

2023 Consolidated Annual Performance Evaluation and Review (CAPER)

DRAFT

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Westchester County Department of Planning (WCDP is an entitlement Urban County, receiving an annual allocation of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) program funds through the United States Department of Housing and Urban Development (HUD). These funds support the County in meeting HUD's housing and community development objectives, including affordable housing development and preservation, homelessness prevention, public facility and infrastructure improvements, and services for low- to moderate-income individuals and special needs groups such as seniors and persons with disabilities. The following are accomplishments by priority in program year (PY) 2023 which started on May 1, 2023, and ended on April 30, 2024.

Public Facilities and Infrastructure: Public facilities improvement activities had a total benefit for 1,694 persons living in low/mod areas in the County. Of this total, an estimated 274 persons benefitted from senior center facility improvements at the Rye Center (#1809). This total also includes as estimated 1,420 persons assisted with street improvements at the Warburton Ave and Westside Streetscape activity (#1806).

Public Services: The County funded a local public service program benefiting 2,982 low- and moderate-income elderly individuals. Services were provided at the Caring for the Hungry and Homeless of Peekskill (CHHOP) Freds Food Pantry (#1798), which offers free, nutritious food to individuals and families facing food insecurity. These resources help offset basic needs costs and prevent homelessness among vulnerable residents.

Affordable Housing: The County helped fund one (1) new homebuyer with a new affordable housing construction activity (#1620). This homebuyer construction activity was initially committed in the Spring of 2015 and was completed in the program year. HOME program accomplishments are only reported in the CAPER when activities are completed.

Addressing Homelessness: The WCDP worked to assist individuals and families experiencing homelessness in the County through the ESG program. There were 485 persons were assisted with emergency shelter services and 145 persons with homeless prevention rental activities.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG General Administration and Planning Costs	CDBG Administration	CDBG	Other	Other	1	1	100.00%	0	1	100.00%
HOME - Community Housing Development Organizations	Affordable Housing	HOME	Rental units constructed	Household Housing Unit	33	0	0.00%			
HOME - New Homeowner/Rental Housing Units	Affordable Housing	HOME	Rental units constructed	Household Housing Unit	165	1	0.60%	0	1	100.00%
HOME Administrative Costs	HOME Administration Costs	HOME	Other	Other	1	0	0.00%			
Housing (site improvements)	Affordable Housing	CDBG	Public Facility or Infrastructure Activities for Low/Mod Income Housing Benefit	Households Assisted	66	0	0.00%			
Housing Rehabilitation (Other than PIP)	Affordable Housing Public Housing	CDBG	Rental units constructed	Household Housing Unit	121	0	0.00%			
Housing Rehabilitation (PIP)	Affordable Housing	CDBG	Rental units rehabilitated	Household Housing Unit	150	6	4.00%			

Public Facilities	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	85000	44894	52.82%	0	274	100.00%
Public Infrastructure	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	53000	36420	68.72%	0	1420	100.00%
Support Services	Non-Housing Community Development	CDBG	Public service activities other than Low/Mod Income Housing Benefit	Persons Assisted	1600	6341	396.31%	0	2982	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

WCPD allocated CDBG, HOME, and ESG funding to programs addressing the highest priority needs and goals in the County's 2019-2023 Consolidated Plan. Priorities included support for affordable housing development and preservation, public facility and infrastructure improvement, homeless prevention, and public service activities benefiting low- to moderate-income (LMI) and special needs populations. These activities help the County move closer to achieving self-sustainability for community residents.

The County uses 100% of ESG funds for homeless prevention rental activities to help individuals and families avoid homelessness. All HOME funds go toward affordable housing preservation, development activities, or program administration. For CDBG, eligible activities benefiting LMI persons include public services, public facility and infrastructure improvements, and housing rehab activities. CDBG fund expenditures by priority are listed below:

Public Service: $200,327.78 (2.4%)
Public Facilities: $5,139,664.81 (61.4%)
Housing Rehabilitation: $975,384.00 (11.7%)
Acquisition: $506,676.31 (6.1%)
Administration: $1,549,472.92 (18.5%)
Total CDBG EN Expenditures in PY 2023: $8,371,525.82

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	ESG
White	1,362	0	102
Black or African American	283	0	312
Asian	10	0	3
American Indian or American Native	955	0	1
Native Hawaiian or Other Pacific Islander	0	0	3
Total	2,610	0	421
Hispanic	2,529	1	73
Not Hispanic	727	0	557

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

DATA NOTE: The Table above does not include a category for people of "other or multiple races" or people who "refused to answer either racial or ethnic information" therefore the numbers in the above table do not necessarily match the number of people actually served through County community planning and development programs. It should also be noted that activities such as improvements to public facilities and infrastructure benefit low/mod income "areas", and the race/ethnicity of persons assisted with these services are not recorded.

According to the 2019-2023 American Community Survey (ACS) 5-Year Estimates, the population in Westchester County was 996,888 persons. An estimated 54.7% were White, 14.0% were Black, 6.1% were Asian, 13.3% were "Other" and 11.3% were "Two or more" races. All other races were less than 1%. Individuals that identified as ethnically Hispanic (of any race) account for 27.0% of the Countywide population. Below is an assessment of services for minority groups by program.

CDBG: The table above shows 2,610 assisted with CDBG, however the actual total was 3,256 persons that were served with CDBG funds during PY 2023. The data table does not have a category for "Other multiracial" of which the County also assisted 646 persons. The percent of persons assisted by race in the CDBG program were 41.8% White, 8.7% Black, and 29.3% were Native American Indian or American Native. There were 29.8% reporting as "Other multiracial". Of the actual total reporting ethnicity 77.7% were Hispanic.

HOME: In PY 2023, one housing construction activity was completed. The assisted household reported as "other" race and Hispanic ethnicity.

ESG: Homeless program accomplishments are now reported in detail through the HUD ESG Sage annual reporting system. The table above shows 421 assisted with ESG, however the actual total was 630 persons

that were served during PY 2023. The data table does not have a category for “Other multiracial” of which the County also assisted 206 persons. There were three individuals that did not answer. The percent of persons assisted by race in the ESG program were 16.3% White, 49.8% Black, and all other minority race groups were less than 1%. There were 32.9% reporting as “Other multiracial”. Of the actual total reporting ethnicity 77.7% were Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	4,239,544	8,371,525
HOME	public - federal	1,267,654	2,344,188
ESG	public - federal	365,995	415,551

Table 3 - Resources Made Available

Narrative

In PY 2023, the County had sources of funds from the CDBG, HOME and ESG grant programs. The table above details the resources made available as well as funds expended during the program year. The County continues to utilize CARES Act CDBG-CV and ESG-CV funds and these are summarized further below.

CDBG: In PY 2023, the County had CDBG funds of $4,239,544 made from the annual allocation. A total of $8,371,525.82 was expended, which included funds that were programmed in previous AAPs and were finally spent in the program year. These funds went towards public facilities improvements, public services, homeowner housing rehab, acquisition of property and admin of the program. A breakdown of funds by priorities is listed below and in the CR-05.

Public Service: $200,327.78 (2.4%)
Public Facilities: $5,139,664.81 (61.4%)
Housing Rehabilitation: $975,384.00 (11.7%)
Acquisition: $506,676.31 (6.1%)
Administration: $1,549,472.92 (18.5%)
Total CDBG EN Expenditures in PY 2023: $8,371,525.82

HOME: For HOME funds, $1,267,654 was made available from the annual allocation. The County expended $2,344,188.55 of HOME funds on new homeowner construction, new rental construction and admin for the program. These also included funds that were programmed in previous AAPs and were finally spent in the program year. The County has programmed additional funds towards affordable housing and CHDO developments, and these are ongoing as planned. A breakdown of funds by priorities is listed below:

New Homebuyer Construction: $333,245.00
New Rental Construction: $1,560,000.00
Administration: $450,943.55

ESG: ESG funds in the amount of $365,995 was made available from the annual allocation, and $415,551.15 was expended. ESG funds went to address homeless prevention, shelter operations and homeless services in the community.

CARES Act Funds

CDBG-CV: Funds for CDBG-CV were allocated for a total of $5,469,396 to help LMI households and special needs groups prevent, prepare for and respond to COVID-19. As of February 2026, total expenditures of the program was $4,990,263.24 which leaves a remaining balance of $479,132.76. These expenditures are confirmed in the PR26 CDBG-CV Financial Report which has been uploaded as an attachment to the CR-00.

ESG-CV: For ESG-CV funds, the County was allocated a total amount of $5,375,902 to address the needs of the homeless during the pandemic. Funds helped to provide homelessness prevention, street outreach, and homeless shelter support. As of July 2025, total expenditures of the program was $5,375,902.33 and the grant funds have now been fully drawn. The PR02 ESG-CV List of Activities and PR91 ESG-CV Financial Summary report has been uploaded to the CR-00 to confirm.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Consortium Communities	100	100	All eligible activities targeted Countywide.
Consortium Communities	N/A	N/A	N/A

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Westchester County Department of Planning (WCDP) does not allocate funding based on geographic requirements when requesting applications; rather, funds are made available Consortium-wide through applications from eligible persons/households, organizations, and eligible community projects. For the CDBG program, individuals or households must meet income qualifications in order to receive direct assistance from affordable housing activities and public services. For eligible public facilities & infrastructure improvements, WCDP targets low/mod-income block group tract areas in need. For the HOME program, LMI individuals or households may be assisted Countywide, but must meet income qualifications for affordable housing program assistance. ESG serves homeless or at-risk homeless individuals and households throughout the County.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The County requires all programs applying for CDBG funding to provide an equal match. Matching funds may come from staffing, other grants, or various sources. The HOME program mandates a 25% match from developers and housing providers for all developments. The ESG program requires a 1-to-1 match, usually provided through local and state funds to the organizations serving the homeless.

The County uses Federal HUD funds as leverage for other financial resources when funding affordable housing developments, such as LIHTC, NYS Low-Income Housing, Housing Tax Credits, the NYS Trust Fund, the NYS Housing Finance Agency, private bank mortgages, and County funds such as NHLA and HIF.

Publicly Owned Land Used to Address the Needs in the Plan

Planning Staff regularly review if there is any publicly owned land or property available that can be used to address affordable housing needs. At this time there have been none identified for the plan.

HOME Match Requirement

The County has a 25% HOME match requirement. It is expected that HOME projects will receive at least of 25% match toward the development of new affordable housing as well as rehabilitation projects. As of the end of the reporting period, there was one HOME housing developments completed however no data has also been provided yet.

HOME Program Income

As reported by the PR-09, at the beginning of the program year the County had a balance of $0.00 of HOME program income (PI) funds on hand. The PR-09 also reports that in PY 2023 the County received no program income from HOME activities. The County had no program income fund expenditures and a balance of zero HOME PI funds will be carried over to the new year. The County did not have any TBRA activities.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	Amount received during reporting period $	Total amount expended during reporting period $	Amount expended for TBRA $	Balance on hand at end of reporting period $
0	0	0	0	0

Table 7 – Program Income

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	20	1
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**20**	**1**

Table 8 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	0
Number of households supported through The Production of New Units	6	1
Number of households supported through Rehab of Existing Units	5	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**31**	**1**

Table 9 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In Table 1, the County had a goal for 20 non-homeless to be assisted with affordable housing units. In the program year, the County was able to provide new housing construction for 1 LMI household. This benefit was funded by HOME for activity #1620.

In Table 2, the County had a goal to provide a total of 31 LMI households with affordable housing units. As noted, before, the County was able to provide new housing construction for 1 LMI household (#1620).

The HOME program only reports accomplishments when an activity has been completed. Unfortunately, and no housing activities completed in the HOME program.

Discuss how these outcomes will impact future annual action plans.

The County will continue to prioritize and seek ways to expand affordable housing options throughout the community for both new development and rehab of housing as there is a great need for this as identified in the County's Strategic Plan. The County will continue to seek and fund affordable housing opportunities such as first time homebuyer and rental construction activities.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	1
Total	**0**	**1**

Table 10 – Number of Households Served

Narrative Information

There was one new homeowner construction activity completed in PY 2023 for a moderate-income household.

Worst Case Needs

Those with worst case needs are extremely low-income households, extremely low-income renters who are at imminent risk of homelessness, and individuals or households who are at-risk of or currently experiencing homelessness. In PY 2023, there were no extremely low-income households assisted with affordable housing activities through the CDBG program.

There were no households with a disability that were reported however if the County identifies households with a disability in need of affordable housing, it will work to accommodate and provide accessibility for the households.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Westchester County Department of Planning (WCDP) maintained close collaboration with the Westchester County Continuum of Care Partnership to End Homelessness (CoC). WCDP attends monthly CoC meetings to discuss initiatives and community issues. Together, they provide training for ESG sub-recipients and review program directives and monitoring to ensure comprehensive coverage of sub-populations. They also meet periodically to discuss funding opportunities and requests for proposals. This coordination improves service delivery, maximizes resources, and reduces duplication in outreach and needs assessment for the homeless.

The CoC administers the Westchester County Coordinated Entry Program (WCCEP), which provides universal services to all people who are experiencing homelessness throughout Westchester County. Coordinated entry is one of the main tools in assessing the needs of the homeless in Westchester County. Coordinated entry appoints an assessor to quickly coordinate a housing provider, and if this referral is accepted by the client, then placement can be made to safe and suitable housing. Referrals can be made for any homeless persons living or sleeping in places not meant for human habitation, fleeing or attempting to flee domestic violence, those staying in shelters, and those exiting institutions where they stayed up to 90 days and were homeless before staying in these systems of care.

WCDP focuses ESG funds on homelessness prevention so that very low-income households and the working poor, who fall behind on their rental payments don't end up displaced. They do so by providing up to six months of rental arrears. The CoC is consulted as the programs are created and feedback is solicited. All clients must be referred through the Homeless Management Information System (HMIS). HMIS is a web-based information management system used by the WCDP, CoC and sub-recipient non-profit organizations. With permission from the clients, it enables data sharing which assists providers to connect services to homeless and very low-income persons in the CoC region.

Addressing the emergency shelter and transitional housing needs of homeless persons

As the WCDP mainly uses its funds on homeless prevention rental assistance activities and services, it refers to the CoC for the emergency shelter and transitional housing needs of the homeless in the Consortium. Emergency shelters reporting to the CoC Homeless Assistance Programs Housing Inventory Count are CHOP Inc., Emergency Shelter Partnership, Hope's Door, Lifting Up Westchester, My Sister's Place, Providence House, Sharing Community, WestCOP, Westhab, WestHELP, the YWCA and more. The shelters range in the number of services provided beyond beds and target populations they specialize in. Most offer wraparound services that help meet the unique needs of each person during their time of

crisis.

Transitional housing is provided by HOPE Community Services, IFCA, Westhab, and the YWCA. These services include short-term residences that help individuals and families stabilize while they work towards becoming self-sufficient. The White Plains YWCA offers an ex-offender program that helps individuals with reentry services while they transition back into the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Several local agencies assist homeless individuals, families, veterans, and youth in transitioning to permanent housing and independent living. Many participate in the CoC network and coordinate through the entry program.

The Westchester County Department of Social Services (DSS) provides temporary shelter for homeless families, individuals, and childless couples. It partners with nonprofits offering case management in shelters, transitional residences, and emergency apartments. These programs support individuals in securing permanent housing and independence. Organizations such as CHI Inc., CHOP, IFCA, and Westhab also manage family transitional housing sites and offer comprehensive support services.

Westhab runs the Vet Home 3 facility for veterans, which houses up to 6 adults and provides services to help them transition to permanent supportive housing. The Veterans Administration also has three programs in the County that help provide veterans with permanent housing. HUD VASH vouchers are a solution for over 80 veterans in permanent housing.

The Children's Village offers shelters and transitional housing programs for runaway youth. Services offered at these sites help youth return to positive housing destinations while providing a stable living situation in which to work towards their goals.

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

The WCDP focuses ESG funds on homelessness prevention, which includes rental housing assistance and continues to partner with organizations in the CoC. Some organizations who perform street outreach are

The Guidance Center, Children's Village, Lifting Up Westchester and CHOP.

Several other rapid rehousing programs in the County include Westhab's New Start and Rapid Road to Housing programs. HOPE Community Services also runs a TBRA program in Rochelle. CHOP runs the RISE Rapid Rehousing program, which also provides rental assistance to help households avoid returning to homelessness.

Westchester Disabled on the Move helps individuals and their families with disabilities find stable housing after they are released from nursing homes and similar care institutions. The agency also helps them obtain affordable healthcare and housing subsidies.

The Westchester Guidance Center helps children, teens, adults, and families who are dealing with mental health, substance use, and co-occurring complex challenges. Individual, group, and family psychotherapy, as well as psychiatric evaluations and medication management, are available. These services help families avoid becoming homeless after receiving care.

The White Plains YWCA offers an ex-offender program that helps individuals with reentry services and housing options while transitioning back into the community.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Public housing provides safe, affordable rentals for eligible low- and moderate-income families, the elderly, and individuals with disabilities. The WCDP does not own any housing authorities; each operates independently with its own waiting list, guidelines, and service areas. Public housing is federally subsidized and managed by public housing authorities (PHAs). PHAs also administer the Section 8 Housing Choice Voucher (HCV) program, which offers rental assistance for selected units. Seven PHAs manage public housing or combined PH and Section 8 programs, while four Section 8-only programs operate within the County.

PHAs continuously strive to increase accessible units for current and future residents, including those protected under the Section 504 Voluntary Compliance Agreement. To support individuals and families with disabilities, PHAs and the WCDP work to enhance landlord and property manager education on Section 504 and ADA compliance and provide resources to improve accessibility in publicly supported housing as needed.

WCDP accepts applications from local PHA's to address the affordable housing needs of the local housing authorities that are within the consortium communities. WCDP has recently used CDBG funds for electrical upgrades and bathroom rehabs in several sites owned by the PHAs. WCDP will also disseminate materials and discuss fair and affordable housing opportunities through presentations. ESG funds will also help with homeless prevention and eviction prevention through the housing authorities.

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

The public housing authorities collaborate with resident advisory boards or councils in each public housing community. Their main goals include implementing and enforcing standards and expectations that encourage families to strive for self-sufficiency. Additionally, resident advisory groups have opportunities to provide feedback and participate in the development of PHA plans.

Each PHA is eligible to run a Family Self-Sufficiency (FSS) Program, which can provide case management services to targeted families in public housing and the Section 8 Program. The main focus of the FSS program is to help families achieve goals in education, employment, and homeownership. Through these activities, they may work to become economically self-sufficient.

Actions taken to provide assistance to troubled PHAs

N/A. WCDP does not operate any PHA and only refers all public housing needs to PHAs in the area. The WCDP did not assist any PHA, nor was informed of any troubled PHA needing assistance.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

In an effort to overcome or ameliorate barriers to affordable housing, the WCDP and the Westchester Urban County Consortium identified corresponding strategic actions for consideration and implementation. The actions listed are currently being addressed by the County, aligning the accomplishments of these actions with the goals in the consolidated plan. Although it is likely that not all impediments will be eliminated within the planning period, the County will strive to reduce these barriers to accessible and affordable housing in Westchester County. Strategic actions include:

1. Reform regulatory barriers to facilitate missing middle housing;
2. Establish new financial incentives;
3. Offer surplus land for affordable housing;
4. Rezone vacant or underutilized commercial or industrial land;
5. Expand the Housing Flex Fund; and
6. Promote the use of the Mortgage Credit Certificate; and

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The WCDP continues to seek funding for programs serving underserved populations within the Consortium. Cost burden remains the County's primary housing issue, worsened by rising housing costs. Limited funding and local programs hinder efforts to help individuals and families escape poverty and secure affordable housing. To address this, the WCDP will leverage federal funds to obtain local and state grants when possible. Existing funds will prioritize the most underserved populations based on need.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The WCDP monitors all housing units that were either rehabilitated or constructed with federal funds to ensure that not only are the affordability requirements being met but also that lead-based paint hazards are not present. In 2021, the WCDP was awarded a $4.1 million Lead-Based Paint Hazard Reduction Demonstration grant to reduce lead paint hazards in housing units with low- and moderate-income households. The WCDP maintains a computer database of all assisted units with Lead-based paint hazards funds and owners are required to promote these housing units to families with child under the age of six years for a period of three years after the end of the period of work performance. In addition, in compliance with HUD grant program regulations, WCDP housing rehabilitation inspectors are trained and certified as EPA-certified lead risk assessors.

The Westchester County Department of Health's code requires blood level tests on all children at their two-year physicals and will make referrals to primary care physicians for affected children. The Health Department also administers a childhood lead poisoning prevention program to identify communities

with high incidences of lead poisoning and to provide education and outreach to those communities that have a high number of children with elevated blood levels. The WCDP continues to work closely with the Department of Health to provide outreach services, referrals of property owners with notice and demand violations and identify elevated blood level cases through the Primary Preventive Childhood Lead Poisoning Pilot Program.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The activities in this report directly reduced poverty and homelessness in the County. Public service programs improved residents' quality of life, while affordable housing preservation focused on rehabilitating homes to help low- to moderate-income (LMI) households maintain stable living conditions. CDBG and HOME funds targeted households earning at or below 80% of the Area Median Income (AMI). ESG funds supported homelessness prevention and rapid rehousing rental assistance to help individuals and families avoid returning to homelessness.

The WCDP ensures all construction projects under the CDBG and HOME grant programs comply with Section 3 Regulations. Section 3 promotes economically sustainable communities by directing employment and economic opportunities from Federal assistance to very low- and low-income persons, especially recipients of Federal aid.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The WCDP continues collaborating with public service agencies, housing providers, developers, CoC members, homeless service providers, PHAs, and other local government departments from Consortium members. This partnership expands opportunities to improve citizens' quality of life and builds a strong framework to implement CDBG, HOME, and ESG programs for the County's most vulnerable populations.

During the WCDP grant application process, grant basics were discussed with both new and existing collaborators, and technical assistance is provided. Subrecipients received guidance to ensure compliance and timely reporting.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The WCDP continued to coordinate planning activities with housing providers, public service agencies, members of the Continuum of Care, and the Consortium Communities. WCDP staff also continued participating in local homeless initiatives and fair housing awareness efforts.

The WCDP continues to offer technical assistance to subrecipients of its federal grants to ensure the success of each program and improve the lives of the intended beneficiaries. Through activities such as monitoring and progress reports, the WCDP enhances the coordination among grant recipients and help achieve its overall program objectives.

Identify actions taken to overcome the effects of any impediments identified in the

jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The WCDP and the Westchester Urban County Consortium completed its most recent Analysis of Impediments to Fair Housing Choice (AI) in conjunction with the most recent ConPlan. The AI outlines 10 identified impediments to fair housing choice. Numbers 7-10 are related to affordability:

1. Uneven Growth Patterns
2. Varied Concentrations of Non-White Population
3. Language Barriers to Affordable Housing Information
4. Older Population Aging in Place
5. Jurisdictional Housing Strategies and Zoning Regulations
6. Lack of New Housing Construction in Several Communities
7. Lack of Affordable Housing for Renters
8. Racial/Ethnicity Income
9. High Number of Cost-Burdened Renters
10. Unequal Home Ownership by Race

In the region, the ten barriers to accessible and affordable housing, while not directly resulting from current policies, reflect the legacy of historic discrimination and persisting disparities, such as uneven access to credit. Policies that do not provide sufficient incentives for affordable housing development can lead to a lack of investment in this critical sector. These factors collectively contribute to a reduced supply of affordable units, hindering accessibility for LMI households. The Consortium is dedicated to addressing these issues through specific programmatic actions and policy revisions, aiming to improve housing values and affordability. This initiative also includes addressing the residual impact of historical policies to ensure contemporary housing accessibility aligns with modern standards of fairness for all.

Actions Taken

In PY 2023, the County completed a new affordable housing construction for 1 LMI household.

CR-40 - Monitoring 91.220 and 91.230

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

WCDP has established in-house procedures to monitor all HUD funding grantee activities to ensure program compliance requirements. In the monitoring process, sub-recipients are monitored closely during the fiscal year on their program progress, as well as financial responsibilities for their projects. Monitoring consists of site visits, phone conversations and reporting, desk reviews, and an overview of financial performance. Assistance and guidance are given and offered to the subrecipients in the process to ensure the success of the programs. The frequency of site visits and reviews may increase if there are any issues found.

For housing projects, the WCDP's Rehabilitation Inspectors perform site inspections to ensure that the work is being performed in accordance with the work specifications. Subrecipients are monitored by submitting progress reports with their payment requests. For infrastructure and public facilities improvements, WCDP Staff inspects the construction work to ensure that work is being performed in accordance with the work specifications.

In addition, WCDP has long-term compliance procedures for all affordable housing developments. Under the HOME program, the WCDP requires that adequate records be kept as documentation for the implementation of HOME-assisted units. HOME Project Completion Reports are completed for each HOME project once the HOME-assisted units have been rented or sold, which include the number of units, family size, race, ethnicity, and income ranges. These reports are completed by the project sponsors and reviewed by the WCDP staff to ensure compliance with the affordability requirements and submitted within 90 days following the date of project completion. HOME funds that are used for homeownership developments require that if the prospective homebuyer purchases a home that was designated as an affordable housing property, then the homebuyer is required to sell the housing unit to an income-eligible household upon sale and until the end of the period of affordability. The new purchasers assume the affordability obligations based on the affordability period imposed by the original housing development which is generally for 50 years or "in perpetuity".

Under the HOME American Dream Down Payment Initiative (ADDI) Program, WCDP will continue to monitor all funded ADDI activities to ensure that the long-term affordability requirements are being met. ADDI funds were secured with a grant enforcement mortgage and note lien on the property to make sure that the homebuyer will comply with the "principal place of residence" requirement. If within the period of affordability which is 20 years , the property is sold or if the owner fails to reside in the unit as the owner's principal place of residence, the ADDI funds will be 100% recaptured.

Section 3

WCPD ensures that Section 3 regulations are incorporated in the work specifications for all construction projects being funded under the CDBG and HOME programs. CDBG housing projects subject to Section 3 requirements will be monitored for compliance.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The County follows its Citizen Participation Plan, which describes the County's policies and procedures for public involvement in the planning and reporting processes required for CDBG, HOME, and ESG funds. The plan provides for a fifteen (15) day comment period and public hearing for the Consolidated Annual Performance and Evaluation Report (CAPER). The following outreach efforts were made:

A public comment period was offered from **TBD to TBD** to allow citizens to review and comment on the draft CAPER. The draft CAPER could be requested via email from Blopez@westchestercountyny.gov or it could be viewed at https://planning.WestchesterCountyNY.gov/community-development.

A public hearing was held on **TBD** to present the CAPER to the public and to provide an opportunity for the public to make comments on the draft CAPER. The public hearing was held in the Michaelian Office Building located at 148 Martine Ave, Conference Room #420, White Plains, NY 10601.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

PY 2023 is the fifth and final program year of the 2019-2023 Consolidated Plan, and there were no changes to the goals or objectives identified in the plan. The County remains committed to fulfilling its housing and community development program objectives included in the 2023 Annual Action Plan and the overall 5-year Plan.

If there are any changes to the priorities or program objectives, the County will properly document the changes and take the proper steps to make substantial amendments necessary to add these changes to the program.

CDBG-CV

In response to the COVID-19 pandemic, the federal CARES act was signed into law to assist communities in their efforts to prevent, prepare for and respond to the coronavirus. Federal funds were awarded in three rounds, of which the County as a CDBG-CV recipient was awarded funds in Round 1 and Round 3 of the grant allocations. The majority of funds went towards food assistance programs for individuals and families sheltering from the pandemic. For a summary of expenses, see the CR-15 and the attached PR-26 CDBG-CV Financial Summary Report.

The following activities were reported benefits in the PY 2023 PR03 Summary of Activities report.

Economic Development:

1711 - Microenterprise Program, 26 LMI persons assisted (18C)

Housing Programs:

1746 - Foreclosure Prevention-CHI (CV), 21 LMI households assisted (13B, 13A)

1747 - GRB-GHA Broadband Access Initiative, 119 LMI households assisted (14C)

Public Infrastructure:

1702 - CTD Broadway Sidewalks, 1,655 persons assisted LMA, (03L)

Public Services:

1721 - GRB Food Delivery for Seniors, 250 persons assisted (05A)

1759 - GRB - Mount Vernon Neighborhood Health Center, 237 persons assisted (05E)

1733 - Non-Profit/Housing HDSW, 6 persons assisted (05K)

1678 - Westchester Residential Opportunities, Inc. CV, 268 persons assisted (05Q)

1734 - Non-Profit Bridge Fund - eviction prevention, 8 persons assisted (05U)

1735 – Non-Profit Eviction Prevention Washingtonville, 7 persons assisted (05U)

1736 – Non-Profit Eviction Prevention CHI, 55 persons assisted (05U)

1674 - Larchmont-Mamaroneck-COVID-19 Emergency Food Distribution, 1,500 persons assisted (05W)

1675 - Ossining Food Pantry CV - Emergency Food Assistance, 1,800 persons assisted (05W)

1676 - Emergency Food Assistance-Mount Kisco Interfaith Food Pantry, 3,000 persons assisted (05W)

1677 - Croton-Cortlandt Food Pantry-CV Emergency Food Assistance, 1,242 persons assisted (05W)

1712 - Caritas dba Meals on Main PCH & OSS, 4,000 persons assisted (05W)

1719 - SLH food pantry, 2000 persons assisted (05W)

1720 - Carver Center Food Pantry, 3,600 persons assisted (05W)

1727 - Emergency Food, 231 persons assisted (05W)

1728 - Spring Community Partners-Dobbs Ferry (URG) (05W)

1729 - FOOD- Upper Muslim (URG) (05W)

1732 - Non-Profit McClosky, 25 persons assisted (05W)

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

All HOME assisted units are inspected during construction and prior to the issuance of a Certificate of Occupancy by local building departments. Planning Staff are required to conduct annual inspections of completed and selected rental housing units in accordance with the HOME regulations at 24 CFR Part 92.251 - Property Standards for the duration of the affordability period.

Planning Staff are also required to monitor all HOME- assisted rental units every 2 or 3 years depending on the size of the development to ensure compliance, as required by the HOME regulation found at CFR 92.504 (d). Emails were sent to rental management agencies requesting income eligibility and compliance with High or Low Rent limits.

The County generally has a longer period of affordability than the HOME minimum period of affordability. The County's period of affordability can be up to 50 years. The County's HOME properties include:

743	Wynwood Oaks	1290-1298 E Main St	YTN
586	Grant St SR Housing Phase 1	110 Grant St	RYB
568	Drum Hill Senior Living	90 Ringgold St	PKS
1152	24 South Kensico Ave	24 South Kensico	WPH
1363	River Point at Drum Hill	100 Ringgold St	PKS
1246	The Pines at Narragansett	19 Narragansett Ave	OSV
1535	The Mews at Baldwin Place	Route 6 and Mahopac Ave	SOM
1568	Freedom Gardens units 10,11&12	1680 Strawberry Rd	YKTN

1152 was inspected. This property was visited 3 times. First time was 8 no shows as management forgot to inform tenants. Second visit was 4 no shows, 3 pass and 1 fail. Third attempt resulted in 2 no shows, 1 fail and the remaining passed including the one fail on the second attempt. The failures were for GFI outlets and the front door not closing properly.

The County did not inspect all HOME units required during May 1, 2023-April 30, 2024. A new monitoring system will be implemented to ensure all HOME units are monitored in the appropriate timeframe.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The County has an affirmative marketing plan that outlines how it will actively reach out to and attract potential residents to ensure housing access opportunities for all.

During the reporting period there were no applicable HOME-funded activities that triggered compliance with the affirmative marketing requirements.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

As reported by the PR-09, at the beginning of the program year the County had a balance of $0.00 of HOME program income (PI) funds on hand. The PR-09 also reports that in PY 2023 the County received no program income from HOME activities. The County had no program income fund expenditures and a balance of zero HOME PI funds will be carried over to the new year. The County did not have any TBRA activities.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The County continued to promote affordable and accessible housing units by educating and informing citizens of the need for, and benefits of, affordable units and to assist them in overcoming any NIMBYism associated with affordable units. In addition, the County's programs resulted in the creation and/or preservation of housing units, including the construction of affordable housing throughout the County.

The Housing Flex Fund (HFF) Program was established in 2023 by the County of Westchester. HFF is a new affordable housing production tool that builds on the strengths of Westchester County's existing subsidy programs to increase affordable units across the County. The HFF is made possible by a $100M contribution of American Rescue Plan Act (ARPA) funds over two years. HFF is projected to double the County's typical annual affordable homes production by efficiently financing affordable housing units and prioritizing amenity-rich, transit-oriented areas. The Housing Flex Fund will focus on three main project types to achieve immediate impact and expedite the delivery of new affordable housing units:

- Last stop financing for stalled Low-Income Housing Tax Credits ("LIHTC") developments,
- New gap source for future rental affordable housing developments of varying size, including new LIHTC and non-LIHTC developments, supportive housing, and affordability preservation projects, and
- New development in areas of opportunity with limited supplies of affordable housing.

CR-58 - Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG
Total Number of Activities	1	0	0
Total Labor Hours	0	0	0
Total Section 3 Worker Hours	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0

Table 11 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0
Held one or more job fairs.	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0
Assisted residents with finding child care.	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0

Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0
Other.	0	0	0

Table 12 – Qualitative Efforts - Number of Activities by Program

Narrative

On October 29, 2020, HUD implemented a Final Rule establishing new benchmarks for Section 3 under 24 CFR 75. This rule promotes economically sustainable communities by directing employment and economic opportunities from Federal development assistance primarily to very low- and low-income persons, especially recipients of the assistance. The Final Rule shifts tracking from the number of qualified new hires to total labor hours worked on Section 3 projects.

HUD established a benchmark of 25 percent or more of total labor hours worked by Section 3 workers on a project. For Targeted Section 3 workers, the benchmark is 5 percent or more of total labor hours.

Section 3 Projects include housing rehab and construction activities funded by HUD HOME grants exceeding $200,000. A $100,000 threshold applies to HUD's Lead Hazard Control and Healthy Homes grants. In PY 2023, one activity met the Section 3 reporting threshold.

#1837 PCH-Carver Center Parking Lot: The Carver Center neighborhood facility improvement activity was funded for $358,585.00, with planning and construction starting in PY 2023. The activity is still open and once completed the County will report Section 3 working hours. The County anticipates reporting worker hours in the following program year with a summary of qualitative efforts.

Note: Effective March 16, 2026, Notice has been given (FR-6085-N-05) that Section 3 thresholds will increase from $200K to $300K for Housing and Community Development Projects and from $100K to $150K for Lead Hazard Control and Healthy Homes projects.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	WESTCHESTER COUNTY
Organizational DUNS Number	117477302
UEI	
EIN/TIN Number	136007353
Identify the Field Office	NEW YORK
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Ms.
First Name	Blanca
Middle Name	P
Last Name	Lopez
Suffix	
Title	Commissioner

ESG Contact Address

Street Address 1	148 Martine
Street Address 2	
City	White Plains
State	NY
ZIP Code	-
Phone Number	9149954007
Extension	
Fax Number	
Email Address	blopez@westchestercountyny.gov

ESG Secondary Contact

Prefix	Ms.
First Name	Aimee
Last Name	Morabito
Suffix	
Title	Program Administrator
Phone Number	9149954602
Extension	
Email Address	ammp@westchestercountyny.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	05/01/2023
Program Year End Date	04/30/2024

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: Lifting Up Westchester
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount: $ 135,720

Subrecipient or Contractor Name: Human Development Services of Westchester, Inc.
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount: $ 62,825

Subrecipient or Contractor Name: CHOP
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount: $ 60,000

Subrecipient or Contractor Name: Congregations Linked in Urban Strategy to Effect Renewal, Inc.
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount: $ 40,000

Subrecipient or Contractor Name: Hispanic Resource Center dba CRC
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount: $ 20,000

Subrecipient or Contractor Name: United Community Center of Westchester, Inc.
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount: $ 20,000

CR-70 - ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	N/A
Number of New Units – Conversion	N/A
Total Number of bed - nights available	596,410
Total Number of bed - nights provided	581,080
Capacity Utilization	97.4

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The Westchester County Continuum of Care (NY-604) facilities provide emergency shelter and transitional housing to individuals and families experiencing homelessness in the region. The table above shows the shelter utilization in the entire Continuum of Care (CoC) area. Shelter utilization is a key performance measure that helps assess the progress of the CoC, member service providers, and the community in addressing homelessness in the region.

As instructed by the HUD eCon Planning Suite Guide, the County calculates the number of year-round emergency/transitional shelter beds multiplied by 365 nights in a year to get the "Total number of bed-nights available." For the purposes of this report, the Housing Inventory Count (HIC) reports in 2023 that the combined total of beds for emergency shelters and transitional housing was 1,634 beds. Multiplied by 365 nights, that would make a total 596,410 shelter beds available year-round in the CoC area. HMIS reported 1,592 beds utilized, and multiplied by 365 nights that would make 581,080 beds utilized for the year for a 97.4% participation rate of emergency/transitional shelter beds for the CoC.

In PY 2023 the County did not fund shelter services as it focused its ESG funds on homeless prevention rental assistance activities. The County assisted 485 persons with emergency shelter services and 145 persons with homeless prevention rental activities.