



**CITY OF POUGHKEEPSIE  
2012 COMMUNITY DEVELOPMENT BLOCK GRANT  
DRAFT CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT**

November 2013

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Mayor

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# Community Development Block Grant

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## **Narrative Statement**

The 2012 Consolidated Annual Performance and Evaluation Report (CAPER) highlights the Community Development Block Grant (CDBG) funded activities in the City of Poughkeepsie for the program year beginning March 1, 2012 through February 28, 2013. This report also includes HOME-funded activities during the 2012 program year, as the City of Poughkeepsie and the County of Dutchess continue in the Consortium Agreement relative to HOME funding.

All of the CDBG funding, with the exception of Administrative costs, is expended for the direct benefit of the City's low and moderate income residents. Integrated Disbursement and Information Systems (IDIS) reports activities reflecting these expenditures and said reports are included in this document.

The CAPER also contains the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program, which the City of Poughkeepsie administers for the counties of Dutchess and Orange. The HOPWA grant is used exclusively for rental assistance and facility-based housing for the designated population along with allowable administrative costs.

## **Assessment of Goals and Objectives**

The 2012 CDBG funding year is the fifth year of the five year Consolidated Plan. Because of the Consortium Agreement, the County of Dutchess and the City of Poughkeepsie prepare the Consolidated Plan jointly and adhere to the Plan as denoted in the HOME Consortium Agreement.

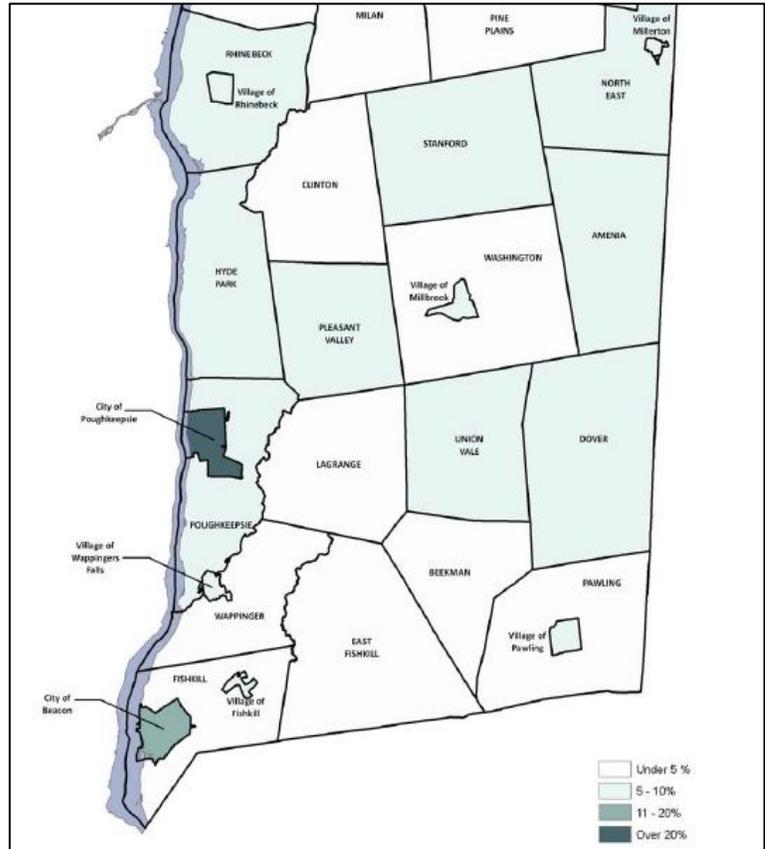
In preparing the Consolidated Plan, the City took the stance that the document needed to be flexible during the five year period; therefore, no particular priority was established for the four areas of concentration to be addressed. The areas noted are:

- Economic Development
- Public Facilities and Infrastructure Improvements
- Public Services
- Provide Suitable Housing for Owners and Renters

## Actions to Affirmatively Further Fair Housing

Recent Census data indicate that the City of Poughkeepsie has experienced a healthy growth in population to 32,726, as reflected in the 2010 Census. The increase in population is due in part to the migration of families and individuals from the higher cost of living communities such as Westchester County and metropolitan New York. The more affordable rents and selling prices of homes have proven attractive in recent years. The downside to this trend is that the City of Poughkeepsie has an aging housing stock and a lack of available and/or development-ready properties. Furthermore, even with the August average listing price of \$222,930, this price tag is prohibitive to the majority of our population, especially in these challenging economic times.

Within the City, the median household income hovers under \$40,000, with median family income under \$50,000, thus making purchasing a home a difficult task indeed. And although the rental units may be more attractive to people from the metropolitan areas, it remains a hardship for our low and moderate income residents because demand has brought higher rents.



*Below the Poverty Line/Analysis of Impediments to Fair Housing, 2012*

| Income and Poverty Statistics        |                      |                 |
|--------------------------------------|----------------------|-----------------|
|                                      | City of Poughkeepsie | Dutchess County |
| Median Household Income              | \$ 39,041.00         | \$ 71,125.00    |
| Median Family Income                 | \$ 47,289.00         | \$ 85,513.00    |
| Per Capita Income                    | \$ 23,373.00         | \$ 32,353.00    |
| Percent Below Poverty (All Families) | 22%                  | 6%              |
| Percent Below Poverty (All People)   | 25%                  | 9%              |

### 2007-2011 ACS Five-year Estimates

Although the City is not in a financial position to construct affordable housing, it does have a means of addressing this issue in that any City-owned property that has a dwelling unit must be redeveloped and sold to an owner-occupant, preferably a first-time homebuyer. This may be a single or multi-unit home and the conversion must be completed within twelve months of the sale.

In an effort to increase the number of rental units, the City has long established alliances with private and non-profit developers who purchase City-owned properties and convert them into rental units. Hudson River Housing, a Neighborhood Preservation Company, has and continues to be a staunch supporter of the City in constructing/developing affordable rental housing. The City recently sold a three-story abandoned factory to HRH, which will become mixed income rental housing with ground floor community space. In addition, Habitat for Humanity of Dutchess County has recently made a strong push toward rehabilitating and redeveloping housing, particularly on the Northside, with the mission to make homeownership possible for low-income families. With these types of alliances, the City takes a positive stance in meeting the needs of our low and moderate income residents without having the financial burden to our taxpayers.

A recent example of a public-private partnership between the City and a developer to further affordable housing is the development of a senior, veterans, supportive and workforce housing complex on eight acres of vacant land that the City had owned since 1977. Construction began in the Fall of 2011 and in October 2013, forty-eight units for senior citizens and twenty-four units for veterans opened, with a common areas for meetings, community and recreational rooms as well as open green space in a courtyard atmosphere. Phase II, known as High Ridge



Gardens, received Planning Board approval in May 2013 for fifty supportive housing units and twenty-four units for workforce housing. In addition to the referenced amenities, there will be a satellite pharmacy and a visiting nurse/health aide office to assist the veterans and seniors residing in the complex.

*Poughkeepsie Commons Ribbon Cutting - Spencer Ainsley/Poughkeepsie Journal*

The developer of this new housing project has a history of constructing senior and affordable housing in the City. Previous projects include 39 one-bedroom senior citizen apartments of which 29 units are for senior households with incomes that do not exceed 50% of the area median income with the remaining units set aside for households with income under 60% AMI. Both of these projects' sole purpose is to allow seniors to remain within the City limits for better accessibility to the many services required by our aging population.

The Poughkeepsie Commons/High Ridge Gardens project was assisted by CDBG funds to improve the water pressure main lines in the neighborhood to not only address the upcoming increased usage of the site, but to enhance the firefighting abilities with better water pressure. So this represents a true partnership with the City improving its infrastructure to enable a private developer to create affordable housing for our residents. HOME funds were also set aside in both 2012 and 2013 for the development of these projects. HOME and CDBG funding for these projects leverage funding and other support from such state agencies as New York State Office of Mental Health Bureau of Housing Development and Support, New York State Homes and Community Renewal and New York State Housing Trust Funds, as well as a construction loan from Community Preservation Corporation.

As mentioned, the City has limited financial resources so the Administration continues to aggressively seek alternative funding sources to create affordable housing. The Empire State Development Restore New York Communities grant program has awarded the City \$2.3 million to rehabilitate 23 Academy Street, which has been vacant for over 25 years. Although the City is the grantee, a private development firm has been contracted to complete the actual restoration. It was initially planned to be completed in 2011, however, the economic environment proved to be a short-term stumbling block. The contractor has begun interior demolition, including asbestos and lead abatement, as well as drilling for installation of geothermal that will both heat and cool the building. The developer is also the recipient of a NYSERDA Green Affordable Housing grant, and the project will include rooftop photovoltaics. It



**23 Academy Street/Google Earth 2013**

is anticipated that the entire effort will take approximately 18 months and will result in 11 total rental units, three of which will be made affordable, with ground-floor commercial space located in the City's central business district. The project is also receiving HOME and CDBG funds, which are being used to leverage City equity and State grant funds.

The City also received an Empire State Development Restore NY grant for \$100,000 to support the gut rehabilitation of a single family house at 206 Winnikee Avenue on the Northside, which is being completed by our local youth-build not-for-profit Nubian Directions, Inc. and will be affordable housing when finished. HOME funds are also being leveraged to help complete the project.



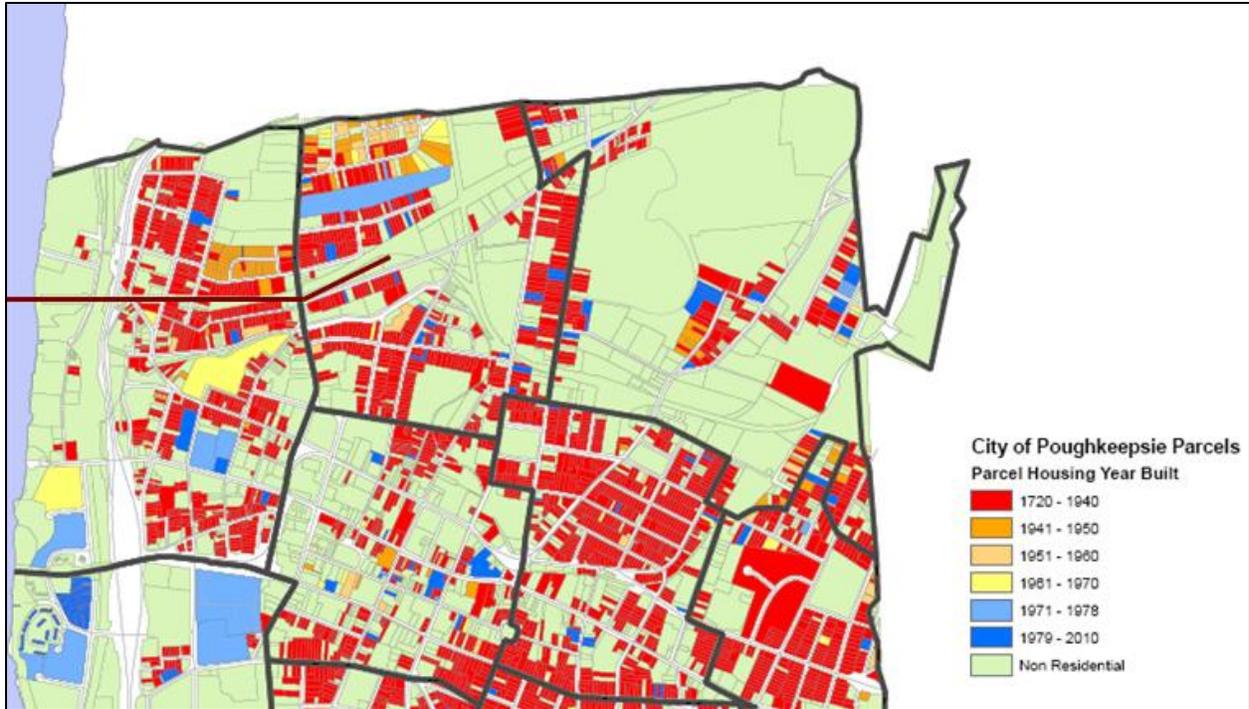
***206 Winnikee Avenue/Dutchess County Parcel Access***

Finally, the City/County Housing Consortium continues with the City of Poughkeepsie receiving approximately 35% of the County's total HOME allocation. The City's HOME funds underwrite the First-Time Homebuyers program and the Low-income Senior Rehab Grant. Hudson River Housing administers the City's First-Time Homebuyers grant offering income eligible individuals/families \$10,000 to be applied toward down payment and/or closing costs. During the 2012 program year, there were 5 closings in the First-time Homebuyer program, an improvement from 2011 during which no closings occurred and indicative of an improving housing market. The Senior Rehab grant continues to be positively received by our low and moderate income seniors offering \$5,000 to repair minor code violations in their homes and/or improve energy efficiency. In 2012, two senior home rehabilitation projects were completed. This grant allows our seniors to remain in their home in a safe environment.

## **Actions to Address Obstacles to Meeting Underserved Needs**

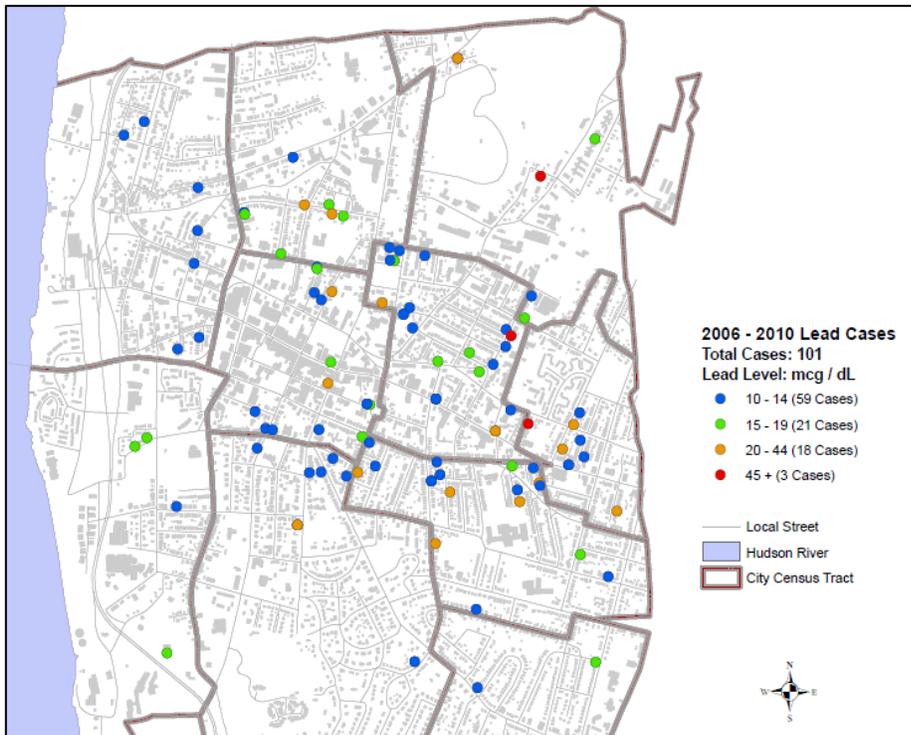
### *Lead Paint*

As with most older, northeastern cities, Poughkeepsie has an aging housing stock which leads to potential lead paint hazards in City residences. For that reason, Dutchess County awarded the City a \$100,000 EPA grant exclusively to tackle the lead paint-based hazards in Poughkeepsie. The grant has been used to certify our Building Inspectors, to educate and certify local contractors in the recognition and abatement of lead paint as well as outreach to landlords to identify and handle lead paint appropriately.



*City of Poughkeepsie Age of Housing Stock, Dutchess County Department of Health, 2010*

In 2012, the City Building Department and the Section 8 Housing Quality Standards Inspector collaborated with Dutchess County Department of Health to identify residences with lead hazards and reported to the County for corrective action.

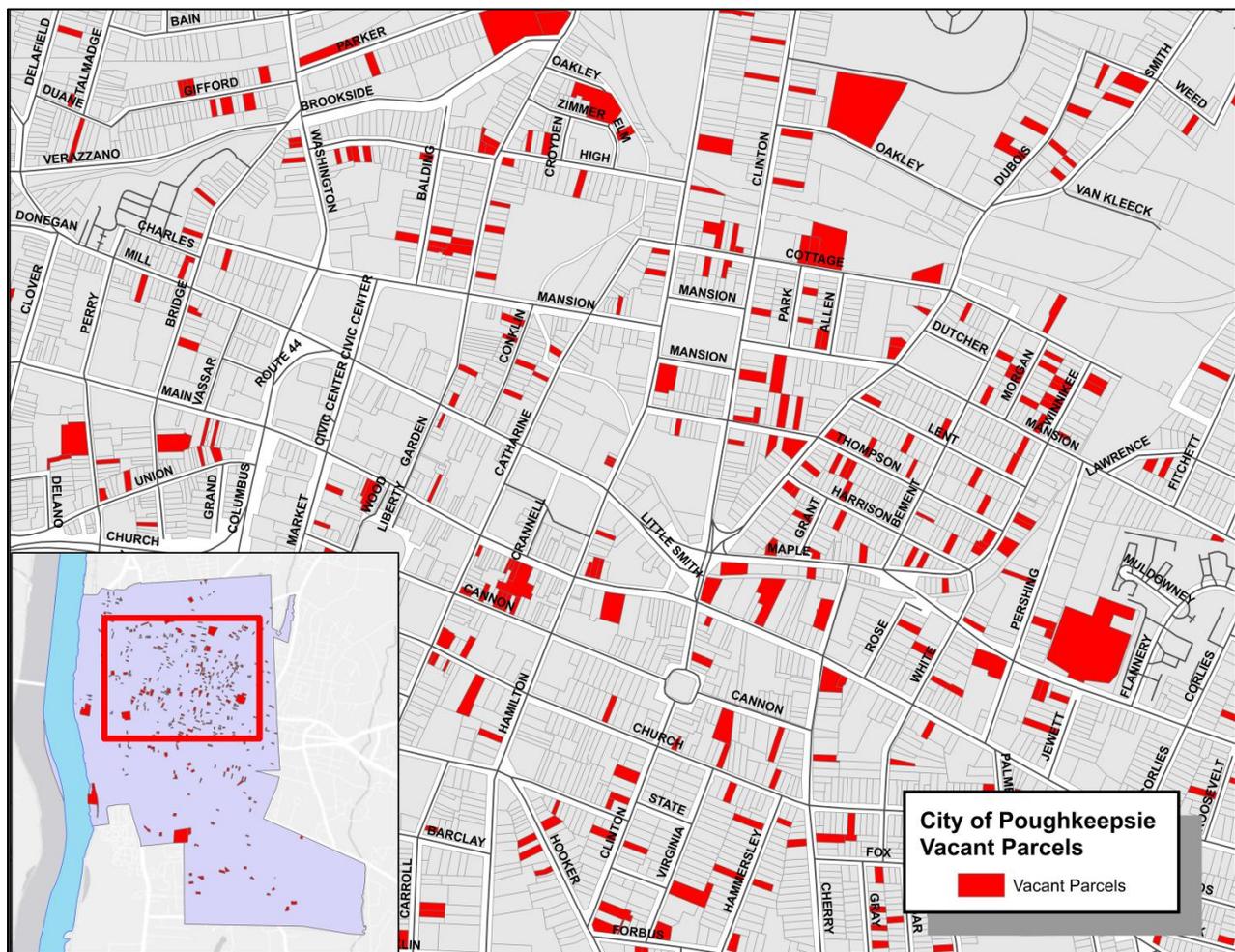


*City of Poughkeepsie Elevated Blood Level, Dutchess Dept. of Health, July 2011*

Particular focus was on houses with primary-age children (6 years and younger) because of the heightened health risk and the potential long-term consequences of exposure in this population. Most hazards were identified in the older neighborhoods of the City, where a majority of residents are low-income.

## Vacant/Abandoned Properties

Perhaps the biggest obstacle facing not only Poughkeepsie, but municipalities across the nation, is abandoned properties. As of June 2012, 459 properties in the City have been identified as being vacant or abandoned, by either homeowners simply walking away or foreclosures owned by Banks that are not maintaining the property. In both cases, neighborhoods have been negatively impacted by boarded up buildings. Vagrants squatting in these homes, theft of copper piping and other illegal activity have become a serious issue for our Police Department. The Mayor and City Administrator have tasked the Nuisance Committee with aggressively going after these properties through the best legal means available. Unfortunately, since most parcels are not City-owned and a majority of the owners are banks and/or absentee landlords, the problem is all the more challenging. Nevertheless, the City is actively attempting to rectify the situation.



*Detail of Northside vacant properties, based on June 2013 City of Poughkeepsie inventory*

One of the strategies the City has undertaken is to partner with PACE University Land Use Law Center on a Distressed Properties Remediation Initiative. Staff from PACE have been working

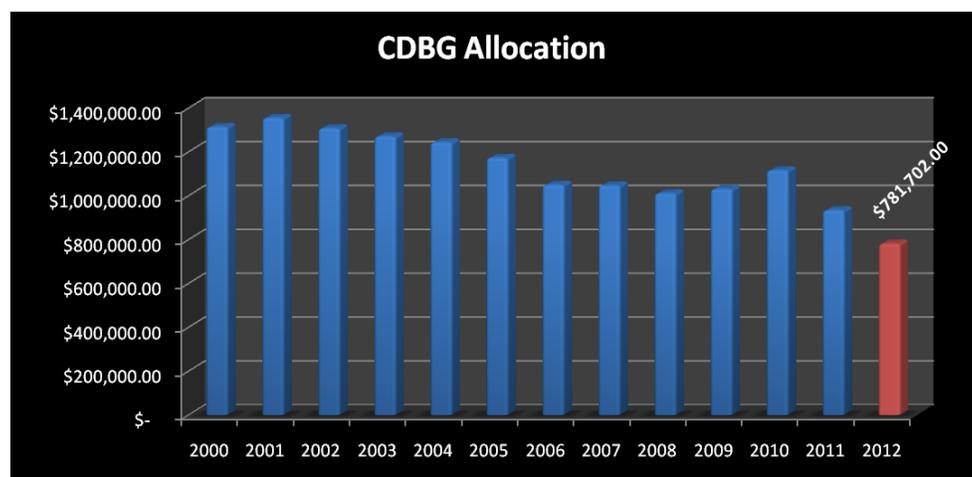
with the City since late 2011 to identify problems and develop targeted approaches to remediation. Many public meetings have been held over the last year and a half, with participants including community leaders, elected officials, activists, public, private and non-profit agencies, City staff and other stakeholders. A Vacant Building Identification Training Program for community and neighborhood association groups was developed and conducted, resulting in an up-to-date inventory of vacant properties throughout the City. According to research conducted as part of the inventory process, 11 percent of the City's 13,984 rental units are vacant, and the City has verified over 200 vacant properties within the City. In addition, over 500 buildings used no water in Spring 2012, indicating vacancy.

While the partnership with PACE is on-going, the Common Council adopted a Comprehensive Plan Component based on research developed throughout 2012, including the following strategies:

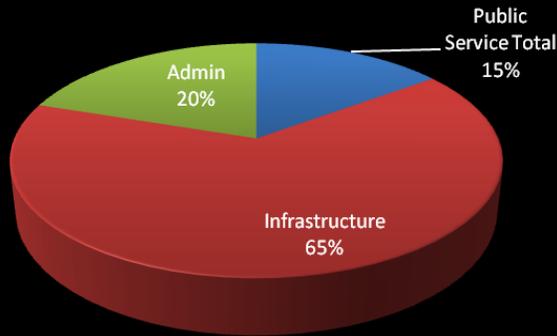
- Rezone or modify existing zoning in areas where conflicts or barriers to redevelopment of distressed properties exist
- Compile the inventory of vacant and abandoned properties and make this list publicly available
- Enhance the distressed properties regulatory framework through a policy statement of support, a landlord management system, and bank requirements
- Develop an acquisition program for the City to take title to and remediate more distressed properties
- Strengthen code enforcement, including stricter penalties
- Actively engage the community in the City's distressed properties program to harness existing community resources
- Lobby state government for assistance with local distressed properties programs, and utilize existing funding programs and resources to accomplish distressed properties strategies

## CDBG Funding

The City of Poughkeepsie received a total of \$781,702 for the 2012 CDBG program year, down from \$934,420 in 2011 and a 16.3% decrease from 2010. With this downward trend in funding, the City has to be strategic



## 2012 CDBG Allocation Breakdown



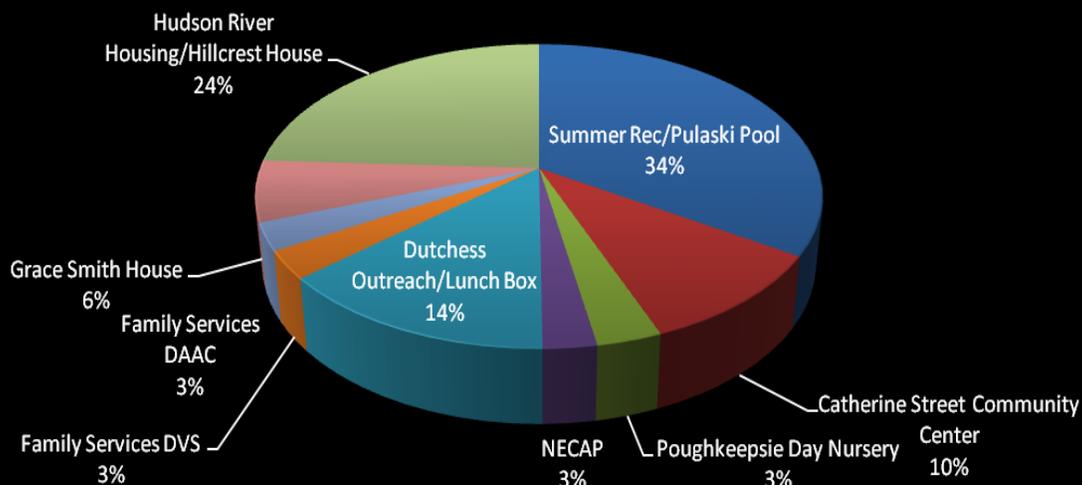
about allocating limited resources. Per statutory caps, the City allocated 15% for Public Services, 20% for Planning and Administration and 65% for Public Facilities and Infrastructure. The table below breaks down the funded activities, which are more fully described in the following sections.

## Public Services

The programs and services offered through our not-for-profits that fall under the category of Public Services have perhaps the greatest impact on our extremely low, low and moderate income residents. For that reason, the City continued to use the full allowable 15% CDBG funding during the 2012 program year.

| 2012 CDBG Allocations                       |                      |
|---|----------------------|
| Public Services                             | Allocation           |
| Summer Recreation/Pulaski Pool              | \$ 40,000.00         |
| Catherine Street Community Center           | \$ 11,732.00         |
| Poughkeepsie Day Nursery                    | \$ 3,682.00          |
| NECAP                                       | \$ 3,018.00          |
| Dutchess Outreach/Lunch Box                 | \$ 16,047.00         |
| Family Services DVS                         | \$ 3,432.00          |
| Family Services DAAC                        | \$ 3,432.00          |
| Grace Smith House                           | \$ 7,582.00          |
| Hudson River Housing/Hillcrest House        | \$ 28,330.00         |
| <b>Public Service Total</b>                 | <b>\$ 117,255.00</b> |
| <b>Public Facilities and Infrastructure</b> | <b>\$ 508,447.00</b> |
| <b>Planning &amp; Administration</b>        | <b>\$ 156,000.00</b> |
| <b>Total</b>                                | <b>\$ 781,702.00</b> |

## 2012 Public Service Allocations



**Homelessness** – 2012 Community Development Block Grant funds were allocated to Dutchess Outreach, which is the only organization in the City of Poughkeepsie that serves hot meals daily to the neediest individuals and families, many of whom are homeless. The “Lunch Box” served 5,795 unduplicated meals during the program year. In addition to the Lunch Box, Dutchess Outreach has emergency funding available for medications, rent and utility payments. It also runs an emergency food pantry for those that are income eligible and has witnessed an increase in demand in 2012. Dutchess Outreach’s activities met the Objective of Creating Suitable Living Environment and the Outcome Availability/Accessibility.

Hudson River Housing’s newly renamed Gail V. Webster Memorial Shelter for the Homeless (formerly known as Hillcrest House) is the only overnight shelter designed exclusively for the homeless. This 60 bed facility provides not merely a warm, clean place to sleep, but also hot showers, laundry facilities, two meals a day and case management. 658 persons benefited from HRH Hillcrest House services during the 2012 program year. The Objective of Creating Suitable Living Environment and the Outcome of Availability/Accessibility.

The Director of Social Development participates on the County-wide Continuum of Care Board of Directors whose sole purpose is to address homelessness. This group prepared and distributed the 10 Year Plan to End Homelessness, and continued its efforts despite the ever decreasing funding for this population. Because of this collaboration, Dutchess County has applied for and been granted a super NOFA (Notice of Funding Availability), which was used to create housing for the chronic homeless.

**Race and Ethnicity in Homelessness-Related Public Services**

| <b>Dutchess Outreach – “Lunch Box”</b>        |       | # Hispanic |
|---|-------|------------|
| Individuals served hot meals                  | 5,795 | 745        |
| # of African American                         | 3,068 | 43         |
| # of white                                    | 2,030 | 17         |
| # of Asian                                    | 12    |            |
| # of other/multi-racial                       | 685   | 685        |
| <b>Hudson River Housing – Hillcrest House</b> |       |            |
| Individuals offered overnight shelter         | 658   | 60         |
| # of African American                         | 285   | 23         |
| # of white                                    | 338   | 24         |
| # of Asian                                    | 1     | 1          |
| # of American Indian/Alaska Native            | 11    | 2          |
| # of other/multi-racial                       | 23    | 10         |

**Child Care** – Catharine Street Community Center is a true community center focusing on the welfare and well being of the community’s children for over 90 years. In 2012, 1,862 children were supervised in homework preparation, computer classes, library resources and after school play in a safe, nurturing atmosphere. The Objective of Creating Suitable Living Environment was satisfied along with the Outcome of Availability/Accessibility

The Neighborhood Economic and Cultural Activities Program, Inc. (NECAP) is the not-for-profit organization of the Poughkeepsie Housing Authority that provides all types of programs and services at the New Hope Community Center. NECAP received CD funding so that it may offer after school and summer programs to 77 children. The Objective of Creating Suitable Living Environment was met with the Outcome of Availability/Accessibility.

Poughkeepsie Day Nursery offers tuition subsidies to income-eligible families for children to be enrolled in day care. Children who are enrolled in the program receive nutritional meals and engage in educational activities. The Objective of Creating Suitable Living Environment was met with the Outcome of Availability/Accessibility.

**Race and Ethnicity in Child Care-Related Public Services**

| <b>Catharine Street Community Center</b>          |       | # Hispanic |
|---|-------|------------|
| Children supervised in schoolwork & play          | 1,862 | 132        |
| # of African American students                    | 1,622 | 21         |
| # of white students                               | 150   | 42         |
| # of other/multi-racial students                  | 90    | 69         |
| <b>NECAP – New Hope Community Center</b>          |       |            |
| Children offered after school and summer programs | 77    | 11         |
| # of African American students                    | 57    | 2          |
| # of white students                               | 11    | 3          |
| # of other/multi-racial students                  |       |            |
| <b>Poughkeepsie Day Nursery</b>                   |       |            |
| Children participating in program                 | 5     | 1          |
| # of African American students                    | 5     | 1          |

**Domestic Violence** – Grace Smith House provides victims of domestic violence and their children with a safe haven, counseling and legal services to permit women to remain free of abuse and to assist them in attaining financial and emotional independence. Grace Smith operates Brookhaven, a 15 unit transitional apartment building that is available to these victims for a two year period. Along with Brookhaven, this organization maintains an emergency shelter for those most urgent cases and the location is not known publicly for the security of the residents. Through their counseling sessions 467 women were served in 2012. This activity met the Objective of Creating Suitable Living Environment and the Outcome of Availability/Accessibility.

Family Services, Inc. runs two programs directed at the domestic violence issue. The first is a unique program focused on the perpetrators of domestic violence – the Domestic Abuse Awareness Classes (DACC). DACC offers counseling sessions as an alternative to incarceration and in 2012 assisted 82 men, satisfying the Objective of Creating Suitable Living Environment and the Outcome of Availability/Accessibility. The second program is the Battered Women’s Services which helps victims navigate the legal system and offers a 24 hour per day, 7 days per

week crisis intervention specialist. 596 women were aided in 2012, achieving the Objective of Creating Suitable Living Environment and the Outcome of Availability/Accessibility.

**Race and Ethnicity in Domestic Violence-Related Public Services**

| <b>Grace Smith House</b>   |     | # Hispanic |
|--|-----|------------|
| Women offered counseling or transitional housing                       | 467 | 128        |
| # of African American women  | 206 | 11         |
| # of white women   | 202 | 73         |
| # of American Indian/Alaska Native                                     | 5   |            |
| # of Asian women   | 5   |            |
| # of other/multi-racial women  | 49  | 44         |
| <b>Family Services, Inc. – Domestic Abuse Awareness Classes (DACC)</b> |     |            |
| Men offered counseling sessions  | 82  | 9          |
| # of African American men  | 42  | 1          |
| # of white men   | 27  | 3          |
| # of Asian men   | 2   |            |
| # of other/multi-racial men  | 11  | 5          |
| <b>Family Services, Inc. – Battered Women’s Services</b>               |     |            |
| Women aided in crisis intervention or legal matters                    | 596 | 53         |
| # of African American women  | 272 | 5          |
| # of white women   | 223 | 17         |
| # of Asian women   | 6   | 1          |
| # of other/multi-racial women  | 95  | 30         |

**Public Facilities and Infrastructure Improvements**

Maintaining and improving the City’s infrastructure was a major focus of 2012 CDBG funding. As with all older municipalities, aging infrastructure is an ever increasing problem and Poughkeepsie, with its century old sewer system, has not be spared this dilemma. In the 2012 program year, two major sewer collapses and one water main break occurred and CDBG funding was used exclusively to repair all of these projects before they became a larger public health issue. \$300,000 was used in rectifying these issues restoring the sanitary and water system to a level of safe usage in PY2012.

Maintaining our sidewalks and curbing has always been a mainstay in our CDBG allocations and continued in 2012. \$200,000 was allocated to address trip



*Osborne Rd. sidewalk, curb and drive apron improvements*

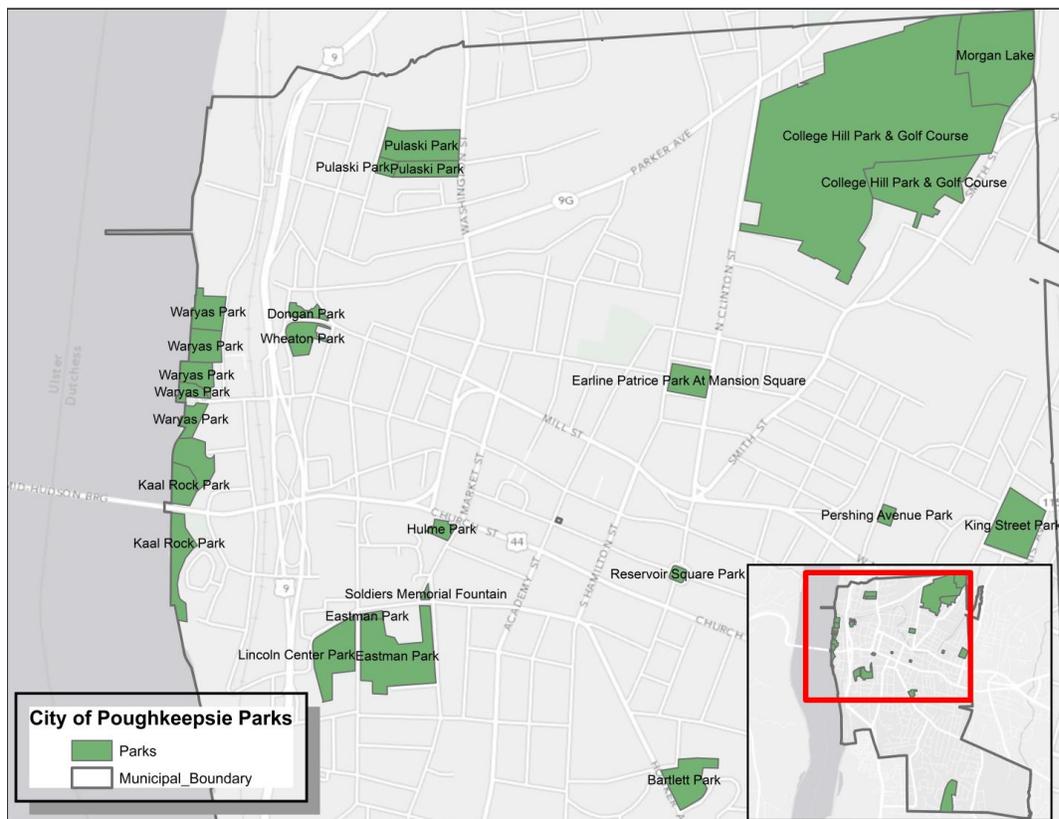


**Osborne Rd., 2012 scattered sidewalk improvement, 4<sup>th</sup> Ward**

hazards and other dangers on our sidewalks in several areas of the City. Without Community Development Block Grant funds a small city the size of Poughkeepsie would not be able to maintain or improve its infrastructure for the betterment of its citizens. These projects comply with the Objective of Creating Suitable Living Environment with the Outcome of Sustainability.

Poughkeepsie is most fortunate to have an abundance of public parks serving our residents and visitors.

These parks are home to Pop Warner football, little leagues, basketball teams, soccer all with dedicated playground and picnic areas. Many of the parks have outdoor grills where families enjoy a respite from urban living in a pastoral atmosphere



**City Parks, Northside detail**

with trees, flowers and grassy knolls. The City has two public pools, with Pulaski Pool located in

a low-income census tract directly across the street from a public housing complex. \$40,000 of CDBG funds was used to offset the cost of lifeguards for Pulaski which keeps the cost to the residents at a very minimal rate. Approximately 240 used the pool daily with a total estimated attendance of over 12,000 for the summer season. Pulaski Pool operation meets the Objective of Creating Suitable Living Environment as well as the Outcome of Availability/Accessibility.

## Economic Development

Through the long-established Economic Development Loan Fund (EDLF), the City entertains loans as a means to attract new businesses to Poughkeepsie and/or assist existing enterprises with expansion. This loan is a monetary incentive to the business with the stipulation of job creation for low-income City residents. Regardless of the amount of the loan or whether the business is new or existing, as a result of receiving the loan one full-time equivalent job must be created for a low or moderate income City resident. To substantiate the employment feature, the borrower provides the name and address of the newly hired individual(s) and their quarterly FICA report to the Office of Social Development reflecting that the individual named is employed. This documentation is maintained in the borrower's loan file and is monitored for compliance. The Loan Committee appointed by the Mayor consists of residents from diverse backgrounds. A County Legislator, retired banker, two small business owners and the City's Corporation Counsel are members of this Committee. The loan program satisfies the Objective of Creating Economic Opportunities with the Outcome of Availability/Accessibility.

The City also offers a Façade Grant Program for businesses in the Central Business District and select other areas in the City. Businesses that are approved for a Façade Grant can be reimbursed for up to \$7,500 for construction costs related to façade improvements. During the 2012 program year, six



*Façade Improvement District, Main Street Corridor, City of Poughkeepsie*

properties underwent façade improvements and were reimbursed through the grant program. It should be noted that while these projects were completed during the 2012 program year, the funding came from prior CDBG allocations for the Façade Program.

## Leveraging Resources

### Grants

Like nearly every community nationwide, Poughkeepsie persistently pursues grant opportunities through State and Federal sources to support City projects in order to alleviate undue burdens on the taxpayers. The award of two Empire State Development Restore NY grants for a combined total of close to \$3 million for the restoration of abandoned buildings is an excellent example of this effort.

The City Administration sought and was awarded a \$100,000 New York State Department of State grant to hire a consultant to determine the best means to circumvent the mammoth Kaal Rock which divides the northern and southern waterfront along the National Heritage Hudson River. Both sections of the waterfront have pedestrian promenades enhancing the public parks



*Proposed improvements to Kaal Rock Point Park, Morris Associates/PPS 2013*

and enjoyment of the beautiful Hudson River. This study should guide the Administration in how this open space may be best adapted. The waterfront has witnessed a tremendous amount of activity in recent years that has certainly bolstered the revitalization efforts of the City. So having a continuous walkway for nearly 2 miles along the majestic Hudson will only

support the City's on-going renaissance, and Kaal Rock Park will become a great asset to the community, particularly the residents of neighboring Rip Van Winkle Tower, with 179 Section 8 housing units.

The City also completed a Transit Oriented Development Market Study, focused around the Metro-North Train Station, with a consultant, which had a focus on future development possibilities within the study area. Housing was one consideration in the study, and research by the consultant allowed for both a baseline development scenario and two pro-forma scenarios. The baseline showed that the study area could handle the development of 965,000 sf of multifamily residential space, or 1,007 units, by 2025.

### *Continuum of Care*

The Director of Social Development for the City of Poughkeepsie during PY2012 was a member of the Dutchess County Continuum of Care Board of Directors. The Board meetings are held quarterly and the members represent a variety of not-for-profits and municipal agencies that have some type of influence on the homeless population. As a result of having such a Continuum of Care, Dutchess County's Department of Planning and Development applied for and was granted a Super NOFA (Notice of Funding Availability) to create housing within the City of Poughkeepsie expressly for the chronically homeless. This Super NOFA is just one illustration of funding that has been received by Dutchess County due to having an existing Continuum of Care.

### **Change in Objectives**

No change in the objectives occurred during the reporting period. It was determined during the process that there was no need to revise the objectives so stated in the Consolidated Plan.

### **Action Plan/Consolidated Plan Implementation Efforts**

The City of Poughkeepsie certifies that the implementation of the Consolidated and Action Plans have not been hindered by action or willful action by City staff.

### **Self-Evaluation**

On a continual basis, the City reviews CDBG-funded programs throughout the year to identify progress in achieving the goals as outlined in the 2008-2012 Consolidate Plan and the current year's Action Plan. This evaluation focuses on each of the objectives and assesses whether the programs/activities have the desired impact on the low and moderate income residents.

Even with the reduction in funding, over 9,500 extremely low, low and moderate income City residents were recipients of service and/or programs through the City's CDBG public service section of the Action Plan. During the yearly site visits, conversations are held with the Executive Director, Program Director and staff to provide insight as to how important this funding is to the community and the organization existence.

The City has and will continue to validate the significance of these services and programs by allocating the full 15% of the CDBG yearly allotment for public services.

With the difficult economic atmosphere, the City uses the bulk of the Community Development Block Grant funding for public facility improvements and infrastructure projects, which arguably have the largest impact on our residents. Street paving and sidewalk repair are regular capital projects that receive funding through CDBG and that benefit a large number of low-income residents in the City. These are endeavors that the City simply does not have the financial resources to accomplish without CDBG.

### **Benefit Certification**

The funds used through the Community Development Block Grant met the appropriate national objectives and the activities funded directly benefited low and moderate income persons in the City.

### **Demolition**

No CDBG funds were used for the demolition of occupied real property in 2012. Demolition only occurs on abandoned, deteriorated, unsound properties deemed physical hazards and declared unsafe by our Building Inspector.

### **Limited Clientele**

Limited clientele, as defined by HUD, are presumed low and moderate income persons. Persons who fall into this category include abused children, elderly persons, battered spouses, homeless and illiterate persons. Activities that did not fall within the limited clientele National Objective came under the low/moderate area benefit, therefore, the presumption that the area-wide benefit prevailed. For services provided primarily for youth, it was concluded that the clientele served were primarily low and moderate income by both their nature and location, by organization statistics and oversight by the Director of Social Development.

### **Program Income**

Program income reporting through the IDIS system has been problematic for many years. Until the issue is resolved, the City of Poughkeepsie accounts and reports actual dollars received under the program income guidelines, which was \$34,855.30 in the 2012 program year.

# HOUSING OPPORTUNITIES FOR PERSONS WITH HIV/AIDS

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The City of Poughkeepsie has been designated as the Metropolitan Statistical Area (MSA) for Newburgh, Middletown and Poughkeepsie in the counties of Orange and Dutchess. As the principle city in the MSA, Poughkeepsie receives and administers the Housing Opportunities for Persons with HIV/AIDS Grant (HOPWA) for the entire MSA.

Even though 24 CFR Part 574.300 indicates a variety of eligible activities that may be funded with the HOPWA grants, it has been determined that the most prominent need is the continuation of subsidizing long-term rental assistance. Prior to Poughkeepsie being awarded this grant, HOPWA funds were funneled through the State of New York and were used locally for rental assistance. Therefore, the continuation of rental assistance was the obvious objective. The City of Poughkeepsie accomplishes this by contracting with the following four agencies that achieves the primary directive:

Multi-County Community Development  
RECAP, Inc.  
HonoRehg, Inc.  
PathStone Corporation

All of the funded activities meet the HUD Objective of Decent Housing with the Outcome of Affordability.

## Outputs and Outcomes

In total, project sponsors reported 85 housing units supported during the operating year, a slight increase from operating year 2011 during which 82 units were assisted. RECAP reported 30 total units assisted, 15 families and 15 single households. 22 families carried over from Dec. 2011 and at the end of the contract year (Dec 2012) they reported a total of 24. RECAP reported 7 discharges and 4 new into the program.

HONORehg assisted 15 total units during the 2012 operating year. HONORehg operates the Stephen Saunders Residence, for which individuals with HIV/AIDS apply to be considered a tenant. A committee determines who is admitted based on availability and individual need. Program staff provide services to help tenant secure entitlements and benefits which support housing stability.

MCCDC reported no discharges and no admissions during the 2012 operating year, meaning all units (24 individuals) were carry-overs from 2011. MCCDC case managers assist all tenants in finding appropriate housing, renewing their leases, as well as ensure all residents maintain their medical coverage and other entitlements and benefits.

PathStone assisted 28 households, 26 through rental subsidy and 2 through STRMU (Short-term Rent, Mortgage and Utility assistance). PathStone maintained their case management services for all households receiving assistance, including financial and medical stability as well as employment and education assistance. PathStone reported exceeding their goal toward enrollment for long-term, tenant-based subsidies. PathStone maintains a waitlist and applicants are screened when vacancies occur.

Case Management is offered to the beneficiaries of the HOPWA program in finding appropriate housing, advocacy, renewing leases, referrals to other agencies and how to maintain a good rapport with the landlord. Although this type of support is provided each household, it is not totally underwritten by HOPWA funding. However, it is a necessary component in achieving the individual's success in retaining decent, safe and sanitary housing thus avoiding homelessness. Furthermore, since this population faces a multitude of issues i.e. substance abuse, mental illness and of course the social negative of being HIV/AIDS, these agencies provide guidance in maintaining health benefits and other entitlements available to them. It has been proven that individuals who do not have stable housing are less likely to seek the medical and social services necessary when living with the demand of HIV/AIDS.

The facility-based operation has 24 hour staffing for the single individuals who call the Stephen Saunders Residence their home. A treatment plan is established and staff ensures the implementation of the plan. The schedule of congregate daily activities is coordinated by the staff and are documented for review by the House Manager and evaluated by the Stephen Saunders Committee.

**HOPWA Performance Planned Goal and Actual Outputs**

| <b>HOPWA Performance<br/>Planned Goal<br/>and Actual</b> |                                      | <b>[1] Output: Households</b> |        |                             |        | <b>[2] Output: Funding</b> |         |
|--|--------------------------------------|-------------------------------|--------|-----------------------------|--------|----------------------------|---------|
|  |                                      | <b>HOPWA Assistance</b>       |        | <b>Leveraged Households</b> |        | <b>HOPWA Funds</b>         |         |
|  |                                      | a.                            | b.     | c.                          | d.     | e.                         | f.      |
|  |                                      | Goal                          | Actual | Goal                        | Actual | HOPWA Budget               | Actual  |
| <b>HOPWA Housing Subsidy Assistance</b>                  |                                      | <b>[1] Output: Households</b> |        |                             |        | <b>[2] Output: Funding</b> |         |
| 1.   | Tenant-Based Rental Assistance       | 74                            | 68     |                             |        | 481,321                    | 481,321 |
| 2a.  | <b>Permanent Housing Facilities:</b> | 14                            | 15     |                             |        | 102,479                    | 102,479 |

|      |   |    |    |                                  |  |                            |            |
|------|---|----|----|----------------------------------|--|----------------------------|------------|
|      | Received Operating Subsidies/Leased units (Households Served)   |    |    |                                  |  |                            |            |
| 2b.  | <b>Transitional/Short-term Facilities:</b><br><br>Received Operating Subsidies/Leased units (Households Served)<br><br>(Households Served)                        |    |    |                                  |  |                            |            |
| 3a.  | <b>Permanent Housing Facilities:</b><br><br>Capital Development Projects placed in service during the operating year<br><br>(Households Served)                   |    |    |                                  |  |                            |            |
| 3b.  | <b>Transitional/Short-term Facilities:</b><br><br>Capital Development Projects placed in service during the operating year<br><br>(Households Served)             |    |    |                                  |  |                            |            |
| 4.   | Short-Term Rent, Mortgage and Utility Assistance  | 0  | 2  |                                  |  |                            | 1833.56    |
| 5.   | Permanent Housing Placement Services  |    |    |                                  |  |                            |            |
| 6.   | Adjustments for duplication (subtract)  |    |    |                                  |  |                            |            |
| 7.   | <b>Total HOPWA Housing Subsidy Assistance<br/>(Columns a. – d. equal the sum of Rows 1-5 minus Row 6; Columns e. and f. equal the sum of Rows 1-5)</b>            | 88 | 85 |                                  |  | 583,800                    | 585,633.56 |
|      | <b>Housing Development (Construction and Stewardship of facility based housing)</b>   |    |    | <b>[1] Output: Housing Units</b> |  | <b>[2] Output: Funding</b> |            |
| 8.   | Facility-based units;<br>Capital Development Projects not yet opened (Housing Units)  |    |    |                                  |  |                            |            |
| 9.   | Stewardship Units subject to 3 or 10 year use agreements  |    |    |                                  |  |                            |            |
| 10.  | <b>Total Housing Developed<br/><br/>(Sum of Rows 78 &amp; 9)</b>  |    |    |                                  |  |                            |            |
|      | <b>Supportive Services</b>  |    |    | <b>[1] Output Households</b>     |  | <b>[2] Output: Funding</b> |            |
| 11a. | Supportive Services provided by project sponsors/subrecipient that also delivered <u>HOPWA</u> housing subsidy assistance   | 55 | 55 |                                  |  | \$105,810                  | \$105,810  |
| 11b. | Supportive Services provided by project sponsors/subrecipient that only provided supportive services.   |    |    |                                  |  |                            |            |
| 12.  | Adjustment for duplication (subtract)   |    |    |                                  |  |                            |            |
| 13.  | <b>Total Supportive Services<br/>(Columns a. – d. equal the sum of Rows 11 a. &amp; b. minus Row 12; Columns e. and f. equal the sum of Rows 11a. &amp; 11b.)</b> | 55 | 55 |                                  |  | \$105,810                  | \$105,810  |
|      | <b>Housing Information Services</b>   |    |    | <b>[1] Output Households</b>     |  | <b>[2] Output: Funding</b> |            |
| 14.  | Housing Information Services  |    |    |                                  |  |                            |            |
| 15.  | <b>Total Housing Information Services</b>   |    |    |                                  |  |                            |            |
|      | <b>Grant Administration and Other Activities</b>  |    |    | <b>[1] Output Households</b>     |  | <b>[2] Output: Funding</b> |            |

|                       |   |  |  |  |                                   |             |
|-----------------------|---|--|--|--|-----------------------------------|-------------|
|                       |   |  |  |  |                                   |             |
| 16.                   | Resource Identification to establish, coordinate and develop housing assistance resources |  |  |  | \$13,559                          | \$13,559    |
| 17.                   | Technical Assistance<br><br>(if approved in grant agreement)                              |  |  |  |                                   |             |
| 18.                   | Grantee Administration<br><br>(maximum 3% of total HOPWA grant)                           |  |  |  | 21,000                            | 21,000      |
| 19.                   | Project Sponsor Administration<br><br>(maximum 7% of portion of HOPWA grant awarded)      |  |  |  | 29,306.39                         | 28,314.39   |
| 20.                   | <b>Total Grant Administration and Other Activities</b>                                    |  |  |  | \$63,865.39                       | \$62,873.39 |
| <b>Total Expended</b> |   |  |  |  |                                   |             |
|                       |   |  |  |  | [2] Outputs: HOPWA Funds Expended |             |
|                       |   |  |  |  | Budget                            | Actual      |
| 21.                   | <b>Total Expenditures for program year (Sum of Rows 7, 10, 13, 15, and 20)</b>            |  |  |  | 753,475.3                         | 754,316.95  |

## Barriers

Agencies report several existing barriers to providing rental assistance. Perhaps the main difficulty continues to be the availability of suitable housing in both Orange and Dutchess counties. The Hudson Valley as a whole has witnessed a healthy growth in general population over the last decade especially households moving from the higher cost of living areas such as metropolitan New York and Westchester County. For that reason, the demand for housing has strained existing housing stock. Finding suitable housing while attempting to meet the fair market rents allows by the program has proven to be the greatest challenged for these agencies.

While the lack of affordable and suitable housing is a major barrier, it must be noted that the spatial geographies of both counties lend itself to a barrier as well. Both Orange Dutchess Counties have small cities, but large rural areas with very limited accessibility. Mass transit is non-existent in these counties and the bus systems currently in place are questionable at best. Unlike the more urban communities where mass transit interconnects cities and towns and allows travelers an ease of movement, the only mass transit are the local buses operated by the counties and are woefully inadequate in meeting the needs of not only this population, but also low or moderate income residents. If housing is established in a more rural area, the problem of reaching the services required by the HIV/AIDS individuals - medical, hospitals, social services - are located in the cities and without any type of transportation living in a non-city

environment is eliminated. In actuality, these individuals are forced to live within the cities thus making their housing arrangements limited at best.

## **Coordination**

As with all human services type organizations, the HOPWA providers are most adept at coordinating efforts within this community. All not-for-profits and government-funded agencies are feeling the economic downturn with the reduction in funding. So working jointly and not duplicating services has been a focus in recent years and ultimately meeting the needs of the residents.

## **Technical Assistance**

No technical assistance was required during the 2012 program year.