

2026-27

Draft Annual Action Plan

For Housing & Community Development
in Suburban Monroe County



ADAM J. BELLO
COUNTY EXECUTIVE

Home Improvement Projects



Aquisition Rehabilitation Resale Projects



Public Comment Period: May 8 - June 10, 2026

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Executive Summary

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

1. Introduction

Monroe County's Annual Action Plan (Plan) goals are administered utilizing CDBG, HOME, and ESG funds made available by the United States Department of Housing and Urban Development (HUD) and is a framework to carry out HUD programs and projects. 2026 is the second year of the 2025-29 Five-Year Consolidated Plan and marks the fifty-first year that Monroe County has received an allocation from the Community Development Block Grant (CDBG) program, the thirty-fifth year for Home Investment Partnerships Program (HOME), and it also marks the twentieth year with the Emergency Solutions Grants (ESG) program. Combined, these program funds channel approximately three million dollars annually through the Department of Planning and Development, Community Development Division, for suburban towns and villages that comprise Monroe County's consortium in support of housing, public works, economic development, and community services programs that primarily benefit low- to moderate- income households, seniors, and persons with special needs. This Plan addresses both projects funded on an annual basis and new program initiatives that focuses on accomplishing the following primary program goals and objectives:

- Develop affordable and accessible housing and home ownership opportunities for all low- to moderate- income residents, with a priority focus on expanding housing opportunities in the towns and villages that do not currently provide affordable units that have been financed, in part, through the CDBG and/or HOME programs
- Repair and conserve existing housing stock
- Improve essential infrastructure in low- to moderate- income areas
- Provide job training and economic development for low- and moderate- income persons and persons with special needs
- Provide essential public services, particularly those that promote home ownership, fair housing, and housing stability
- Revitalize deteriorated neighborhoods.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

- a) Develop affordable and accessible rental and home ownership opportunities for all low- to moderate- income residents with a priority focus on the development of housing in towns and villages that do not currently provide affordable units that have been financed, in part, through the County's CDBG and/or HOME Program;
- b) Repair and conserve existing housing stock;
- c) Increase energy efficiency of existing housing stock;

- d) Improve access to and the quality of public facilities;
- e) Provide essential infrastructure in low- to moderate- income areas;
- f) Provide job training and economic development opportunities for low- to moderate- income persons and person with special needs;
- g) Provide essential public services, particularly those that promote home ownership, fair housing and housing stability;
- h) Revitalize deteriorated neighborhoods.

3. Evaluation of past performance

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

Within suburban Monroe County, projects funded with CDBG, HOME, and ESG grants have had a positive effect on the individuals and communities served. These projects were carried out to meet the County’s primary program goals and objectives in housing, economic development, community services, and public works/facilities improvement projects. Monroe County prepares a Consolidated Annual Performance Evaluation Report (CAPER) for submission to HUD within ninety (90) days of the end of each program year. The median year for the construction of residential structures built in Monroe County is 1965, which presents concerns relating to exposure to lead, asbestos, and other potential environmental hazards. Providing housing improvement programs helps homeowners to address these issues. The Home Improvement Program (HIP) annually assists approximately 70 low- to moderate-income homeowners make necessary home repairs. The repairs made under the HIP allow homeowners to make essential repairs that allow them to stay in their homes. This program is more critical in our community due to the lack of available housing stock/options for relocation as well as the continuous rising cost of construction/construction materials. Public infrastructure projects are crucial for low-income communities for several reasons including resident access to jobs and markets, providing access to clean water and proper sanitation, improving sidewalks, creating health benefits for residents and improving the quality of life, and installing modern and robust infrastructure to better withstand and recover from natural disasters and climate change impacts. Overall public infrastructure improvements can create a foundation for sustainable development, equity, and social inclusion for our communities. Neighborhood and utility improvements are a high priority for Monroe County because of their importance in preserving neighborhoods. A large number of communities throughout suburban Monroe County have deteriorated infrastructure due to age. Monroe County uses CDBG funding to improve roads, sidewalks, and sewers in low- to moderate- income neighborhoods. This funding helps local governments undertake projects that would not otherwise be able to be completed because of funding limitations. Public services projects and programs have been essential in maintaining safe and affordable housing for the community and providing services that benefit underserved populations including seniors and those with special needs.

Monroe County has continued to monitor housing and economic metrics relating to potential impediments to fair housing choice that were identified in the 2020 Analysis of Impediments to Fair Housing Choice (AI). Between 2018 (the data available at the time of the AI development) and 2022, the overall poverty rate in suburban Monroe County has declined to 9.6%. When comparing 2016 to 2021 poverty rates by municipality, Monroe County has observed that there has been a growth in rural poverty in Brockport, Scottsville, Hamlin, and Hilton. The percentage of the population living in poverty has decreased in Henrietta, Greece, and Spencerport. Additional statistics that Monroe County has been monitoring since the 2020 AI includes the unemployment rate across Monroe County. The most recent (2022) data available from the American Community Survey compared to the 2018 American Community Survey data used for the AI shows that the unemployment rate in Monroe County has gone from 6% to 5.3% during this time.

Monroe County has acted on recommendations from its Analysis of Impediments in its partnerships and support of local senior and special needs populations. This includes utilizing Community Development Block Grant funding to provide more than 400 senior households with minor home repairs and installation of fall safety features through Monroe County's partnership with LifeSpan of Greater Rochester.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

For the 2026 program year, Monroe County held two (2) hybrid in-person/virtual public meetings. Meetings are fully accessible with bilingual and/or sign language interpreters and other accommodations provided upon request to interpret policies and program requirements.

The January meeting is to inform and announce the opening of the 2026-27 application round, which was attended by 20 individuals, virtually and in-person. The Steering Committee meeting, which is comprised of town and village officials who are members of the County's Consortium and funded agencies, was held immediately following the public hearing and attended by 13 individuals both virtually and in-person.

Monroe County held its second public hearing held on May 7, 2026 at 9:45a with the Steering Committee at 10:00a, which was also held in-person and via Zoom. 8 individuals attended the public hearing and 6 participants attended the Steering Committee meeting. Public hearings encourage the public to review and comment on the Annual Action Plan. The 30-day public comment period was available from May 3 – June 12, 2026. The public hearing notice and availability of the Draft Action Plan for public comment was posted in the Daily Record newspaper, as well as the County's website on the Planning and Development, Community Development page, and upon request.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments received from the Public Hearings and during the public comment period are attached to the Citizen Participation section of the Annual Action Plan.

The Public Comment period was from May 8 – June 10, 2026.

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

All comments received at the public hearings and during the public comment period were accepted.

7. Summary

All CDBG, HOME, and ESG funds, including program income will be used to continue to meet goals included in the Strategic Plan and in the 2026-27 Annual Action Plan to improve the quality of life for low- to moderate- income households, seniors, and persons with special needs in Monroe County. The Plan addresses the goals by providing affordable housing and home ownership opportunities, repairing and conserving existing housing stock, financing public infrastructure and infrastructure improvements, creating and retaining jobs, and funding public services that stabilize and enhance living conditions.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	MONROE COUNTY	Department of Planning and Development
HOME Administrator	MONROE COUNTY	Department of Planning and Development
ESG Administrator	MONROE COUNTY	Department of Planning and Development

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Chanh Quach, Community Development Manager, Department of Planning and Development, City Place, 50 West Main Street, Suite 1150, Rochester, New York 14614. (585) 753-2000.

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

1. Introduction

Monroe County Department of Planning and Development consists of the Community Development, Planning - including the newly established Monroe County Land Bank, and Economic Development (comprising COMIDA, MCIDC, and APEX).

These divisions operate through a framework of strategic collaboration to serve the community. Community Development partners with local town and village governments, the City of Rochester, as well as many agencies, organizations, and groups for local advocacy efforts like the Homeless Services Network to address the needs of the community, including homelessness initiatives. Monroe County is distinguished by a robust network of agencies, organizations, and groups dedicated to enhancing the well-being of the community as a whole.

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

The Department of Planning and Development and Community Development staff periodically meets with local developers, such as the Rochester Housing Authority, Fairport Urban Renewal Agency (FURA), and others to align housing project planning and federal grant applications. Planning and Development coordinates, collaborates, and consults with other departments throughout Monroe County, including Human Services, Public Health, and Office of the Aging, in the planning process as often as possible and to maximize resources. County staff serve on the Partners Ending Homelessness (PEH), the local Continuum of Care (CoC) Board and various PEH steering committees, including Homeless Services Network (HSN) and the Chronically Homeless (CH) workgroup. Monroe County will continue to meet and coordinate with public and assisted housing providers within the Monroe County service area. These housing providers keep Monroe County informed about upcoming projects. Monroe County staff members are engaged with Partners Ending Homelessness on initiatives for and in support of community members experiencing and at risk of homelessness.

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 County actively participates in the Rochester/Monroe County Homeless Continuum of Care (CoC) locally known as Partners Ending Homelessness (PEH). The CoC is a multi-jurisdictional, community-wide group which oversees and coordinates the allocation of HUD CoC federal funding to facilities and programs within the CoC's service area to determine if the needs of the homeless are met. County staff consult on a regular basis with the organizations that participate in the CoC and the Homeless Services

Network (HSN). County staff serve on the CoC Board. County staff participate in the CoC Finance Committee, Homeless Services Network, and the Chronically Homeless Work Group that plans, coordinates, and implements activities and strategies for servicing the chronically homeless. CoC Executive Director participate in reviewing proposals for HOME American Rescue Plan Act funding and the Emergency Solution Grant, submitted annually to Monroe County.

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

Monroe County continues to participate in and work with the Rochester/Monroe County Continuum of Care (CoC), a multi-jurisdictional, community-wide group that oversees the local homeless services system to determine if the needs of the homeless are being met. The CoC is also known locally as Partners Ending Homelessness. The CoC continues to stress the need for permanent housing while maintaining existing emergency shelters.

Monroe County has been an active participant with the Continuum of Care since its inception. The County coordinates its planning efforts to address the needs of homeless persons in a number of ways, including shared strategic planning and prioritization, joint planning for ESG and CoC Programs and joint participation with the CoC in community initiatives. Monroe County coordinates with the CoC to meet the needs of other special populations (veterans, unaccompanied youth, and families with children).

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Council in the Monroe County Area, Inc.
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	Lifespan of Greater Rochester Inc.
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Monroe County Department of Human Services
	Agency/Group/Organization Type	Services - Housing Services-homeless Other government - County Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
4	Agency/Group/Organization	Monroe County Department of Public Health
	Agency/Group/Organization Type	Services-Health Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	City of Rochester
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local

What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

Agency types related specifically to HOPWA were not consulted with as a result of the fact that Monroe County does not receive funding for this program. No agencies or organizations were deliberately excluded from the consultation process.

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	Partners Ending Homelessness	

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

Monroe County hosted hybrid public hearings - available both in person and virtually - to ensure maximum accessibility and convenience for all community members. Monroe County remains committed to this dual-format approach to encourage broad public participation. Sign language and language interpreting services are available upon request.

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 Hearing	Non-targeted/ broad community suburban consortium members	20 participants attended the January 2026 Public hearing. 7 participants attended the May 2026 Public Hearing. Both meetings were held virtually and in-person.	No comments were received during the January or May Public hearing	All comments received are accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/ broad community suburban residents	No response was received from the newspaper publication	No comments were received from the newspaper publication or during the public comment period	All comments received are accepted	
3	Internet Outreach	Non-targeted/ broad community suburban residents	No response was received from the internet publication of the public hearing	No comments were received from the website or during the public comment period	All comments received are accepted	https://www.monroecounty.gov/planning-community

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Monroe County anticipates receiving federal funding through the HUD Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) to advance its strategic community development goals. These funds will support the development of affordable housing, infrastructure improvements, public services, and homelessness response across the suburban consortium. The County will leverage these federal resources with state, local, and private funding to maximize community impact. All HOME and ESG matching requirements will be met in compliance with federal regulations. The Priority Table below outlines projected 2026-27 allocations and estimates for the remainder of the Consolidated Plan cycle. These resources underscore Monroe County's commitment to advancing housing stability and investments through initiatives and cations that adhere to all applicable federal anti-discrimination laws,

including Title VI of the Civil Rights Act of 1964.

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	1,842,009.00	88,247.08	0.00	1,930,256.08	5,878,031.92	CDBG funding to be used to address and resolve housing problems, provide and improve services, improve infrastructure and public facilities and general administration.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,117,489.32	140,527.92	0.00	1,258,017.24	4,376,479.16	HOME funding to be used to improve the quality and quantity of housing in Suburban Monroe County and general administration.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	161,899.00	0.00	0.00	161,899.00	480,821.00	ESG funding to be used for homelessness prevention, rapid rehousing, coordinated entry/street outreach, shelter operations, and general administration.

Table 2 - 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

There are numerous potential sources of funding that can be used by private developers and municipalities in leveraging community development funding, including the following:

Private funding sources: tax credit syndications; home buyer down payments; private rental and home ownership loans; other federal, state and

local housing and community development programs and foundations. State and utility grants.

Municipal funding sources: Local tax levy, bonding, State grants.

Home Investment Partnerships Program (HOME) match contributions must equal at least 25% of the funds drawn from the County's HOME account each fiscal year. Monroe County maintains comprehensive records to demonstrate compliance, including running logs and project-specific documentation of the type and amount of each match contribution.

Match contributions for the Emergency Solutions Grants (ESG) program require a one-to-one (1:1) ratio, which will be fulfilled through cash and/or in-kind services.

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

There are no publicly-owned properties in Monroe County that are funded through any of the funding sources from HUD.

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	Repair and conserve existing housing stock	2025	2029	Affordable Housing	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford	Housing Rehabilitation	CDBG: \$963,997.00 HOME: \$629,215.59	Homeowner Housing Rehabilitated: 70 Household Housing Unit Other: 1 Other
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster Town of Irondequoit Town of Greece			

2	Develop affordable housing opportunities	2025	2029	Affordable Housing	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford	Increased supply and quality of affordable housing	HOME: \$500,000.00	Homeowner Housing Added: 5 Household Housing Unit
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster Town of Irondequoit Town of Greece			

3	Provide and expand access to public services	2025	2029	Homeless Non-Homeless Special Needs	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford	Public Services	CDBG: \$231,452.00	Public service activities other than Low/Moderate Income Housing Benefit: 1265 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 315 Households Assisted
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster			

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve and modernize public infrastructure	2025	2029	Non-Housing Community Development	Town of Gates Town of Henrietta Village of Brockport Village of Scottsville Village of Webster	Public Facilities and Infrastructure	CDBG: \$407,808.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

5	Provide planning and administrative services	2025	2029	Planning & Administrative Public Services (Community Development)	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford	Administration / Planning	CDBG: \$381,752.00 HOME: \$128,801.73	Other: 1 Other
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster Town of Irondequoit Town of Greece			

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Repair and conserve existing housing stock
	Goal Description	
2	Goal Name	Develop affordable housing opportunities
	Goal Description	
3	Goal Name	Provide and expand access to public services
	Goal Description	
4	Goal Name	Improve and modernize public infrastructure
	Goal Description	
5	Goal Name	Provide planning and administrative services
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

For the 2026-27 program year, Monroe County proposes a strategic allocation of federal funds to enhance community development and housing stability. Resources will be directed toward the conservation of existing housing stock the improvement of public facilities, and critical infrastructure in underserved areas. In addition, the County remains committed to expanding economic opportunities through job training and revitalization efforts for deteriorated neighborhoods.

A primary objective is to facilitate affordable homeownership, with a specific focus on developing units within towns and villages that currently lack affordable housing options. Additionally, Emergency Solutions Grant (ESG) funds will be utilized for shelter operations, street outreach/coordinated entry, homelessness prevention, and rapid rehousing. Administration of these CDBG, HOME, and ESG allocations will be administered/completed in accordance with federal guidelines.

#	Project Name
1	Gutter Replacement, Gates
2	Sidewalk Installation, Henrietta
3	Sanitary Slip lining, Village of Brockport
4	Gutter Replacement, Village of Scottsville
5	Sanitary Slip lining, Village of Webster
6	Home Safe Home, LifeSpan of Greater Rochester
7	Expanding Housing Opportunities, Housing Council
8	Housing Stability, Housing Council
9	Homeownership Program, Housing Council
10	Youth Camp Access Program, Girl Scouts of Western NY
11	Home improvement Program
12	Lead Testing and Clearance, Proway
13	Program Delivery - Community Development
14	Program Delivery - Planning
15	Planning Services, Urban Vantage
16	Administration
17	Acquisition Rehabilitation Resale
18	ESG 2026

Table 4 – Project Information

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

The projects proposed for completion during the 2026-27 program year are strategically align with the goals and objectives established in suburban Monroe County's Consolidated Plan. These priorities,

which were identified through a Needs Assessment and Market Analysis, focus on expanding affordable housing opportunities, facilitating housing rehabilitation, and funding essential public services, infrastructure, and administration. outlined in Suburban Monroe County's Consolidated Plan, which include the prioritization of allocating funding toward increasing affordable housing opportunities, housing rehab, funding public services, funding public infrastructure and administration. Geographic goals are focused on qualifying census tracts throughout the Monroe County service area to maximize community impact.

AP-38 Project Summary
Project Summary Information

1	Project Name	Gutter Replacement, Gates
	Target Area	Town of Gates
	Goals Supported	Improve and modernize public infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$75,000.00
	Description	Mill and pave 900 linear feet with an average pavement width of 20 feet, roughly resurfacing 18,000 square feet. Remove and replace up to 720 ft of 12-inch storm pipe and damage catch basins
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	935 people will benefit from this project
	Location Description	Low-mod census tract 14302 block group 2
	Planned Activities	Mill and pave 900 linear feet of road
2	Project Name	Sidewalk Installation, Henrietta
	Target Area	Town of Henrietta
	Goals Supported	Improve and modernize public infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$80,000.00
	Description	Install approximately 1,100 linear feet of 5' wide concrete sidewalk along Clay Road from the Walmart RTS Bus Stop to the intersection of Clay Road and Strassenburgh Drive
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	480 people will benefit from this project
	Location Description	Low-mod census tract 13104 block group 1
	Planned Activities	Install approximately 1,100 linear feet of 5' wide concrete sidewalk
	Project Name	Sanitary Slip lining, Village of Brockport

3	Target Area	Village of Brockport
	Goals Supported	Improve and modernize public infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$108,318.00
	Description	The rehabilitation using Cured in Place Pipelining will take place on Cherry Drive between Clark St. and Evergreen Road in the village of Brockport. The work will be taken place via 3 manholes, and from inside the sewer laterals that are under the road, located in the center of Frazier St. The location of the 3 manholes and from inside the sewer laterals that are under the road, located within the village's right of way
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	520 people will benefit from this project
	Location Description	Low-mod census tract 15304 block group 2
	Planned Activities	Rehabilitation of approximately 1,003 feet of pipe
4	Project Name	Gutter Replacement, Village of Scottsville
	Target Area	Village of Scottsville
	Goals Supported	Improve and modernize public infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$69,490.00
	Description	Project will complete a portion of the odd side of Briarwood. The storm gutters and asphalt are to be removed and replaced with new concrete gutters and topsoil, driveway aprons to be repaired and ground to be seeded
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	420 people will benefit from this project
	Location Description	Low-mod census tract 11700 block grant 2

	Planned Activities	Replacement of 1,000 LF of roadside gutters and adjacent asphalt
5	Project Name	Sanitary Slip lining, Village of Webster
	Target Area	Village of Webster
	Goals Supported	Improve and modernize public infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$75,000.00
	Description	The project involves the rehabilitation of approximately 2,350 feet of 8-inch sewer main which is part of the Village's sanitary sewer collection system. the main will be rehabilitated using Cured in Place Pipelining (CIPP)
	Target Date	7/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	645 people will benefit from this project
	Location Description	Low-mod census tract 11402 block group 1
	Planned Activities	Rehabilitation of approximately 2,350 feet of 8 in sewer main
	Project Name	Home Safe Home, LifeSpan of Greater Rochester

6	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster
	Goals Supported	Provide and expand access to public services
	Needs Addressed	Public Services
	Funding	CDBG: \$82,400.00
	Description	Home Safe Home, formerly known as Safety and Security for Seniors, provides services for seniors in suburban Monroe County including in-home safety assessment and minor home safety modifications as well as education and intervention with scams and fraud targeting seniors
	Target Date	7/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	1,255 seniors will benefit from this program
	Location Description	Services will be provided to seniors across suburban Monroe County, excluding the towns of Greece and Irondequoit
	Planned Activities	Suburban seniors will receive home environmental/fall prevention assessments and minor home modifications. Lifespan will conduct community outreach, educational presentations, consultation, advocacy investigation, and resolution for potential scams and fraud
7	Project Name	Expanding Housing Opportunities, Housing Council
	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster

Goals Supported	Provide and expand access to public services
Needs Addressed	Public Services
Funding	CDBG: \$45,508.00
Description	Comprehensive rental management and educational program for tenant, landlords, real estate professionals and other housing providers for suburban residents through seminars, home fairs, rental property operation workshops, one-to-one counseling, and educational materials and fair housing guidance
Target Date	7/31/2027
Estimate the number and type of families that will benefit from the proposed activities	40 predominantly LMI landlords provided with education, 100 predominantly LMI renters provided access to services, 25 predominantly LMI residents at risk of eviction referred to legal
Location Description	Services will be provided at The Housing Council at PathStone offices and online
Planned Activities	Provide landlords with education on how to manage rental properties fairly and effectively through workshops, providing renters with education on their housing rights and access to services, and refer approximately 25 residents at risk of eviction to legal services
Project Name	Housing Stability, Housing Council

8	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster
	Goals Supported	Provide and expand access to public services
	Needs Addressed	Public Services
	Funding	CDBG: \$42,544.00
	Description	Provide mortgage foreclosure prevention counseling and outreach to at-risk homeowners and provide information and/or counseling for those considering Home Equity Conversion Mortgage (HECM) or reverse mortgage options
	Target Date	7/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 70 predominantly LMI households will benefit from these services
	Location Description	Services will be provided at The Housing Council at PathStone offices and online
	Planned Activities	Mortgage foreclosure prevention counseling and outreach including Home Equity Conversion Mortgage (HECM) counseling
9	Project Name	Homeownership Program, Housing Council
	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster
	Goals Supported	Provide and expand access to public services

Needs Addressed	Public Services
Funding	CDBG: \$56,000.00
Description	Homebuyer pre- and post-purchase counseling to 100 families, credit restoration assistance to 70 households, and assisting approximately 25 homebuyers to purchase their first homes in suburban Monroe County.
Target Date	7/31/2027
Estimate the number and type of families that will benefit from the proposed activities	195 predominantly LMI households will benefit from these services
Location Description	Services provided are to suburban residents and homebuyers in Monroe County with classes provided at the Housing Council at PathStone and online
Planned Activities	Homebuyer activities including one-on-one counseling, credit building, budgeting, education and home search assistance
Project Name	Youth Camp Access Program, Girl Scouts of Western NY

10	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster
	Goals Supported	Provide and expand access to public services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000.00
	Description	Provide summer camp access to approximately 10 youth girls from low- to mod- income households in suburban Monroe County, allowing them to participate in structured summer day camp programming at Camp Piperwood
	Target Date	7/31/2027

Estimate the number and type of families that will benefit from the proposed activities	10 youth from predominantly LMI families will benefit from these activities
Location Description	The camp is located in the town of Perinton and provides day and overnight activities
Planned Activities	Provide safe, supervised outdoor enrichment opportunities for LMI youth that may otherwise not have access to such activities, particularly during summer months when structured programming and physical activity options are limited.
Project Name	Home improvement Program

11	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster Town of Irondequoit Town of Greece
	Goals Supported	Repair and conserve existing housing stock
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$839,997.00 HOME: \$629,215.59
	Description	Provide owner occupied homeowners a grant of up to \$20,000 for eligible home repairs including structural (roof, foundation, windows, exterior paint or siding), major systems (plumbing, heating, or electrical) and accessibility accommodations (ramps, lifts, doorways, bathrooms)
	Target Date	7/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	70 Households will benefit from this program
	Location Description	Projects will be completed throughout suburban Monroe County. Projects located in the towns of Greece and Irondequoit will utilize HOME funds
	Planned Activities	
12	Project Name	Lead Testing and Clearance, Proway
	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster Town of Irondequoit Town of Greece

Goals Supported	Repair and conserve existing housing stock
Needs Addressed	Housing Rehabilitation
Funding	CDBG: \$20,000.00
Description	Lead Testing and Clearance for homes in the Home Improvement Program that were built before 1978.
Target Date	7/31/2027
Estimate the number and type of families that will benefit from the proposed activities	Households benefitting from this activity will have had a Home Improvement project approved.
Location Description	Throughout suburban Monroe County
Planned Activities	Lead clearances, risk assessments, and visual assessments
Project Name	Program Delivery - Community Development

13	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster Town of Irondequoit Town of Greece
	Goals Supported	Repair and conserve existing housing stock
	Needs Addressed	Housing Rehabilitation Program Delivery
	Funding	CDBG: \$25,000.00
	Description	Program delivery for Home Improvement application financial review and construction management of program projects.
	Target Date	7/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	All activities through this grant will be associated with completed Home Improvement projects
	Location Description	Throughout suburban Monroe County
	Planned Activities	Financial review, contract execution, and inspection for Home Improvement projects throughout suburban Monroe County.
14	Project Name	Program Delivery - Planning
	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster Town of Irondequoit Town of Greece
	Goals Supported	Repair and conserve existing housing stock

Needs Addressed	Administration / Planning
Funding	CDBG: \$25,000.00
Description	Environmental review associated with Home Improvement Program projects, as appropriate.
Target Date	7/31/2027
Estimate the number and type of families that will benefit from the proposed activities	Activities associated with this project have been approved through the Home Improvement program.
Location Description	Projects approved are throughout suburban Monroe County
Planned Activities	Environmental review/assessments for home improvement projects
Project Name	Planning Services, Urban Vantage

15	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster Town of Irondequoit Town of Greece
	Goals Supported	Provide planning and administrative services
	Needs Addressed	Administration / Planning
	Funding	CDBG: \$10,000.00
	Description	Consultation of planning services related to Annual Action Plan, including data analysis, Affirmatively Furthering Fair Housing, as amended by HUD.
	Target Date	7/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Consultation of planning services related to the Annual Action Plan, including data analysis, and Affirmatively Furthering Fair Housing, or as amended by HUD.
16	Project Name	Administration
	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster Town of Irondequoit Town of Greece

Goals Supported	Provide planning and administrative services
Needs Addressed	Administration / Planning
Funding	CDBG: \$371,752.00 HOME: \$128,801.73
Description	General program administration of CDBG and HOME
Target Date	7/31/2027
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	Monroe County Planning and Development, Community Development Administration is located in Rochester, New York
Planned Activities	General administration of CDBG and HOME programs.
Project Name	Acquisition Rehabilitation Resale

17	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster Town of Irondequoit Town of Greece
	Goals Supported	Develop affordable housing opportunities
	Needs Addressed	Increased supply and quality of affordable housing
	Funding	HOME: \$500,000.00
	Description	Acquisition of property, rehabilitation, and resale of rehabilitated properties to income eligible first-time homebuyers.
	Target Date	7/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	5 households will benefit from this proposed activity.
	Location Description	Properties have not yet been identified, but will be located in Monroe County's HOME Consortium area.
	Planned Activities	Acquire, Rehabilitation, and Resale properties to be sold to income eligible first-time homebuyers
18	Project Name	ESG 2026
	Target Area	Town of Brighton Town of Gates Town of Henrietta Town of Ogden Town of Parma Town of Penfield Town of Perinton Town of Rush Town of Sweden Village of Brockport Village of Churchville Town / Village of East Rochester Village of Fairport Village of Hilton Town of Pittsford Village of Scottsville Town of Webster Town of Chili Town of Clarkson Town of Hamlin Town of Mendon Town of Riga Town of Wheatland Village of Honeoye Falls Village of Spencerport Village of Pittsford Village of Webster Town of Irondequoit Town of Greece

Goals Supported	Provide and expand access to public services Provide planning and administrative services
Needs Addressed	Services to Homeless and At-Risk Homeless Administration / Planning
Funding	ESG: \$161,899.00
Description	Homelessness Prevention, Rapid Rehousing, Coordinated Entry/Street Outreach, Shelter Operations, and Administration
Target Date	7/31/2027
Estimate the number and type of families that will benefit from the proposed activities	xx households will be supported through homelessness prevention, xx households will be supported through rapid rehousing, xx housing will be assisted through coordinated entry/street outreach, and xx households will be supported through shelter operations.
Location Description	Services will be provided to households throughout suburban Monroe County.
Planned Activities	Homelessness Prevention/Rapid Rehousing - \$92,297 (CCSI \$35,297; Hope Webster/Penfield \$39,500; Salvation Army \$17,500); Coordinated Entry/Street Outreach - \$37,460 (CCSI \$5,000; PCHO \$32,460); Emergency Shelter - \$20,000 (Center For Youth); Administration - \$12,142.

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Entitlement funding for the 2026-27 program year will be strategically allocated to low- and moderate-income census tracts within Suburban Monroe County. Priority initiatives include public facility and infrastructure improvements in Gates, Henrietta, Village of Brockport, Village of Scottsville, and Village of Webster. Beyond municipal infrastructure improvements, resources will be dedicated to supporting low-to-moderate-income households, seniors, and individuals with special needs across the Monroe County consortium.

Geographic Distribution

Target Area	Percentage of Funds
Town of Brighton	
Town of Gates	
Town of Henrietta	
Town of Ogden	
Town of Parma	
Town of Penfield	
Town of Perinton	
Town of Rush	
Town of Sweden	
Village of Brockport	
Village of Churchville	
Town / Village of East Rochester	
Village of Fairport	
Village of Hilton	
Town of Pittsford	
Village of Scottsville	
Town of Webster	
Town of Chili	
Town of Clarkson	
Town of Hamlin	
Town of Mendon	
Town of Riga	
Town of Wheatland	
Village of Honeoye Falls	

Target Area	Percentage of Funds
Village of Spencerport	
Village of Pittsford	
Village of Webster	
Town of Irondequoit	
Town of Greece	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funding was provided to municipalities for infrastructure improvements if the project met program priorities and the projects are in low-mod census areas. Public services expenditures are capped at 15% of the annual CDBG allocation, including program income. Combined allocations for Planning and Administration, including program income are restricted to 20% of the annual CDBG amount, 10% of the annual HOME amount, and 7.5% of the ESG amount.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Through the CDBG, HOME, and ESG funds, Monroe County administers programs to preserve and increase access to affordable housing. The Home Improvement Program (HIP), funded with both CDBG and HOME, provides income eligible homeowners with grants and/or loans for needed repairs, thereby maintaining affordability. HOME funds are utilized to provide gap financing for the development of affordable rental housing, acquisition rehabilitation and resale as well as down payment and closing cost assistance for homeownership opportunities, all of which benefits low-mod income households, seniors, and individuals with developmental and intellectual disabilities.

In compliance with the requirements of 24 CFR § 93.305, Monroe County will be utilizing the 95% value calculation specific to the Monroe County Consortium service area (excluding the City of Rochester) to determine assessed value limits in place of HUD’s HOME Homeownership Value Limits. This process will better serve Monroe County suburban residents. For context, while the standard HUD released value limit in December 2025 is \$238,000, the consortium specific 95% calculation establishes a limit of \$282,000. This adjustment provides a more accurate reflection of the Monroe County service area’s local market and will expand eligibility and potentially increase the number of low to moderate-income suburban homeowners who may benefit from HUD funded programs administered by Monroe County, including those receiving critical health and safety repairs to their home. In addition, this approach will also allow the County to align effective dates with our specific program year rather than awaiting federal announcements.

In accordance with the Housing Opportunities Through Modernization Act (HOTMA) Final rule, Monroe County is implementing programmatic updates designed to align requirements across its programs, reducing barriers to assistance for low- to moderate- income households. By revising the eligibility and limitations surrounding homeowner assets or earned income calculations, these changes will allow Monroe County to support more residents seeking assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	0
Special-Needs	0
Total	10

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	0

One Year Goals for the Number of Households Supported Through	
Rehab of Existing Units	70
Acquisition of Existing Units	3
Total	98

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

Discussion

In partnership with a Community Housing Development Organization (CHDO), the Acquisition Rehab Resale program provides single-family homes to income eligible first-time homebuyers in suburban Monroe County. This initiative is vital in today's competitive housing market, where low- to moderate-income buyers - who have completed mandatory homebuyer education, are frequently outbid by unrestricted cash offers. To ensure long-term stability, the homes completed through the Acquisition Rehab Resale program are updated to code, including all major systems.

The Home Improvement Program (HIP) provides an option for older adults to age in place. While many seniors choose to remain in their homes due to rising market demand, the financial burden of essential renovations often proves prohibitive. HIP addresses this by funding critical accessibility modifications, such as walk-in showers to ensure a safe living environment. allowing our older adults to age in place.

Monroe County remains committed to Fair Housing standards. Sarah Geisler, Community Development Specialist serves as the Fair Housing Officer for Community Development. Formal complaints regarding discriminatory practices must be submitted in writing and must contain such information as is required. Upon receipt, the Community Development Specialist will notify the respondent and initiate review. The complainant will receive a written determination regarding the resolution of the matter within thirty (30) days.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Rochester Housing Authority (RHA) and the Village of Fairport Urban Renewal Agency (FURA) manage the two publicly administered Section 8 Programs in Monroe County. RHA has developed its Annual, Five-Year and Strategic Plans. The Strategic Plan action items have become part of the overall Annual and 5-Year Plan. RHA submits its Annual/5-Year Plan to HUD in July of every year. Established in 1955 as an independent public corporation by New York State Public Housing Law, RHA serves more than 27,000 lower-income residents and program participants in the five-county Greater Rochester area, by providing quality comfortable living and services for people with limited incomes. RHA has a wide variety of public housing units, ranging from high-rises, townhomes, senior sites, and scattered site housing from single family to multi-family buildings. Approximately 20% of total residents served reside in the 2,100+ RHA public housing units.

Public Housing Units are available for:

Over 50 & Disabled: Danforth Tower East/West, Glenwood Gardens, Hudson Ridge Tower, and Kennedy Tower.

Disabled & Over/Under 50: Lake Tower, Lena Gantt Estates, Lexington Court, and University Tower.

Family Housing: Bay-Zimmer Townhouses, Bronson Court, Harriet Tubman Estates, Holland Townhouses, Lena Gantt Estates, and Lexington Court Apartments.

RHA's Resident Services department administers a Family Self-Sufficiency (FSS) grant that is a voluntary employment and savings incentive program designed to assist families in becoming economically independent and self-sufficient. Supportive services in the program include homeownership, training for jobs, education, and life skills to help families reach their goals in 5 years. Service Coordination for RHA Elderly and Disabled Residents includes health and wellness, money and employment, transportation and more.

FURA was authorized in 1979 to administer the Section 8 program for the Village of Fairport. Since inception, the agency has increased FURA-allocated vouchers from 60 to 497. FURA's service area encompasses the town of Macedon within Wayne County and the eastern part of Monroe County including the towns of Brighton, Henrietta, Irondequoit, Penfield, Perinton, Pittsford, Mendon, Rush, Webster, and the Town/Village of East Rochester. Currently, FURA administers 51 Section 8 Project-Based units. In 2024, FURA executed two new Housing Assistance Payment (HAP) contracts with local developers, increasing PBV's from 18 to 46. There are 10 PBV's at Crosman Senior Apartments and 8 at Fairport Apartments, 20 at the newly constructed Marketplace Mall Senior Housing project in Henrietta and 8 at the newly developed Midvale Senior Apartments in Fairport. In 2025, FURA executed a new 12 unit PBV contract for an existing housing project for seniors. This project was developed as an affordable housing project in 1978 but was recently sold and transitioned to market rate. Some of the original tenants still reside at the project. The owner responded to the RFP in an effort to preserve the affordability of the project.

Current program demographics through FURA's Section 8 program reflect a total of 336 elderly and/or disabled families, and 55 other eligible households (e.g., non-disabled families, healthy singles or 2-adult

households). The average annual total household income of participants in FURA's program is \$21,014. The average HAP for the Housing Choice Voucher (HCV) program is currently \$735, up from \$673 last year. The average HAP across the PBV program is higher at \$747. Tenant payments have increased substantially over the past year. The average tenant payment for rent and utilities increased from \$476 to \$504. FURA is authorized to administer 497 vouchers.

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

RHA is continuing its initiative to "Change the Face of Public Housing" by renovating and constructing new units that residents will be proud to call home. Current projects under way are RHA's Thomas St., and Bronson Court Apartments located in the city of Rochester with properties on Henry and Troup Streets next in the pipeline. RHA will continue its "Beautification Initiative" for all of its public housing developments to enhance curb appeal and overall appearance of the rest of the property. RHA will continue to provide quality affordable housing and services for its residents and enhance and increase them with new development and preservation projects. RHA meets regularly with resident councils, resident Commissioners, staff and neighborhood associations to address needs and discuss upcoming projects. RHA has established a Resident Relations Committee which meets monthly and reports out to the Board of Commissioners at each board meeting. The Committee comprises RHA staff, resident commissioners, and resident council presidents and their officers who bring ideas and discussion items to each meeting. RHA takes all suggestions and recommendations from these sources into consideration when preparing the 5-year Capital Improvement Plan and agency annual and 5-year plans. Due to ever changing conditions, items are prioritized and can fluctuate within the plan from year to year. There are currently multiple projects in various stages of planning, design, and construction, with more being planned for the upcoming year. RHA will undertake unit renovation, exterior renovation, roof replacement, driveway resurfacing, and porch restoration/replacement projects at many properties throughout the year. Focused investment of capital funds will occur at RHA's, Hudson Ridge and Lake Towers, Henry St., Seneca Manor Townhouses, and Lexington Court Apts. RHA uses the Physical Needs Assessment (PNA) and environmental testing reports that were performed at most Public Housing locations to assist with prioritizing capital projects. The data is also used to create a pipeline of preservation/renovation/development strategies for sites like Harriet Tubman Estates, Lena Gantt, Holland Townhouses, Lexington Court, various high-rises, Bay-Zimmer Apts., and scattered sites. RHA is advancing the redevelopment of its public housing sites; Federal Street Townhouses/Scattered Sites Rental Assistance Demonstration (RAD) project that closed in May 2023 and is now completed. Parliament Arms Fairfield Village RAD project closed Fall of 2023 and is in the final stages of lease-up. Fernwood Phase I has been funded by a 9% LIHTC award from HCR and is scheduled to close in May of 2026. Glenwood Gardens RAD redevelopment project is in the design phase with anticipated closing in mid-2027. Holland Townhouses are RHA's next RAD project and in the planning phase. These projects may increase or decrease the number of available public housing units with the goal of increasing the number of quality affordable housing units. RHA does have room in its Faircloth limit to add public housing units to its portfolio. RHA was awarded Low Income Housing Tax Credits (LIHTC) and other sources of funding to help with the preservation of its Public Housing stock. RHA may also issue its own

bonds for development activities and acquiring property. RHA intends to apply for NYS funding for development and capital improvement activities and acquiring property. RHA intends to apply for NYS funding opportunities for development and capital improvement activities. (cont'd)

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

RHA is committed to continuously improving communication between management and residents /program participants and continues to work with area partners to provide services. RHA has created a new position, Public Participation Coordinator in its Resident Services dept. to increase resident participation in self- sufficiency programs. RHA will continue to develop and promote its Section 3 program for contractors, residents, and participants, resident councils and resident advisory board. RHA established a Resident Relations Committee which meets monthly and reports out to the Board of Commissioners. The Committee is comprised of RHA staff, resident commissioners and resident council presidents who bring ideas and discussion items to each meeting. RHA's Resident Services will continue to assist with resident needs and actively engage in homeownership opportunities and self-sufficiency program development as well as connecting residents to community resources. RHA has performed physical needs and environmental assessment of some of its public housing scattered site units which will be designated for homeownership. Current residents will be given the first option to purchase the scattered site home as part of HUD's Section 32 Homeownership program. RHA may use capital funds and/or operating reserves to renovate designated public housing scattered site homes prior to being offered for homeownership. RHA has implemented a homeownership plan that includes HUD's Section 32 Homeownership program designed to sell Public Housing scattered sites to eligible homebuyers. This comprehensive plan outlines the requirements and guidelines of the program. RHA has submitted an application to HUD for 7 public housing residents to purchase their public housing home and is currently working with HUD through the process. RHA has also surveyed additional public housing residents in an effort to create a pipeline of Section 32 homeowners. Thus far, 48 responses have been submitted and the Resident Services department will meet one-on-one with each resident who wishes to purchase their home and create a path to successful homeownership. In addition to the Plan, RHA has developed a post homeownership program to assist families in maintaining their homes and ensuring homeowners that they have somewhere to go for assistance when they need it. RHA intends to increase utilization of homeownership vouchers through increased outreach. RHA also intends to seek partners who will grow and assist family self-sufficiency initiatives. RHA continues to improve use of its community-based Computer Labs with faster service, new equipment, and utilize Community Service hours to monitor computer labs. RHA may utilize unused (Tenant Participation Funds) Per Unit Monies (PUM) of developments without an active Resident Council to create a Youth Employment and Education Program (YEOP) for public housing residents. RHA has started an annual scholarship fund for youth and adults to promote self- sufficiency. RHA plans to promote other scholarship opportunities for public housing residents and Housing Choice Voucher Program (HCVP) Participants utilizing partnerships and sponsoring various activities to obtain funds, including grants, and unused resident participation funds. RHA continues to work on creating a building trades pre apprenticeship program by partnering with

various groups who will provide hands-on training for public housing residents and HCVP Participants. RHA will explore and create new partnerships and seek funding opportunities to create a Youth, Sports, and Fine Arts Chapter to enhance the outreach opportunities for youth to participate in routine and non-traditional leisure activities including but not limited to golf, swimming, basketball, dance, performing arts, scuba diving, football, tennis, writing, and much more.

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

This is not applicable, as neither RHA nor FURA have ever been designated as troubled.

Discussion

(cont'd from Actions Planned)

PHP is a partnership among HCR, HUD, Federal Public Housing Authorities (PHAs) outside New York City, collaborating with private for profit and non-profit developers to address the needs of these properties and assist RHA in completing their plans to ensure the long-term sustainability of existing public housing units. This is not applicable to FURA as it does not administer public housing units.

RHA has developed a 20-year strategy to preserve public housing units, address their need for capital improvements, and ensure their continued affordability. RHA intends on using Capital Funds to further its mission of “Changing the Face of Public Housing” and make needed repairs to its Public Housing stock. RHA will continue to identify sites based on physical needs assessment and environmental testing reports, and prioritize the most strategic use of its funds and HUD programs like RAD to preserve its housing stock. RHA will participate in task forces and initiatives to address the housing quality, homelessness, and emergency housing needs in the community. When RHA completed a comprehensive physical needs assessment on all of its public housing properties, there was an emphasis on prioritizing single family units for homeownership. Work performed will include landscaping, paving, HVAC upgrades, and interior and exterior improvements. RHA will continue to reduce unit turnaround time for vacated housing units so that they can be filled with applicants from the waiting list. RHA will engage in energy saving projects such as lighting, water conservation, and more efficient HVAC systems that will improve the quality of life for residents. RHA Resident Services also works to partner with other agencies that can assist residents in achieving self-sufficiency initiatives and other goals. Homeownership, training, employment, life skills, and financial education continue to be a focus in the upcoming year. RHA has been awarded HUD Family Self-Sufficiency (FSS) and Resident Opportunity & Self Sufficiency (ROSS) grants and contributes additional funds to further its mission of assisting residents and participants in becoming self-sufficient.

FURA has begun to develop and implement its 2025 Five-Year Plan. A public hearing will be held in July and the Plan will be presented and submitted to HUD following a comment period. The development of the Plan will run concurrently with the Office of Community and Economic Development’s planning

process. PHAs who are projected to exceed their annual budget have been cautioned that “shortfall” funds may be limited in 2025-2026 and to avoid participant terminations.

Although FURA has received several proposals from local developers requesting Project Based Vouchers, FURA is unable to move forward with approvals as HUD has determined FURA is in a shortfall. Once funding stabilizes, FURA may move forward with these projects.

FURA’s waiting list closed in October 2023, ending with 1,215 applications. Currently, FURA’s list has 537 eligible families still waiting for assistance. FURA has not been able to issue any new vouchers since June of 2024 due to Shortfall. Once released from Shortfall, FURA will begin new Section 8 vouchers. FURA is still in shortfall and has not issued any vouchers to new families in the past year.

FURA’s landlord retention program continues, offering new landlords a \$500 incentive for participation. Financial incentives are also available to retain existing landlords who have a loss of rental income due to participation in the program to help mitigate reluctance.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Monroe County will continue to work with Partners Ending Homelessness (PEH), the Rochester/Monroe County Homeless Continuum of Care to coordinate services to the homeless and to provide outreach support services, emergency shelter, transitional housing and permanent supportive housing to people experiencing homelessness. A homeless Continuum of Care (CoC) is a regional or local planning body designed by the U.S. Department of Housing and Urban Development (HUD) to coordinate housing and services funding for individuals and families experiencing homelessness. Its primary role is to foster a community-wide, strategic, approach to preventing and ending homelessness by coordinating services, managing data, and distributing federal funds. One strategy essential to securing permanent housing is the Coordinated Entry (CE) process. Through CE, A homeless individual or family are prioritized for placement into permanent supportive housing based on an assessment of their vulnerability. All CoC and Emergency Solutions Grant (ESG) programs incorporate housing support principles into their programs to reduce barriers to accessing housing and to reduce terminations from programs. PEH, the County, and City continue to partner with the Veterans Administration (VA), Veterans Outreach Center, Eagle Star, Soldier On, and other organizations serving veterans to ensure current resources are maintained and support new housing units targeted to veterans. To end homelessness for families and dependent children, the primary strategies being utilized are permanent supportive housing, rapid re-housing, rental assistance and support services. Strategies to end homelessness for unaccompanied youth include outreach, transitional housing and rapid re- housing dedicated to young adults (ages 18 – 24). PEH will continue to pursue additional resources for homeless youth through HUD’s Youth Homelessness Demonstration Grants. Transitional housing, rapid re-housing, and permanent supportive housing programs serving the re-entry population (individuals transitioning from correctional facilities (jails or prisons) into the community) are proving to be successful in assisting this population with accessing and remaining stable in permanent housing. The CE system fully implemented a new Homeless Assessment Tool to ensure that those with the highest needs are prioritized and are referred to the programs that will best meet their needs. PEH, the County, and the City will continue to identify and implement homeless prevention diversion as a response to a housing crisis; emphasize a rapid rehousing for people who are homeless and provide support services to help maintain housing; maintain Permanent Supportive Housing (PSH) resources; integrating employment services into PSH programs, and implementing a “Moving On Strategy” from PSH programs for persons able to transition to housing that no longer require rental assistance or support services.

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

Monroe County Street Outreach team, Person Centered Housing Options (PCHO), House of Mercy

(HOM), the Homeless Outreach team, the Rapid Engagement Demonstration (RED) Team, and the Safe Operations Support (SOS) team will continue to identify and engage the unsheltered homeless by regularly visiting soup kitchens, libraries, and public places that unsheltered homeless adults and families are found. Specialized Office of Mental Health (OMH) outreach workers connect with homeless people experiencing serious mental and/or substance abuse issues. Outreach workers who speak Spanish and other languages participate in these efforts. The Center for Youth street outreach workers will continue to regularly engage homeless and at-risk youth on the street, recreational centers, and other locations that youth frequent. Services include medical screenings (including HIV testing), condom distribution, and linking youth to community-based services and income streams. Homeless youth who agree to placement are transported to emergency shelters. The objective is to engage with the unsheltered homeless and link them with housing, services, and mainstream benefits. Additional outreach is conducted during the Code Blue season, when temperatures fall below 32 degrees. Any person requesting emergency shelter when the temperature is below 32 degrees must be placed in shelter or if there are no shelter beds available, in local hotels. Youth service providers will continue to utilize street outreach workers who use a mobile unit to conduct ongoing, regular outreach efforts with homeless and at-risk youth. Veterans outreach workers visit shelters, soup kitchens, and other locations in an effort to identify homeless veterans and link them to the VA and community-based services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Monroe County works with PEH and its partners to carry out outreach and services to homeless persons and to provide emergency shelter for homeless populations; homeless youth, veterans, survivors of domestic violence, people with chemical dependency and/or mental health issues and other homeless individuals and families. Transitional housing (TH) is provided for homeless youth, veterans, and re-entry populations many of whom have chemical dependency and/or mental health issues. By the end of 2024 most shelters were back at their optimum capacity compared to pre-COVID numbers and shelter occupancy is exceeding pre-COVID numbers based on 2024 Point In Time Count numbers.

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

To end homelessness among households with dependent children, PEH is utilizing Rapid Rehousing (RRH) programs. RRH provides short term rental assistance and case management services to move families from shelter to permanent housing quickly and ensure housing stability. A rent supplement program, Project Anchor, funded by NYS OTDA provides rental assistance to homeless and at risk of homelessness households with a priority on families and will utilize the Coordinated Entry process to take referrals. The rent supplement will pay up to 100% of Fair Market Rent (FMR), which does not

provide any ongoing case management (CM) or support services (SS). ESG funding supports Coordinated Care Services, Inc.'s RRH program that responds quickly to households referred through CE, secures appropriate Permanent Housing (PH), and uses an array of mainstream benefits and supports to maximize resources, increase housing stability and reduce repeat episodes of homelessness. RRH projects have sought and been awarded funding from other sources (e.g., NYS OTDA, and HUD CoC Funding), and this effort will continue. The needs of domestic violence (DV) survivors, including their families, will continue to be broadly addressed. The Rochester/Monroe County Domestic Violence Consortium, with 50-member organizations from human services and the legal system, promotes a coordinated community response to DV. In addition, staff of housing providers who serve DV survivors are trained in trauma-informed care and safety planning. Willow Domestic Violence Center (Willow) serves people who are survivors of DV (or at risk) along with their children, offering counseling, education, and a secure shelter, whose location is not publicly identified. A 24-hour hotline provides information on housing and services for DV survivors. Willow has stringent policies to ensure the safety and privacy of its clients, names, and other identifying data are not entered into the Homeless Management Information System (HMIS). Willow also provides community education to provide trauma informed services to their clients experiencing DV. The Center for Youth (CFY) Services Center House provided emergency housing and services for unaccompanied homeless youth, ages 12-17. CoC will continue to offer a range of outreach, emergency, and transitional housing and support services available through CoC and other funding resources. The Center for Youth operate a RRH program for Transition Age Youth (ages 18 – 24) in our community. Youth providers work together to access safe housing and services. When possible, the youth is linked to a family member or other responsible, supportive adult. Youth providers will continue to work with Monroe County Office of Mental Health (OMH) to ensure access to mental health services and ease transition from the youth to the adult mental health system. Youth ages 16-17 and 18-24 will be targeted separately and offered age-appropriate services, while youth as young as 12 will also be served. Homeless youth who are 18-20 are able to access the adult shelters. The primary strategy to address the needs of the chronically homeless population is permanent, supportive housing (PSH).

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

Youth being discharged from foster care/other institutional settings typically return to family of origin or another responsible family member/adult. When no such adult can be located, the youth is placed in a community program specifically designed to prepare youth for independent living. PEH continues to educate providers about the importance of ensuring that youth are not discharged into homelessness. Shelters are instructed to immediately contact MCDHS to report the failed discharge plan if a youth is attempting to access homeless services. Youth is then connected to a caseworker who attempts to re-

unite the youth with his/her family or other responsible adult and link him/her to appropriate services. If such a re-uniting is not possible, the youth is referred again to a community program that prepares youth to transition to independent living.

Hospitals have been encouraged to not discharge people with no available housing after hours/weekends so that they can go to MCDHS for assessment and placement into a shelter. When this is not possible or the patient leaves against medical advice, hospital social work staff are provided with information on local emergency shelters so a referral is made to the shelter. Three emergency shelters (30 beds) have beds dedicated for persons who are being discharged from hospitals, due to health or mental health who are homeless which provide support through the use of peers and Health Home Care Managers to transition to and stabilize in PH. Inpatient facilities licensed or operated by NYS OMH and NYS OASAS are encouraged to refer individuals to housing consistent with the level of care required by the patient and not discharge patients until a comprehensive discharge plan is in place. Prior to discharge, individuals in need of supervised housing, and who agree to a referral are referred to the County Single Point of Access (SPOA). SPOA facilitates housing assistance for eligible individuals and connects persons to mental health care coordination services. Through the Homeless Services Network (HSN), PEH educates stakeholders about the primary providers of licensed mental health residential beds (DePaul Community Services, East House, Recovery Options Made Easy, Rochester Psychiatric Center), intensive CM programs (Strong Memorial Hospital, Rochester General Health System, Unity Health System), and care coordination services (ACT Team, Project Link). The Housing and Behavioral Health Workgroup meet monthly with the goal of increasing collaboration between the hospitals and housing providers and improving the processes for referring persons discharged from hospitals and EDs to emergency shelters to ensure there will be successful transition to permanent housing with appropriate supports. Ex-offenders are most frequently discharged to families or to independent living under the supervision of parole. NYS Parole has contracts with agencies to place ex-offenders when no other housing can be located (e.g., Salvation Army Adult Rehab Center, and Grace House). PEH, Re-Entry Association of Western NY (RAWNY), and Spiritus Christi Prison Outreach work closely, utilizing common members, to assist ex-offenders to successfully transition back into the community. Linking ex-offenders to mainstream resources will reduce the number of ex-offenders from entering the homeless system. Delphi, the umbrella agency for MC Re-Entry Task Force operates a successful RRH program for persons who are released and have no permanent housing identified. RAWNY's Reentry One Stop Center provides services, support, and makes connections to community resources for men and women returning home from incarceration from the Monroe County jail, state correctional facilities, and federal detention. Safe, affordable housing is the most requested service by persons who are involved in criminal justice and one of the primary reasons for homelessness.

Discussion

PSH provides a deep rent subsidy (participant pays 30% of income for rent) and on-going case management and support services to participants who have a long-term disability that impedes their ability to live independently and who have been homeless (in emergency housing, safe haven, or living outside) for more than one year, or have had four or more episodes of homelessness totaling at least

one year in the past three years. There is no limit on the length of stay in PSH. Housing support framework have been adopted by all of the PSH programs in the CoC to reduce barriers to accessing housing. Chronically homeless persons are prioritized for entry into all PSH programs when openings occur. The CoC Strategic Plan includes a goal of increasing affordable, supportive housing programs for homeless populations using non-CoC funding, including Empire State Supportive Housing Initiatives (ESSHI) permanent supportive housing for vulnerable, homeless, or at-risk individuals.

To reduce the time in Emergency Shelter, Safe Haven, or unsheltered homelessness, the CoC has reduced barriers to accessing safe, affordable permanent housing. In addition, ESG funds have been used for rapid rehousing efforts, especially for families, to move them quickly to PH and reduce future episodes of homelessness. Data on the length of time that homeless individuals and families spend in CoC and ESG-funded ES, TH, and Supportive Housing (SH) programs are included in HMIS and will be used to track changes over time. Non-HUD funded projects are represented among the over 70 community agencies in the Homeless Services Network, where members are educated on best practices and tools that can be used to reduce the length of time individuals stay homeless.

To reduce the extent to which individuals and families leaving homelessness experience additional homeless episodes, the CoC will utilize prevention, diversion, and short-term rental assistance, and arrears payments. The Monroe County DHS Diversion Unit will continue to assist those at risk of homelessness with payments for such costs as back taxes, mortgage payments, auto repairs, and tools/uniforms for jobs. Returns to homelessness are also decreased as the result of less stringent compliance demands for participants, automatic renewals of leases, and ensuring that discharges are in accordance with fair housing requirements. Data in HMIS is used to determine if and when individuals and families leaving TH, RRH, and PSH experience another episode of homelessness in those cases where either they exit to homelessness or they exit to permanent housing, but subsequently re-enter the homeless system in the CoC geography. To improve the housing stability of persons in permanent supportive housing, PEH will utilize the local Coordinated Entry System to ensure that households are directed to the housing and services that will best meet the needs of that household. Special attention is given to increasing access to mainstream supportive services and enhancing case/care management options to ensure effective integration of homeless housing & community-based services and supports.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Monroe County is committed to identifying and mitigating barriers to affordable housing for low- to moderate- income residents within Suburban Monroe County. The County works to expand access to and knowledge of County administered community development services such as the Home Improvement Program, first-time homebuyer programs, lead abatement programs, and HOME funded affordable rental housing units by conducting enhanced outreach activities, and easily accessible information.

To address the scarcity of high-quality homeownership opportunities for low- and moderate-income buyers in many Monroe County communities. In addition, the supply of single-family residential properties for lower income homebuyers is limited and has been difficult to acquire with the current state of the housing market. Monroe County is continuing to fund the acquisition rehab resale program that will revitalize neighborhoods, increase inventory, and make available more affordable housing properties to first time homebuyers interested in purchasing their first home.

To better serve Monroe County residents, the County is implementing changes that will expand eligibility and reduce restrictions that have previously prevented access to HUD funded programs administered by Monroe County, and will increase the number of low- to moderate- income suburban homeowners served, including immediately implementing the Housing Opportunities Through Modernization Act (HOTMA) Final rule changes.

Monroe County's Community Development division actively collaborates with other County Departments and service providers to engage with residents and explore strategies to activate housing units that are currently offline.

Strategies include providing tenant education workshops, the housing fair, which allows residents to engage with numerous service providers and gain valuable information all in one place, and more.

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

To better serve our residents, Monroe County is implementing a new methodology for determining assessed value limits. Per the requirements of 24 CFR § 93.305, we are now utilizing a 95% value calculation specific to the Monroe County Consortium service area (excluding the City of Rochester). For context, while the standard HUD released value limit in December 2025 is \$238,000, the consortium specific 95% calculation establishes a limit of \$282,000. This adjustment provides a more accurate reflection of our local market and will expand eligibility and increase the number of low to moderate-

income suburban homeowners who may benefit from HUD funded programs administered by Monroe County, including those receiving critical health and safety repairs to their home. In addition, this approach will also allow the County to align effective dates with our specific program year rather than awaiting federal announcements. We submitted a Substantial Amendment to our 5-Year Consolidated Plan, which HUD just approved. In addition, Monroe County will be implementing programmatic changes from HOME Investment Partnerships Program (HOME) Final Rule and the Housing Opportunity Through Modernization Act (HOTMA) Final rule. These changes, once implemented will further reduce the barrier to assistance for Low- to moderate- income homeowners looking to make critical repairs to their home. Changes include updates to the definition and limitations of Homeowner Assets and reducing the affordability period from 10 to 5 years for all home improvement projects at or above \$15,000. These changes will be implemented at the beginning of the 2026-27 program year, ahead of the January 1, 2027 deadline for implementation for HOTMA.

Monroe County itself does not provide land use regulations such as zoning ordinances. These are determined by individual Towns and Villages in the County.

Monroe County continues to actively monitor housing trends and emergent barriers to affordable housing. The Update to the Analysis of Impediments to Fair Housing Choice, conducted in 2020, has indicated that affordability in housing is a growing concern, particularly impacting senior populations. Additionally, Monroe County has observed a severe lack of larger public housing units, and accessible housing units available. Monroe County will continue to work with municipal, private, and community-based partners through outreach and engagement to promote the County's efforts to improve access to affordable housing.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Monroe County continues to take a comprehensive approach to addressing resident needs. A key barrier remains lack of awareness about available services and resources, which the County aims to increase by expanding outreach efforts including annual housing fairs. Guided by insights from the Consolidated Plan's Needs Assessment and Market Analysis, the County is prioritizing affordable housing by supporting the development of new units, assisting low- to moderate-income homeowners with essential repairs, and the expansion of homeownership opportunities helping first-time buyers through its Acquisition/Rehabilitation/Resale Program. The following sections outlines the key action plans Monroe County has implemented to advance its strategic initiatives.

Actions planned to address obstacles to meeting underserved needs

Underserved residents often encounter barriers when navigating services and do not know where to look for services provided by entities like Monroe County and its partners. In order to help alleviate this problem, Monroe County's Community Development division will continue hosting annual housing fairs, where residents are connected to and can gain information about housing options and services available to them from government representatives and vendors representing a host of community organizations and institutions. These housing fairs are typically offered twice per year, and are attended by more than 100 individuals. Events of this nature help connect underserved residents with services and service providers.

The Consolidated Plan's Needs Assessment and Market Analysis identify housing affordability as a primary concern among Monroe County residents. Monroe County is committed to the following strategic actions:

- Foster growth in the number of affordable housing options by supporting the development of new housing units.
- Administer the Home Improvement Program to assist LMI homeowners maintain their homes and pay for necessary repairs.
- Fund the Acquisition/Rehabilitation/Resale program to increase housing stock and market availability of housing for first-time homebuyers in Suburban Monroe County.

Actions planned to foster and maintain affordable housing

Monroe County is committed to the creation, maintenance, and rehabilitation of affordable housing with a strategic focus on expanding inventory in communities where there is currently limited affordable housing; continue to prioritize public works and infrastructure improvement projects in low- and moderate- census areas. In collaboration with community partners, Monroe County continues to

expand the Acquisition, Rehabilitation, and Resale (ARR) program. This initiative specifically targets suburban towns and villages to provide high-quality, single-family homeownership opportunities for first-time buyers in markets where housing stock is low and competitive for First-time homebuyers.

Actions planned to reduce lead-based paint hazards

Monroe County will continue to enforce actions specific to its housing programs in lead-based paint hazard identification, disclosure, and reduction. These activities are expected to make up half of the repairs undertaken with the Home Improvement Program administered by Monroe County Community Development. Federal requirements for lead-safe work practices and contractor certifications have substantially increased the cost of home repairs, making it more difficult to accomplish steps necessary to ensure health and safety related deficiencies are corrected. Proway Management, a NYS Certified Minority/Women Owned Business, a Rochester based lead-paint testing firm provides risk assessment, lead-based paint inspections, and clearance inspection services for Home Improvement program participants. All properties purchased through the First-Time Homebuyer Program must have inspections for lead-based paint hazards prior to final approval of applications for assistance. Purchase subsidies are issued only after receipt of inspection reports indicating that no lead-based paint hazards are present at the time of purchase.

The Monroe County Department of Public Health's (MCDOPH) Lead Poisoning Prevention Program is funded by the New York State Department of Health (NYSDOH). The current grant known as "Childhood Poisoning Prevention Program +" has been approved for a contract of 10/1/2021 - 9/30/2026 with a total of \$5,175,000. The Lead program conducts medical case management and environmental inspections for children with a known blood lead level $\geq 5\mu\text{g}/\text{dl}$. In 2024, the Lead program identified 282 children with elevated blood lead levels. Inspections of housing units associated with the children were conducted in 196 units and 104 units were identified with lead hazards. Refer to attached Monroe County maps, which shows number of children with confirmed Elevated Blood Lead Levels (EBLLs) above the current NYSDOH reference level of $5\mu\text{g}/\text{dl}$ blood lead level. The city of Rochester border is shown in purple (see attached maps). Local data show that children residing outside of the City continue to be at risk for lead poisoning and continue to have elevated blood lead levels above the reference value of $5\mu\text{g}/\text{dl}$. This data supports the continued effort to focus on lead hazard identification, remediation, and education when serving the residents of Monroe County. Lead Program Public Health Sanitarians conduct environmental inspections of properties to find lead hazards in homes where children with elevated lead levels reside or spend considerable time. Any hazards found must be remediated using Lead Safe Work practices and be conducted by a Certified Renovator. All properties must achieve lead dust clearance in accordance with current EPA standards. A Lead Program nurse ensures that children receive follow-up testing and care from their pediatric provider. Both sanitarians and nurses provide lead poisoning prevention education to parents and guardians. MCDPH is currently executing a Healthy Neighborhoods (HNP) Grant. The grant runs from April 1, 2022 to March 31, 2027. The focus of the grant is primarily prevention for Tobacco Control, Fire Safety, Injury Prevention, Lead Prevention, Indoor Air

Quality, General Housing Conditions, and Asthma Control. (Con't in Discussion below)

Actions planned to reduce the number of poverty-level families

Monroe County has prioritized economic advancement as a means of lifting residents out of poverty, which focuses on job creation and economic empowerment. While this is a valuable tool for addressing poverty concerns across Monroe County, the County continues to take additional actions. For example, PEH is focusing on increasing income (SSI/SSDI, Temporary Assistance, SNAP) for participants in CoC funded homeless programs. PEH now has a SPAR (SSI/SSDI Outreach, Access, and Recovery) certified staff person to help individuals experiencing homelessness - who also have mental illnesses or medical impairments - apply for Social Security disability benefits. While linking people to public benefits may not always lift a household out of poverty, ensuring that all households have a source of income, health insurance, and adequate food resources (SNAP, WIC, etc.) is essential.

Actions planned to develop institutional structure

Monroe County Community Development remains committed to fostering strategic partnerships with the divisions in Planning and Development, other County departments, including the Department of Human Services, Office of Mental Health, Office of the Aging, and the Office of Public Health. By collaborating with area service providers, the City of Rochester, Rochester Housing Authority (RHA), Fairport Urban Renewal Agency (FURA), Partners Ending Homelessness (PEH) - the local Continuum of Care, and local towns and villages, the County aims to enhance services and develop a more effective system for service coordination.

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

Monroe County's Community Development staff work collaboratively with the Department of Human Services, the City of Rochester, local towns and villages, local and state public and private housing agencies, including RHA and FURA. This level of collaboration ensures a comprehensive and valuable insight of the evolving needs of residents across Monroe County. Coordination with public and private housing and social services agencies are a priority to enhance services and maximize resources.

Discussion

(con't from Actions planned to reduce lead-based paint hazards)

Each year, Outreach workers will perform approximately 500 initial visits in zip codes 14605, 14606, 14608, 14611, and 14621, which have well documented public health and housing issues. A total of 125 follow-up visits are also anticipated. Topics covered will include lead poisoning prevention (deteriorated paint, dust, cleaning, and nutrition), fire safety issues, carbon monoxide, general sanitation issues, code violations, electrical problems, tobacco cessation, general home safety, and controlling asthma triggers. Referrals will be made to MCDPH programs and other agencies when problems are identified. During

this grant round, the HNP grant manager intends to expand referrals made to outside agencies/programs that can provide additional assistance in home environmental issues, especially in relation to asthma and home repair/improvement.

In 2023, New York State adopted Section 1377 of the Public Health Law (PHL) that requires a state rental registry and proactive inspections to identify lead hazards. The New York State Department of Public Health is drafting new regulations to address the new PHL. In 2024, MCDPH accepted two new grant programs to administer the new regulation and provide direct lead abatement remediation cost to owners of eligible multi-family dwelling where lead hazards are cited. The first grant to implement the rental registry and inspection program is the New York State Rental Registry & Proactive Inspection Program (\$1,507,900 annual, \$7,539,500 total). A second grant is the Leading in Lead Prevention Pilot Program (LEAD) (\$2,997, 595) and is a pilot program to manage and provide direct funding for lead abatement costs on eligible units. Both grant programs have been approved. The LEAD grant is procuring a Construction Manager and will begin activities in May of 2025. The Rental Registry Regulation is anticipated for adoption by NYSDOH in 2025 with an implementation date of November 2025. The Rental Registry program will largely be executed by the City of Rochester Code Enforcement program through an Intermunicipal Agreement with the Monroe County Department of Public Health.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This section outlines the strategic allocation of Monroe County's planned use of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG) funds. CDBG and HOME resources are dedicated to supporting high-priority housing and community development initiatives, as specified in the Projects Table. ESG funding will be utilized for homelessness prevention and rapid re-housing initiatives, and a coordinated entry system designed to prioritize households with the highest level of need.

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.	100.00%

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Monroe County leverages HOME funds with other funding secured by its housing partners to develop affordable homeownership and rental housing. By partnering with Community Housing Development Organizations (CHDOs) and non-profit housing developers, the County leverages local and state resources to strengthen project applications and ensure alignment with multi-agency goals. Monroe County's investment of HOME funds is consistent with the forms of assistance included in 24 CFR 92.205(b).

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:

Monroe County's Acquisition Rehabilitation Resale and First-Time Homebuyer policies and procedures incorporate specific resale and recapture provisions as detailed in the 'Resale Recapture' section of the Unique Appendices.

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:

See attached Resale Recapture program policies in Unique Appendices

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:

This is not applicable. Monroe County does not use HOME funds to refinance 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)).

This is not applicable. Monroe County does not have planned HOME TBRA activity.

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)).

This is not applicable. Monroe County does not have planned HOME TBRA activity.

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).

This is not applicable. Monroe County funded rental housing projects are not providing preference or limitations.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

See attached ESG written standards in Unique Appendices

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Coordinated Entry is defined by HUD as a consistent and streamlined process for accessing the resources available in the homeless crisis response system...ensuring that those with the highest need, most vulnerable households in the community are prioritized for services and that the housing and supportive services in the system are used as efficiently and effectively as possible.

The intended target population for Coordinated Entry is all households or person(s) who are experiencing homelessness or at-risk of experiencing homelessness in Rochester and Monroe County and seeking assistance from the local crisis response system, which includes prevention assistance and homeless system services. This includes single adults without children, adults accompanied by children, families, unaccompanied youth, parenting youth, person(s) fleeing domestic violence, and veterans.

The community had agreed upon the use of a common assessment tool, known as the VI-SPDAT, to help identify the immediate needs of the household and begin directing them to the appropriate permanent housing intervention based on those needs. In May 2025, The Homelessness Assessment Tool (HAT), which assesses the needs of a homeless individual or families while remaining person centered and trauma informed was implemented. CCSI has trained many providers in its use. HAT is used in conjunction with HMIS, ensuring an accurate housing history and record. Interventions include Rapid Re-Housing for those who have moderate needs and Permanent Supportive Housing, which will be reserved for those with the highest needs. Households scoring low on the assessment are identified as not needing a housing intervention and are likely able to resolve their homelessness without ongoing assistance. The assessment score will be used as one of the

determinants in the community-wide prioritization model. While it is important to have an efficient and effective process by which households can access the homeless system, it is equally important for households to be quickly exited into the appropriate permanent housing that will best meet their needs and minimize their likelihood of returning to homelessness.

Prioritization is a critical component of a Coordinated Entry system to appropriately exit households to permanent housing and to ensure those with the greatest needs have timely access to services. CE has developed a prioritization model based on input from community stakeholders to establish a process to effectively identify those with the highest needs and connect them to the appropriate permanent housing more quickly. CE Workgroup meets regularly to determine how households are prioritized and what information will be used to determine the way in which the list is ordered. A by-name prioritization list is now in place and all TH, PSH and RRH housing providers are only permitted to accept households that are referred through the Coordinated Entry prioritization process. The work group continues to meet to make sure CE is functioning efficiently and makes revisions to policies and procedures as needed.

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

Funding allocations for the 2026-27 program year were determined through a joint 2026 Request for Proposal (RFP) process, conducted by the County and City. The notice was published by legal notice in The Daily Record and circulated through the Partners Ending Homelessness (PEH) website and Homeless Service Network (HSN) distribution list and respectively on its established website.

Proposals were evaluated by a selection committee comprised of representatives from the County, the County Department of Human Services, the City of Rochester, and the CoC Executive Director, and a formerly homeless member with lived experience of homelessness. Service contracts for Monroe County will be in effect from August 1, 2026 – July 31, 2027.

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.

In compliance with 24 CFR 576.405(a), the County has engaged persons who are currently or formerly homeless in their planning process. Formerly homeless individuals serve as key stakeholders within the Homeless Services Network (HSN), are represented on the CoC Board, the HSN Steering Committee, the Review and Ranking Committee, and provide input for the Consolidated Application submitted to HUD for CoC funding.

All programs serving the homeless are also required to have homeless or formerly homeless persons involved in policy development and decision-making processes. Permanent supportive housing and

street outreach initiatives utilize peer specialists to provide additional support to participants. Persons with lived experience have also been involved in the development of the new vulnerability assessment tool as members of focus groups and comprehensive individual interviews.

5. Describe performance standards for evaluating ESG.

The County utilizes the Sage HMIS Reporting Repository to document program progress and monitor program performance on an ongoing basis. As mandated by HUD, all ESG sub-recipients are required to submit data to HMIS.

Annually, the County prepares a Consolidated Annual Performance and Evaluation Report (CAPER). Each ESG-funded project generates its individual CAPER in HMIS and uploads it directly into SAGE. Partners Ending Homelessness HMIS staff are available to provide technical assistance to ensure successful and timely submissions.

The CAPER contains a comprehensive summary of resources, programmatic accomplishments, and the status of collaborative actions taken in concert with the CoC to implement Consolidated Plan strategies and evaluation of progress made in addressing identified priority needs and objectives. Performance Standards are aligned with the HEARTH Act including: reducing the duration of homelessness; minimizing recidivism; decreasing the number of individuals entering homelessness; increasing participant employment and income; and ensuring stability in permanent housing.

