economic Concerns.

#### **Affordable Living & Housing**

- Affordable housing
- More affordable housing
- Far more affordable housing
- More affordable housing rentals and to purchase
- Affordable housing for working people
- Student housing
- Effective mechanisms to stop unscrupulous landlord practices resulting in overcrowding

#### **Public Transportation & Infrastructure**

- Better public transportation

- More public transportation
- Public transportation
- Transit connections
- Rail transportation
- Rail connection to Westchester
- Upgraded and increased capacity of infrastructure to match the growing population

### **Community & Social Wellbeing**

- More unity
- Togetherness
- More female representation
- More cultural assets

### **Recreation & Entertainment**

- Parks
- Riverwalk
- More waterfront access
- A park on Main Street in Monsey, NY
- More recreational centers to keep the children busy and seniors active
- Movie theater
- Independent movie theater
- Dinner theater
- Had more entertainment centers
- Places to have fun activities for young adults

### **Urban Development & Environment**

- Less construction
- Higher quality land use boards
- Cleaner village
- Better streets
- Better sidewalks
- More sidewalks
- Sidewalks
- Access to open space

### **Essential Services & Economic Concerns**

- Lower taxes
- Lower taxes
- Affordable childcare
- Affordable mental health and substance use services
- Better choices for hospitals
- Better schools
- Better dining options

The data suggests that affordability, transportation, and community well-being are the most pressing concerns for respondents. The largest category, "Affordable Living & Housing", highlights a demand for more affordable housing options, rental opportunities, and policies to prevent overcrowding—indicating a housing crisis affecting many residents. Similarly, the "Public Transportation & Infrastructure" category suggests challenges with transit accessibility, with multiple mentions of rail connections and improved public transportation.

The "Community & Social Well-being" and "Recreation & Entertainment" categories may reveal a desire for stronger community connections, cultural assets, and spaces for both young adults and seniors to engage in activities. The concerns around "Urban Development & Environment" suggest frustrations with infrastructure, sidewalk access, and construction, pointing to a need for better planning and environmental upkeep. Additionally, the "Essential Services & Economic Concerns" category highlights financial pressures, with multiple mentions of lower taxes, better healthcare, schools, and affordable childcare.

Overall, this data implies that residents feel priced out of housing, underserved by transportation, and in need of better community and recreational spaces. The overlap between affordability, infrastructure, and quality of life suggests that local policies may not be keeping up with the community's evolving needs.

Under the **"I live in my community because..."** the grouping of each attendee response (19) highlights the major concerns and priorities in themes of Convenience and Accessibility, Family and Community, Safety and Quality of Life, Education, Diversity and Culture, Recreation and Nature, Affordability and Cost of Living.

### **Convenience & Accessibility**

- It's close to shopping and highways
- It's accessible to elsewhere though it lacks resources we need
- It's close to work
- Many stores
- It's close to the city and the county

### **Family & Community**

- Family and job
- My family is here
- My job is here
- My church is here
- Nyack's community

### **Safety & Quality of Life**

- I feel safe
- Low crime
- Tranquility

### Education

- Good schools
- Good schools

### Diversity & Culture

- It's so nice/diverse
- It's diversity, many different cultures which allows for different food and different community events and parades

### Recreation & Nature

- Because access to parks and river and trails
- Parks
- I love Nyack—the river, the parks, the vibe, our home

### Affordability & Cost of Living

- I can afford it
- I thought it would be more affordable than Westchester or Bergen, but I was wrong

The responses suggest that people choose to live in their community primarily for its convenience, sense of community, safety, and overall quality of life. Many residents appreciate the proximity to work, shopping, highways, and other major locations, making daily commutes and errands easier. Additionally, family ties and job opportunities play a significant role in why people settle in the area, as many mention having relatives, employment, or religious institutions nearby.

Safety and affordability are also important considerations, with some residents citing low crime and a sense of tranquility as reasons for staying. However, affordability appears to be a mixed factor—some feel they can comfortably afford to live there, while others expected it to be cheaper compared to neighboring areas. Diversity and cultural richness are highly valued, as they contribute to a vibrant community with varied food, events, and celebrations. Lastly, access to parks, rivers, and trails adds to the overall appeal, highlighting a preference for outdoor spaces and a strong connection to nature.

### Station 5 - Survey

This activity involved engaging meeting participants in the online survey, where possible. Paper copies were available as needed in English, Haitian Creole, Yiddish, and Spanish.

Survey results are being processed and will be summarized under separate cover.

### Station 6 – Budget Exercise

This station initially had 11 jars with labels. Participants were given five \$1 play dollars and had the opportunity to spend the money according to the needs they think are most important for Rockland County to address. A participant suggested an extra jar/need which was added early on in the meeting for a total of 12 jars including, **Affordable Housing for Workforce**. 33 individuals participated in this exercise.

The board read, *“What are the greatest needs in your neighborhood or community? Use your play \$5 to spend the money according to the needs you think are most important for Rockland County to address.”*

### **Housing:**

- Affordable Housing for Families (\$26)
- Affordable Housing for People with Special Needs (\$21)
- Affordable Housing for the Elderly (\$21)
- Affordable Housing for Workforce (\$17)
- Housing for the Homeless or at Risk of Homeless (\$19)

### **Public Service:**

- Affordable Childcare (\$10)
- Public transportation (\$13)

### **Infrastructure:**

- Quality Schools (\$11)
- Streets and Sidewalks (\$7)
- Water and Sewer Service (\$9)

### **Economic Development:**

- Good paying jobs (\$9)
- Job training/skill building (\$2)

The data gathered from this exercise indicates that housing affordability is the most pressing concern for residents of Rockland County. Of the twelve categories, the highest level of support was given to various forms of affordable housing, with housing for families receiving the most attention, followed closely by housing for people with special needs, the elderly, and the workforce. Additionally, housing for the homeless or those at risk was also a significant priority. The fact that an additional housing-related category, affordable housing for the workforce, was suggested and added early in the meeting further underscores the urgency of housing-related concerns in the community.

Beyond housing, public services and infrastructure also garnered support, though to a lesser degree. Public transportation and affordable childcare were the most prioritized public service needs, suggesting that residents recognize barriers to mobility and childcare affordability as key issues. Infrastructure concerns such as quality schools, water and sewer service, and streets and sidewalks also received attention, indicating that while these areas are important, they may not be as urgent as housing.

Economic development was the least-funded category, with good-paying jobs receiving moderate support, while job training and skill-building had the lowest allocation. This may suggest that residents are more concerned with immediate needs like housing and services rather than long-term workforce development. Overall, the data highlights a strong demand for affordable housing options across different demographics, with secondary concerns related to transportation, education, and infrastructure.

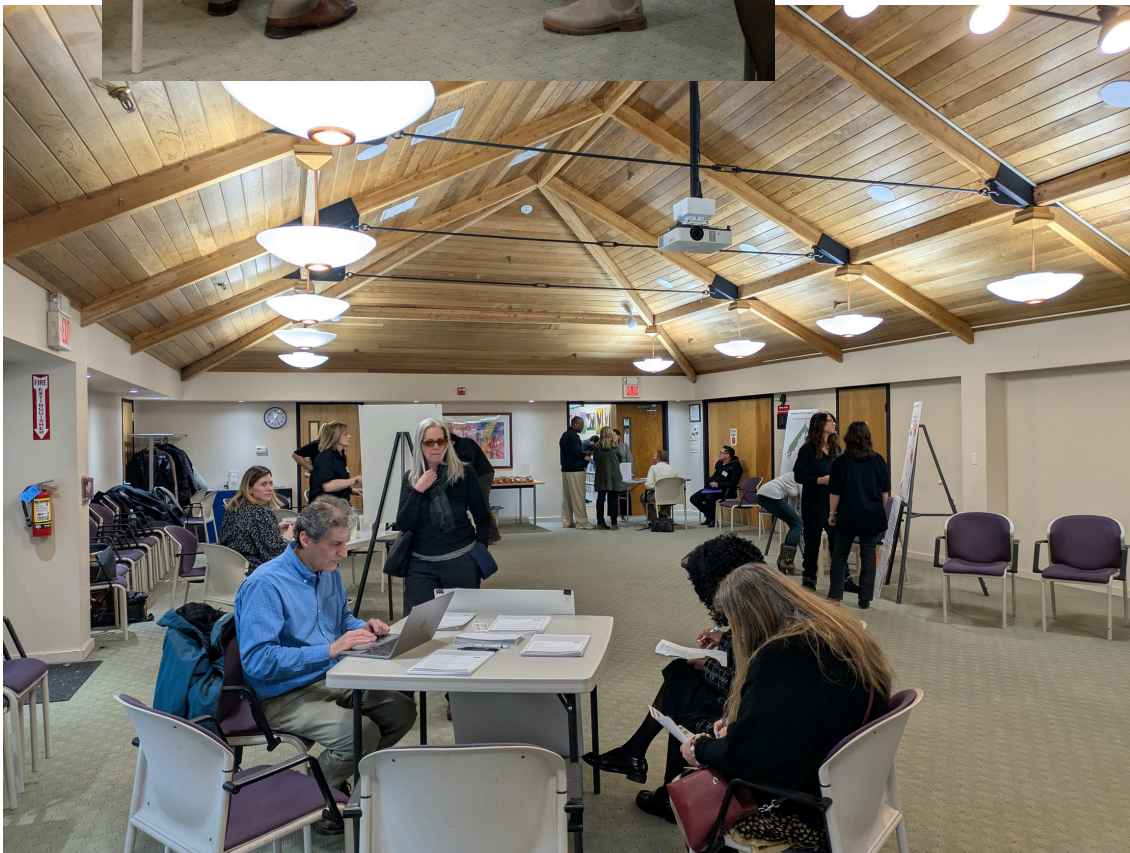
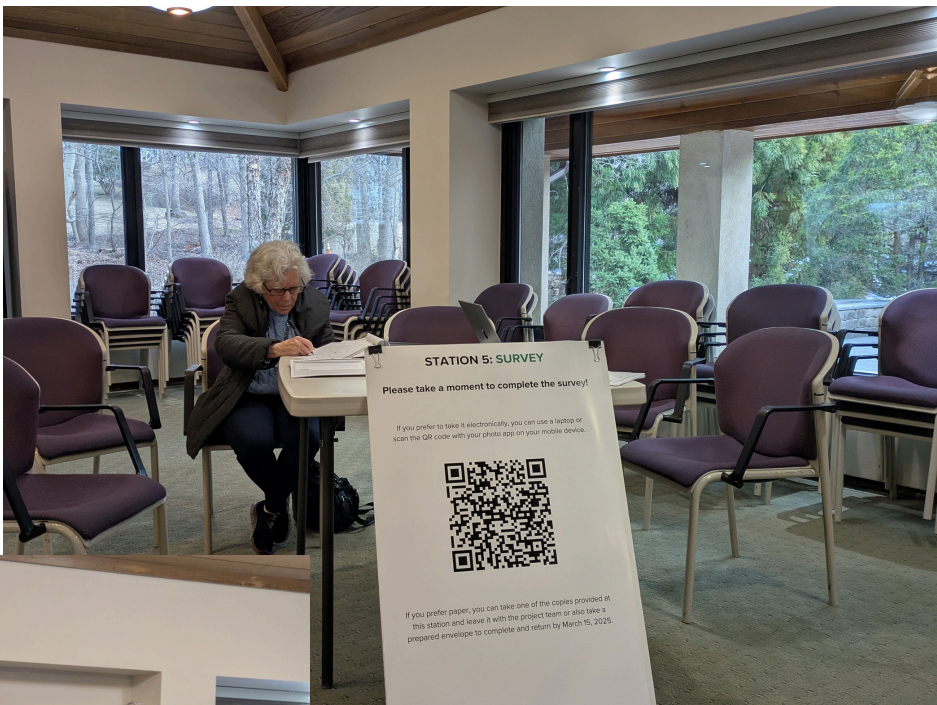
### **Station 7 – Ideas and Comments**

This station included post its and pens for participants to write down anything they did not get to share at the other stations or any feedback on the meeting.

The board read, *"Are there any additional ideas or comments you wish to share?"* and all of the responses are below:

- Rehab grants for homeowners
- A train through the county
- More grants like this to get the public opinion
- Ferry from Nyack to Mountain and stop at every riverfront: Nyack, Haverstraw, Stony Point, Ossining
- What help can be done for homeless, drug addicts, new tenants in apartments
- Inclusion of access to open space and water reservoir and green spaces
- Additional youth programs and senior programs
- Are there monthly educational housing q and a?
- More affordable housing
- Great way to get data from the community
- Grants for homeownership
- Public Transportation
- Senior services
- Mental health service
- How can there be a safer rent security for rentals?
- Less construction
- Thoughtful engaging activities
- Survey much too long
- Variety of snacks, chocolate
- More things geared towards students and young adults

Overall, responses included calls for rehab grants for homeowners, more public transportation options such as a county-wide train and a ferry service, increased grants for public engagement, and support for homeless individuals, those struggling with addiction, and new tenants. Other suggestions emphasized the need for more affordable housing, youth and senior programs, access to green spaces, and monthly educational housing Q&A sessions. Participants also highlighted the value of collecting community input and suggested grants for homeownership.



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Affiliation
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Legal Aid Society of Rockland County
Elec 825
Village of Haverstraw
NAACP
County Leg
Spring Valley NAACP
Public
Interpreter
media
Bridges
Interpreter
RHAC
Haverstraw
Rockland County Water Task Force
CSEA local 421
CSEA local 421
Rockalnd Jewish Family Service
Realtor

## **ROCKLAND COUNTY CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING**

### **Rockland County YouthFest 2025 Pop-Up - SUMMARY**

#### **MEETING OBJECTIVES/DETAILS:**

Sunday, March 30, 2025, 11:00 AM – 3:00 PM

YouthFest 2025

Rockland Community College Eugene Levy Fieldhouse, 145 College Rd, Suffern, NY 10901

This pop-up engagement event was intended to gather information about affordable housing and community development needs of Rockland County residents. It was held in conjunction with Rockland County YouthFest 2025. The pop-up was scheduled for a four-hour period from 11:00 am – 3:00 pm on Sunday, March 30, 2025. The pop-up, which was hosted in coordination with the Rockland County Office of Community Development, featured three activity stations which could be completed in under 20 minutes.

Pop-up participants shared comments and feedback through large format public input boards and an interactive budgeting exercise. Overall, the project team engaged with approximately 55 individuals.

#### **PARTICIPANTS:**

The pop-up activities were facilitated by members of the project team including the Rockland County Community Development Office team, and engagement consultants, Highland Planning.

#### **Activity 1 – Mapping Exercise**

The first station provided attendees with a map of Rockland County and asked each attendee to place a small dot sticker where they live. 38 total stickers were placed on the board map; there were at least two stickers placed in each municipality within the County.

Clarkstown had the highest count, with 19 stickers. It was followed by Ramapo with 7 stickers, Orangetown with 6 stickers, Haverstraw with 3 stickers and Stony Point with 2 stickers. One sticker was placed in Orange County.



Figure 1: Mapping Exercise

### Station 2 – Cardstorming

Cardstorming is a way of gathering and organizing ideas that draws on the knowledge of the whole group. Each participant reflected on the questions “I live in my community because...” and “I wish my community had...” and wrote an idea on a post it. As ideas were generated and posted, the facilitator sorted them into similar groups, such as ideas that can be easily implemented together. The results are summarized below.

The “**I wish my community had...**” board received 6 responses in all, which are categorized and listed below.

#### Services for Youth and Children

- After school activities for all ages
- Expansion of libraries and library services

- More investment in youth activities

**Transportation**

- A one-seat train ride into NYC

**Civic and cultural amenities**

- Dog park
- More street fairs
- Bookstores and other retail destinations catering to children and youth

The responses gathered through this activity are reflective of the needs of students across age groups, as well as young families and professionals living in the County. Community members expressed a desire for more services and amenities for youth, civic and cultural spaces and programming, and highlighted the need for improved transportation to NYC.

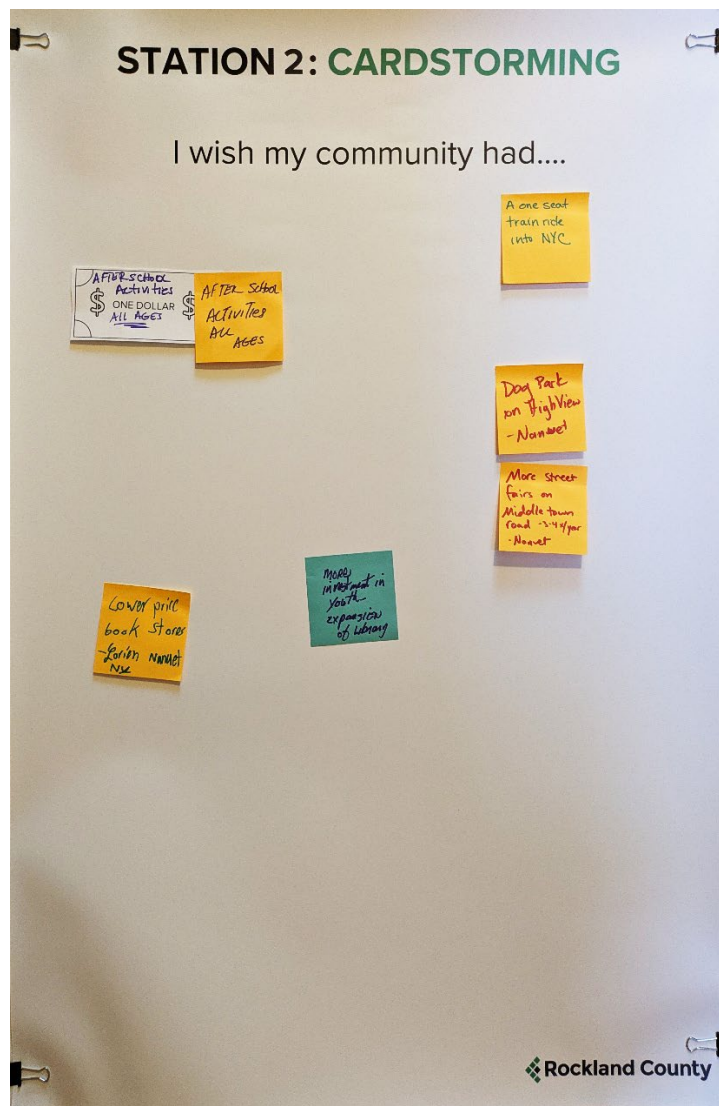


Figure 2: 'I wish my community had...' board identifying community needs

The “I live in my community because...” board received 5 responses, which are listed below.

- I love living here
- It is close to the people I love
- I love going to school here
- Availability of parks
- Access to parks and good libraries

The responses gathered from the ‘I live in my community because...’ board indicated that residents value their community for its emotional connections, such as being near loved ones and enjoying infrastructure such as their local schools, parks and libraries.



Figure 3: ‘I live in my community because...’ board identifying community assets

### Station 3 – Budget Exercise

This station had 12 jars with labels. Participants were given five \$1 play dollars and had the opportunity to spend the money according to the needs they think are most important for Rockland County to address. This station engaged 55 participants.

The prompt read, *“What are the greatest needs in your neighborhood or community? Use your play \$5 to spend the money according to the needs you think are most important for Rockland County to address.”*

**Housing:**

- Affordable Housing for Families (\$36)
- Housing for the Homeless or at Risk of Homeless (\$23)
- Affordable Housing for People with Special Needs (\$21)
- Affordable Housing for the Elderly (\$21)
- Affordable Housing for Workforce (\$12)

**Public Service:**

- Affordable Childcare (\$34)
- Public transportation (\$16)

**Infrastructure:**

- Quality Schools (\$32)
- Streets and Sidewalks (\$15)
- Water and Sewer Service (\$14)

**Economic Development:**

- Good paying jobs (\$27)
- Job training/skill building (\$21)

The data gathered from this exercise indicates that housing affordability is the most pressing concern for residents of Rockland County. Of the twelve categories, the highest level of support was given to various forms of affordable housing, with housing for families receiving the most attention, followed closely by housing for the homeless or at risk of homelessness, the elderly, and those with special needs. Housing for the workforce was a lower priority.

Economic development received a high amount of funding, suggesting that residents are concerned with the quality of jobs as well as job-preparedness in the County. Participants also remarked that good-paying jobs, alongside affordable housing for young families, are key to retaining young families in the County.

Public services and infrastructure also garnered support to a moderate degree. Affordable childcare was the most prioritized public service need, suggesting that residents recognize barriers to childcare affordability as a key issue. Among infrastructure concerns, the availability of quality schools was seen as a high priority.

Public transportation, streets and sidewalks, and water and sewer services also received the least amount of funding, indicating that while these areas are important, they may not be as urgent as housing. Overall, the data highlights a strong demand for services and infrastructure catering to young families, with ‘Affordable housing for families’, ‘Affordable childcare’ and ‘Quality schools’ emerging as the highest-funded categories, closely followed by economic development concerns.

## Unique Appendix

# Rockland County Office of Community Development ESG Policies

## I. Program Description

The Emergency Solutions Grant [ESG] program is covered generally by 24 CFR 576. ESG funds are awarded by HUD under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (“HEARTH”). ESG has five program components: street outreach, emergency shelter, rapid rehousing, homelessness prevention and HMIS data collection. [Administration is not a component; it is an activity.]

## II. Grant Terms

Grants will begin July 1<sup>st</sup> and end on June 30<sup>th</sup>. Subrecipients must expend 100% of the funds granted by June 30<sup>th</sup>. Funds that are not spent in a timely manner will be reallocated within the discretion of the RCOCD.

## III. Description of ESG eligible programs

There are six categories of eligible activities for ESG funds. These eligible activities are intentionally focused on housing and are *not* intended to provide long term support for program participants.

### 1. Street Outreach

Activities that are designed to meet the immediate needs of unsheltered homeless people by connecting them with emergency shelter, housing and/or critical health services. Essential Services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care. For specific requirements and eligible costs, see 24 CFR576.101

### 2. Emergency Shelter

Renovation: including major rehabilitation or conversion, of a building, to serve as an emergency shelter. The emergency shelter **must** be owned by a government entity or private nonprofit organization. The shelter **must** serve homeless persons for at least 3 or 10 years, depending on the type of renovation and the value of the building.

*Note*: Property acquisition and new construction are **ineligible** ESG activities.

Essential Services: for individuals including case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.

Shelter Operations: including maintenance, rent, repair, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual. See 24 CFR 576.102.

### 3. Homelessness Prevention

Housing relocation and stabilization services and short-term and/or medium-term rental assistance as necessary to prevent the individual or family from moving to an emergency shelter, a place not meant for human habitation, or another place described by category 1 of the homeless definition.

The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to

help the program participant regain stability in their current housing or move into other permanent housing and achieve stability in that housing. See 24 CFR 576.103

#### 4. Rapid Re-Housing

Housing relocation and stabilization services and/or short-term and/or medium-term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing. See 24 CFR 576.104

#### 5. Data Collection (HMIS)

ESG funds may be used to pay for the costs of participating in and contributing to the Homeless Management Information System (“HMIS”) designated by the Continuum of Care (“CoC”) for the area. See 24 CFR 576.107

The HEARTH Act makes HMIS participation a statutory requirement for ESG recipients and subrecipients. Victim service providers cannot participate in HMIS. Legal services organizations may choose to opt out of HMIS. These providers must use a comparable database that produces unduplicated, aggregate reports, instead.

#### 6. Administration

Up to 7.5 percent of a recipient's allocation can be used for administrative activities.

### IV. **Ineligible Activities**

The following activities are prohibited:

- Acquisition of a facility for use as an emergency shelter for the homeless.
- Rehabilitation services such as preparation of work specifications, loan processing, or inspections.
- Renovation or conversion of buildings owned by primarily religious organizations or entities. All services must be free from religious influences.

### V. **Target Population**

#### What is homelessness for purposes of ESG?

Category 1 -> Literally homeless: Individual or family who lacks a fixed, regular, and adequate nighttime residence meaning.

- Has a primary nighttime residence that is a public or private place not meant for human habitation;
- Is living in a publicly or privately-operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs)
- Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution

Category 2 -> Imminent Risk of Homelessness: Individual or family who will imminently lose their primary nighttime residence, provided that:

- Residence will be lost within 14 days of the date of application for homeless assistance;
- No subsequent residence has been identified; and
- The individual or family lacks the resources or support networks needed to obtain other permanent housing.

Category 3 -> Homeless under other Federal statutes: Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- Are defined as homeless under the other listed federal statutes.
- Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application.
- Have experienced persistent instability as measured by two moves or more during in the preceding 60 days; and
- Can be expected to continue in such status for an extended period of time due to special needs or barriers.

Category 4 -> Fleeing/ Attempting to Flee DV: Any individual or family who:

- Is fleeing, or is attempting to flee, domestic violence.
- Has no other residence; and lacks the resources or support networks to obtain other permanent housing.

The RCOCD ESG program is designed to meet the needs of those residents of Rockland County who “but for” this assistance will become or remain homeless. As the amount of funds granted to the County will not likely be enough to serve all persons at risk of homelessness, the RCOCD has prioritized funding the following components:

- 1) Street Outreach - Activities that are designed to meet the immediate needs of unsheltered homeless people by connecting them with emergency shelter, housing and/or critical health services. Essential Services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care.
- 2) Administration - Up to 7.5 percent of a recipient's allocation can be used for administrative activities.
- 3) Emergency Shelter – shelter operations [Individuals and families who qualify as homeless under categories 1-4]. Funding for Emergency Shelter cannot exceed 60 percent of the county's fiscal year grant or the amount of Fiscal Year 2010 grant funds committed for homeless assistance activities.
- 4) Homelessness Prevention [Category 1 individuals and families OR extremely low-income individuals and families with household incomes of at or below 30% of Area Median Income who qualify as homeless under Categories 2, 3 and 4 of HUD’s Definition of Homelessness or any category of HUD’s Definition of “At Risk of Homelessness” attached as *Exhibit 1*]
- 5) Rapid Re-housing [Individuals and families who meet the definition of “homeless” who live in an emergency shelter or other place described in the definition provided by HUD]

## VI. Who gets ESG funds?

The RCOCD makes its ESG allocation available to units of general local government [UGLGs] (which must be members of its CD consortium) and private non-profit organizations.

Previous awards do not guarantee funds or served as an indication of the level of funding for any subsequent years.

## VII. **Application Process**

UGLGs and non-profits must apply according to the timeline provided for in the CDBG process. *See Exhibit 2.* To be considered for funding, applicants must submit an application that will be scored according to guidelines set by the RCOCD. A minimum threshold score must be met in order to be considered for funding. Only complete applications will be considered. Only those applications that are consistent with the RCOCD Consolidated Plan currently in effect will be considered for funding. Applicants can only submit one application under the allowable components (Homelessness Prevention, Rapid Re-housing, or Emergency Shelter).

RCOCD will be accepting electronic applications on an ongoing basis restricted but not limited to funding allocation and funding available. To be considered, applicants must meet the following criteria:

- The scope of services must be County based.
- The proposed program must be of direct benefit to homeless persons as defined above. Homeless prevention programs must benefit homeless persons or those at risk of becoming homeless.
- Applicants must be a legally incorporated non-profit organization or government entity and operational before submission.
- All submitted projects must be considered eligible activities under ESG as required by HUD regulations and should be planned for a maximum of twelve (12) months.
- Applicants must demonstrate adequate fiscal and management systems and legal certifications to implement the proposed project.
- Applicants must be able to demonstrate a minimum of twenty-four (24) months experience as of the application deadline.
- Applicants with past compliance and performance problems will not be considered for funding.
- Applicants must be available to serve all religious, race and ethnic groups in accordance with Title VI of the Civil Rights Act of 1964 and Section 109 of Title I of the Housing and community Development Act of 1974.
- Applicants must be represented at the County CoC monthly meetings on a regular and consistent basis.

Applicants must also provide the following specific documentation with their application:

- Proof of 501(c)(3) status and current IRS determination letter
- Proof of attendance at the annual pre-application meeting
- Proof of attendance at Fair Housing/AFFH training
- Certification of local approval (only for private, nonprofit organizations applying for emergency shelter component funds) 24 CFR §576.202.
- Evidence of a 100% match (cash or in-kind)
- Articles of Incorporation and Organization By-laws

- Annual Report with Financial Data
- Last Independent Audit, results and copy of management letter.
- Verification of insurance coverages. The County and RCOCD must be named as an additional insured, and must include the endorsement page and the following language:

*“The County of Rockland, its employees, elected officials, agents and affiliated municipal entities as additional insured.”*

All proposals will be reviewed and recommended for funding by the Rockland County CoC. 24 CFR 576.400. Funding recommendations will then be reviewed and approved by the RCOCD. The RCOCD reserves the right to make all final funding decisions.

### VIII. **Roles and responsibilities of subrecipients**

Once an application is approved, and the subrecipient agreement is executed, subrecipients are expected to comply with all applicable HUD and County regulations.

Subrecipients will be responsible for:

- Adhering to all program requirements as stated in 24 CFR 576
- Working cooperatively with RCOCD staff in all stages of the grant process, including but not limited to:
  - Site visits
  - Document requests
  - Any monitoring activities deemed necessary by either RCOCD or HUD
- Maintaining and consistently following written intake procedures to ensure that they are following the definition of homelessness within 24 CFR 576.2. The Rockland County CoC has developed a coordinated assessment system. Under 24 CFR 576.400(d) each ESG-funded program or project within the CoC's area must use that assessment system. However, a victim service provider may choose not to use the CoC's centralized or coordinated assessment system.
  - Applicants must establish written policies and procedures specific to recordkeeping and documenting eligibility assessments at intake and periodic re-evaluation; and
  - Program must maintain documentation on all households seeking assistance, even if determined to be ineligible (documentation must reflect why).
- Submitting HMIS or comparable database reports on a monthly basis.
- Adhering to RCOCD's reporting and monitoring requirements
- Coordinating with other targeted homeless services and connecting program participants to mainstream and other resources
  - Supportive services
  - Federal, State, local and private assistance [e.g. Medicaid, SNAP, WIC, etc.]
- Participating in training and coordination meetings
- Conforming to all fiscal accountability standards required by the RCOCD and by the Federal government (24 CFR 84)
- Making matching contributions (cash or in-kind) to supplement the recipient's ESG program in an amount that equals the amount of ESG funds provided by HUD 24 CFR 576.201(a)(1).
  - Matching contributions must be provided after the date that HUD signs the grant agreement.
  - Contributions used to match a previous ESG grant may not be used to match a subsequent

- grant.
- Contributions that have been used or will be used as satisfying a matching requirement under another federal grant or award may not be used.
- Homeless participation (24 CFR 576.405): subrecipients must have not less than one homeless or formerly homeless individual on their board of directors or equivalent policy making entity. To the maximum extent practicable the subrecipient must involve homeless individuals and families in:
  - constructing, renovating, maintaining, and operating facilities assisted under ESG;
  - providing services assisted under ESG; and,
  - in providing services for occupants of facilities assisted under ESG.
- Evaluating program participant's eligibility every three (3) months for homelessness prevention and at least annually for rapid re-housing assistance. 24 CFR 576.401(b)
- Requiring those receiving homelessness prevention and rapid re-housing assistance to meet monthly with a case manager and to develop a plan to assist the program participant to retain permanent housing after the ESG assistance ends. 24 CFR 576.401(e)

#### **IX. Terminating Assistance**

If a program participant violates program requirements, the subrecipient may terminate assistance. Termination must be conducted in accordance with a formal process established by the subrecipient and must recognize the rights of the individuals affected. To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of:

- Written notice to the program participant containing a clear statement of the reasons for termination.
- A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
- Prompt written notice of the final decision to the program participant. 24 CFR 576.402(b).

Assistance should be terminated in only the *most severe* cases. Termination does not bar future assistance.

#### **X. Recordkeeping Requirements**

Generally, the RCOCD and its subrecipients must maintain and follow written procedures for intake and must establish and maintain sufficient records to document whether ESG requirements are being met. RCOCD and its subrecipients are expected to be familiar with all aspects of the extensive HUD recordkeeping requirements enumerated under 24 CFR 576.500 and must make those records available for inspection and/or reproduction.

The list includes the following:

- Documentation of homeless status 24 CFR 576.500(b)
- Documentation of at risk of homelessness status (homelessness prevention only) 24 CFR 576.500(c)
- Determinations of ineligibility 24 CFR 576.500(d)
- Annual income 24 CFR 576.500(e)
- Program participant records 24 CFR 576.500(f)
- Coordinated assessment system and procedures 24 CFR 576.500(g)
- Rental assistance agreements and payments 24 CFR 576.500(h)
- Utility Allowance 24 CFR 576.500(i)
- Shelter and housing standards 24 CFR 576.500(j) and 24 CFR 576.403

- Services and assistance provided 24 CFR 576.500(l)
- Coordination with CoC 24 CFR 576.500(m)HMIS 24 CFR 576.500(n)
- Matching funds 24 CFR 576.500(o)
- Conflicts of interest 24 CFR 576.500(p)
- Homeless participation 24 CFR 576.500(q)
- Faith based activities 24 CFR 576.500(r)
- Financial records 24 CFR 576.500(u)
- Subrecipient agreements, procurement contracts, payment requests 24 CFR 576.500(v)
- Other Federal requirements in 24 CFR 576.407 and 409 as applicable

**XI. Eligible Costs**

ESG is a reimbursement-based program. All subrecipients will only receive those grant funds that are substantiated by proof of eligible costs.

Emergency Shelter §576.102

Essential Services	Renovation (also includes Major Rehab and Conversion)	Shelter Operations	Assistance Required Under the Uniform Relocation and Real Property Acquisition Act of 1970 (URA)
<u>Eligible costs:</u> <ul style="list-style-type: none"> <li>• Case management</li> <li>• Child Care</li> <li>• Education Services</li> <li>• Employment Assistance and Job Training</li> <li>• Outpatient Health Services</li> <li>• Legal Services</li> <li>• Life Skills Training</li> <li>• Mental Health Services</li> <li>• Substance Abuse Treatment Services</li> <li>• Transportation</li> <li>• Services for Special Populations</li> </ul>	<u>Eligible costs:</u> <ul style="list-style-type: none"> <li>• Labor</li> <li>• Materials</li> <li>• Tools</li> <li>• Other costs for renovation including rehab or conversion)</li> </ul>	<u>Eligible costs:</u> <ul style="list-style-type: none"> <li>• Maintenance</li> <li>• Rent</li> <li>• Security</li> <li>• Fuel</li> <li>• Equipment</li> <li>• Insurance</li> <li>• Utilities</li> <li>• Food</li> <li>• Furnishings</li> <li>• Supplies necessary for shelter operation</li> <li>• Hotel/Motel Vouchers</li> </ul>	<u>Eligible costs:</u> <ul style="list-style-type: none"> <li>• Relocation payments</li> <li>• Other assistance to displaced persons</li> </ul>

Rapid Re-Housing §576.104 and Homelessness Prevention §576.103

Rental Assistance	Housing Relocation and Stabilization Services	
<u>Eligible costs:</u> <ul style="list-style-type: none"> <li>• Short-term rental assistance</li> <li>• Medium-term rental assistance</li> <li>• Rental arrears</li> </ul> <p>**Rental assistance can be project-based or tenant based.</p>	Financial Assistance	Services Costs
	<u>Eligible costs:</u> <ul style="list-style-type: none"> <li>• Rental Application Fees</li> <li>• Security Deposits</li> <li>• Last Month’s Rent</li> <li>• Utility Deposits</li> <li>• Utility Payments</li> <li>• Moving Costs</li> </ul>	<u>Eligible costs:</u> <ul style="list-style-type: none"> <li>• Housing Search and Placement</li> <li>• Housing Stability Case Management</li> <li>• Mediation</li> <li>• Legal Services</li> <li>• Credit Repair</li> </ul>

Administrative Activities §576.108

<p>Eligible costs are broadly categorized as follows:</p> <ul style="list-style-type: none"> <li>• General management, oversight, and coordination</li> <li>• Training on ESG requirements</li> <li>• Consolidated Plan</li> <li>• Environmental review</li> </ul>
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**XII. Program Income**

When ESG funds are returned to a subrecipient (e.g. rent deposits), those funds are considered program income. The subrecipient is expected to use those funds to serve another eligible client and comply with all ESG financial guidelines. In the event that program income cannot be used to serve another client, it must be returned to RCOCD.

**XIII. Reallocation of Funds**

In the event that RCOCD deems it appropriate to reallocate ESG funds, prospective grantees will be asked to submit an application for those additional funds based on the following criteria:

- Current expenditure rate
- The applicant’s ability to meet the 100% match
- The applicant’s standing with regard to HMIS, reporting and draw requests

To qualify for reallocated funds, the applicant must have no outstanding issues as a result of an ESG desk audit, visit or monitoring review.

**XIV. Conflicts of Interest**

Subrecipients must keep records to demonstrate compliance with the conflicts of interest provision in 24 CFR 576.404, including a copy of their policy and records supporting any exceptions.

**XV. Fair Housing**

RCOCD is fully committed to the furtherance of fair housing. All subrecipients must comply with applicable fair housing requirements and must be able to articulate how they are addressing impediments to fair housing.

**XVI. Shelter and Housing Standards Act**

The Lead-Based Paint Poisoning Prevention Act applies to all shelters assisted with ESG funds and all housing occupied by program participants. 24 CFR 576.403. Any building for which ESG funds are used must meet state and local government safety and sanitation standards as applicable. Any emergency shelter must also meet the minimum safety, sanitation and privacy standards enumerated in 24 CFR 576.401(b)(1)-(11). ESG funds cannot be used to help a program participant move into housing that does not meet minimum habitability standards in 24 CFR 576.401(c)(1)-(10).

**XVII. Open Records**

All materials in applications for ESG are subject to the NYS Freedom of Information Law. Application materials may be accessed by members of the public.

**XVIII. Additional Information/Program Assistance**

All questions about the ESG Program should be directed to:

Rockland County Office of Community Development  
50 Sanatorium Road, Building A  
Pomona, NY 10970  
845-364-3939  
RCOCD@co.rockland.ny.us

More information about ESG regulations and guidelines may be found on the HUD website, at:

<https://www.hudexchange.info>

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