



Office of the County Executive
Monroe County, New York

Adam J. Bello
County Executive

May 9, 2025

OFFICIAL FILE COPY	
No.	<u>250161</u>
Not to be removed from the Office of the Legislature Of Monroe County	
Committee Assignment	
PLAN & EC DEV	-L
WAYS & MEANS	

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Authorize Grant Contracts Pursuant to the American Rescue Plan Act (ARPA)

Honorable Legislators:

I recommend that Your Honorable Body authorize grant contracts pursuant to the American Rescue Plan ("ARPA") with the agencies listed in Attachment A in a total amount not to exceed \$3,303,664 for terms to commence on June 11, 2025 and terminate on or before December 31, 2026.

In January, Monroe County issued Requests for Proposals seeking respondents who would use ARPA funding to administer an Acquire, Rehabilitate, and Resale Single-family Homes program, the development of multi-family Affordable Rental Housing, a Home Improvement Program, and a Homeownership Assistance Program. The Acquisition, Rehabilitation, Resale program will increase the supply of single-family homes available to first-time homebuyers who are facing challenges in acquiring the dream of homeownership due to the competitive housing market for lower-income homebuyers. The multi-family Affordable Rental Housing program will make available additional rental units for lower-income seniors and provide high-quality, safe, affordable rental housing opportunities. The Home Improvement Program will provide grants to income-eligible homeowners to repair and revitalize their homes due to the increased cost of construction where they would not otherwise be able to do so on their own. This program will allow homeowners to remain stably housed. The Homeownership Assistance Program will allow a homeowner to realize their dream of homeownership through down payment and closing cost assistance to make their home purchase more affordable.

The Respondents listed in Attachment A were selected as the most qualified to provide these services.

The specific legislative actions required are:

1. Authorize the County Executive, or his designee, to execute grant contracts, and any amendments thereto, with the agencies listed in Attachment A in a total amount not to exceed \$3,303,664 for terms to commence on or after June 11, 2025 and terminate on or before December 31, 2026.
2. Authorize the County Executive to appropriate any subsequent years of these funds, any returned contractor funds, or any deferred revenue, in accordance with the grant terms, to reappropriate any unencumbered balances during the grant period according to the grantor requirements, and to make any necessary funding modifications within the grant guidelines to meet contractual commitments.

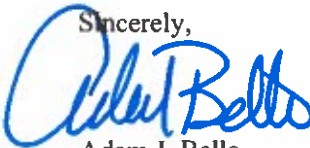
3. Should funding of these programs be modified or terminated for any reason, the County Executive is hereby authorized to terminate or modify the program(s) and where applicable, to terminate or abolish some or all positions funded under such program(s). Any termination or abolishment of positions shall be in accordance of the New York State Civil Service Law, and when applicable, the terms of any labor agreement affecting such positions.

Monroe County will serve as Lead Agency for the following two (2) actions, titled: Homeownership Assistance Program (First Time Home Buyers Program), Acquire, Rehabilitate, and Resale Single-family Homes program (Rochester Housing Development Fund Corporation for the Acquisition Rehab and Resale Program), which have all been preliminarily classified as Unlisted Actions. The provisions of the New York State Environmental Quality Review Act shall be complied with prior to Your Honorable Body undertaking, funding, or approving these projects. The Multi-family Affordable Rental Housing program and the Home Improvement Programs are Type II Actions pursuant to 6 NYCRR §617.5 (c) (2) ("replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part") and are not subject to further review under the State Environmental Quality Review Act.

Funding for these grant contracts is included in the Department of Planning and Development, general fund 9301, funds center 1404010000, Community Development. No additional net County support is required in the current Monroe County budget.

Each of these contractors has been reviewed for not-for-profit corporate status and the records in the office of the Monroe County Treasury have indicated that none of these agencies owe any delinquent Monroe County property taxes.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,

Adam J. Bello
Monroe County Executive

AJB:db

**Monroe County Planning and Development
Home Investment Partnerships Program
Project Summary**

Rochester Housing Development Fund Corp (RHDFC) - \$1,000,000: Acquisition Rehabilitation Resale – RHDFC will utilize funding to support the Acquisition, Rehabilitation and Resale of 20 properties throughout Monroe County, benefiting first-time homebuyers making under 80% Area Median Income (AMI.) They will administer these funds under the framework of their existing programs, Home Rochester (within the city) and Make Monroe Home (throughout suburban Monroe County.)

Rochester Roots - \$789,250: Acquisition Rehabilitation Resale – Rochester Roots will utilize funding to support the Acquisition, Rehabilitation and Resale of 8 vacant properties within JOSANA Neighborhood of the City of Rochester benefiting first-time homebuyers making under 60% AMI. The program will build upon previous phases of an existing neighborhood development plan, but will be the first phase to focus on owner-occupied units rather than affordable rental units.

CDS Monarch, Northfield - \$600,000: Affordable Rental Housing Development – Multifamily CDS will utilize funding to acquire, rehabilitate and lease-up The Northfield in Fairport. The Northfield consists of 69 supportive housing units and is currently managed by Family Services of Rochester. Through this funding, Monarch CDS will preserve 69 supportive housing units, benefiting seniors making under 60% and 50% AMI.

Rural Housing Opportunities Corporation (RHOC) – Home Repair Program - \$250,000: RHOC will utilize funding to assist 8 income-qualified homeowners in making necessary home repairs throughout Monroe County. RHOC, a subsidiary of PathStone, will utilize the structure of their Home Improvement Program, which has operated in Monroe County for more than 30 years.

The Housing Council at PathStone – Homeownership Assistance Program - \$664,414 Housing Council will utilize funding to assist 13 income-qualified, first-time homebuyers with direct down payment assistance and housing counseling services throughout Monroe County. The Housing Council will utilize its existing Homebuyer program as the structure for this assistance.