

**2006  
YEAR 32  
ANNUAL  
CONSOLIDATED PLAN**

**CITY OF YONKERS**



Submitted By:  
City of Yonkers  
Contact: J. Stephen Whetstone, Commissioner  
Department of Planning and Development  
Telephone: (914) 377-6650

In December 2004, the City of Yonkers submitted its Five-Year Consolidated Plan to the Department of Housing and Urban Development (HUD) for the time period of 2005 to 2009. The Five-Year Plan assesses the City's Housing and community development needs – defines the City's priorities for expanding housing opportunities, creating jobs and economic opportunities, and improving the quality of life – and lays out the City's strategies for achieving its priority objectives. This annual plan is the first year of the five-year plan. The following is a summary of the major elements of this second year plan.

## **Section I. Coordinating and Managing the Process**

The lead agency for the Consolidated Plan is the Bureau of Community Development (BCD), a bureau within the City's Department of Planning and Development. The Bureau structures the planning process; secures the participation of other public agencies and community organization and institutions; provides opportunities for public participation; and prepares the plan.

The BCD is responsible for the administration and implementation of the three HUD programs which make up the body of the Yonkers Consolidated Plan; the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Shelter Grant Program (ESG). In addition, BCD also administers HOPWA funds allocated for Yonkers, which are received by New York City for the metropolitan area and disbursed through Westchester County; however, HOPWA activities for Yonkers are reported in New York City's Consolidated Plan and are not included in this Yonkers Plan.

In order to develop the Consolidated Plan and to implement the approved activities, BCD works cooperatively with other bureaus within the Department of Planning and Development, other city departments, the Municipal Housing Authority, Yonkers Board of Education, appropriate Westchester County departments, and many Yonkers community based organizations (CBOs) and institutions.

The Yonkers Municipal Housing Authority (YMHA) submitted its Five-Year PHA Plan and its Annual Plan to HUD on April 2004. The City of Yonkers Department of Planning and Development consulted in the preparation of both plans. The YMHA based its statement of needs of families in the jurisdiction from information included in the Consolidated Plan. The priorities and strategic goals of the PHA Plan and the City's Consolidated Plan complement one another.

## **Section II. Citizen Participation**

Citizen participation is an important part of the planning process for the Consolidated Plan. This year the following elements were part of citizen participation:

### **a. Public Hearings**

In July 2005 Yonkers and Westchester Organizations received a Request for Proposal Package that invited them to submit proposals by August 26, 2005. Organizations were invited to attend a meeting if they required any assistance in preparing a proposal, this information session was held on July 28, 2005.

A Public Hearing was conducted on November 16, 2005 at the Nepperhan Community Center. Prior to the Public Hearing a display ad was published in the non-legal section of the local newspaper inviting both residents of Southwest Yonkers and representatives of Community Based Organizations, institutions, and community development target area residents to attend the public hearing. In addition, a letter was also sent to 200 organization directors' and residents of Yonkers inviting them to participate. This mailing also included a proposed draft budget for use of CDBG, ESG and HOME funds. The purpose of this hearing was to solicit comments on the Proposed Draft Budget and Approximately 50 people attended the public hearing, including local Southwest Yonkers residents, directors and representatives of Community Bases Organizations. A total of 19 people commented on the proposed draft budget.

Also, residents had an opportunity to submit comments on the Annual Action Plan – Proposed Draft Budget 2006 in writing until December 12, 2005.

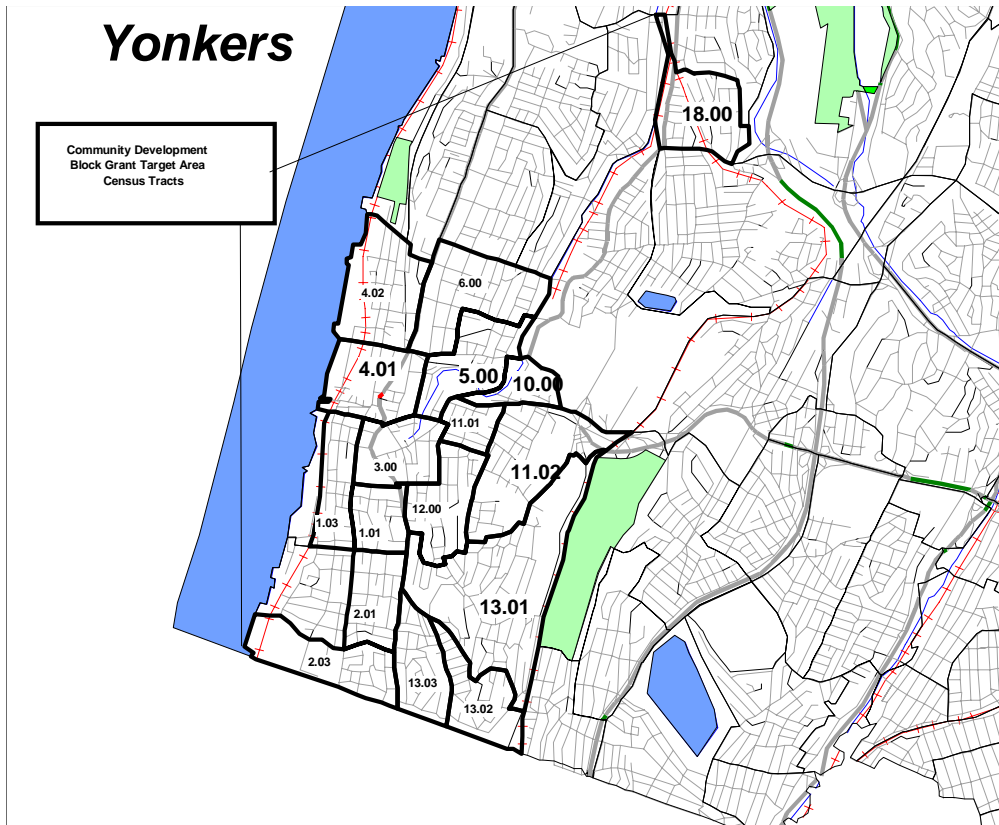
## **Section III. Housing and Non-Housing Community Development Needs and Strategies**

### **A) Introduction**

The City of Yonkers is a physically, economically and ethnically diverse community, located in the southwestern corner of Westchester County, in New York's historic Hudson Valley. The City is bounded by the Bronx to the south, the Hudson River to the west, the town of Greenburgh to the north, and by several communities – Mount Vernon, Bronxville and Tuckahoe – on the east. The City has a total land area of 18.3 square miles.

The area targeted by the City's five-year Consolidated Plan for 2005-2009 consists of seventeen census tracts, with a total land area of 3.17 square miles. The community development target area (hereafter referred to as "the target area") is located in the City's southwest quadrant -- the oldest and most densely developed part of the City.

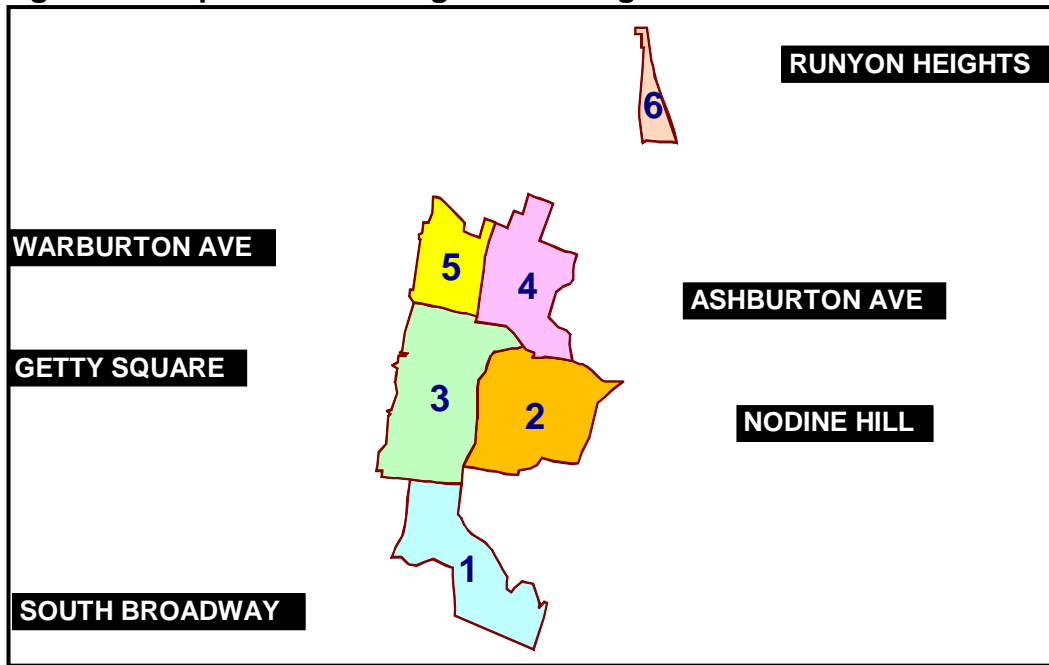
Figure 1: Map of CDBG Area



The community development target area can be viewed as including six distinct neighborhoods:

- *South Broadway* (1) – a mixed-use neighborhood, centered on the principal commercial corridor in the southern part of the target area.
- *Nodine Hill* (2) – a primarily residential area, consisting mostly of densely developed single-family homes.
- *Getty Square* (3) – the City’s original downtown, and still the commercial center of southwest Yonkers.
- *Ashburton Avenue* (4) – a mixed-use area, centered on one of the target area’s primary east-west corridors.
- *Warburton Ave* (5) – a primarily residential area north of Getty Square.
- *Runyon Heights* (6) – a neighborhood of minority homeowners. While physically separated from the rest of the target area, it includes a relatively high percentage of low- and moderate-income households.

**Figure 2: Map of the Six Target Area Neighborhoods**



The target area includes a mix of residential, commercial and industrial uses. Overall, the area is quite densely developed. It covers only 17 percent of the City’s land area – but includes 37 percent of the City’s households, and 41 percent of its population. There is very little vacant land, but many older industrial and commercial sites are underutilized. They represent both a challenge and an opportunity for development.

As a result of these target area characteristics, the current five-year Consolidated Plan contains a description of the needs and strategies in housing, the homeless, public housing, lead-based paint, market conditions, barriers to affordable housing, fair housing, jobs and economic opportunity, and quality of life in the community.

### **A) Needs**

Research and community consultation conducted during the preparation of the Consolidated Plan resulted in the identification of needs related to housing and homelessness, jobs and economic opportunity, and the quality of life in the community.

#### **Housing and Homelessness**

- With a growing population in Southwest Yonkers, large number of low-income households and a pattern of high housing costs, Yonkers needs to continue to increase its supply of affordable rental housing.
- With few sites and only limited funding available for new development, the City needs to continue to preserve its existing stock of affordable housing.
- The rate of homeownership in the community development target area is low, and the costs

of homes in Yonkers and elsewhere in Westchester is high. The City needs to increase the supply of affordable owner-occupied housing in Yonkers, and to provide services aimed at helping renters make the transition to ownership.

- The burden of high housing costs, overcrowding – and in some cases, the loss of welfare benefits due to limits on the availability of public assistance may put more families and individuals at risk of homelessness. This may result in an increased need for services aimed at preventing homelessness, and for increased capacity to provide shelter and supportive services to those who lose their homes.
- Improved prospect for survival of AIDS patients, a large population of people with disabilities and the growth in the City’s “older elderly” population all suggest an increased need for supportive housing.

### **Jobs and Economic Opportunity**

- A low employment rate, and relatively low earnings among many of those who have jobs, are at the heart of many of the problems found in the community development target area. To increase the employment rate from 49.6 to 54.9 percent (the rate for the rest of Yonkers) would require an increase of approximately 1,600 in the number of employed target area residents. This number represents, in effect, the community's "employment deficit."
- The community's employment deficit in part reflects the erosion of Southwest Yonkers' employment base. Reducing the deficit requires creation of new businesses and jobs within the community development target area.
- Reducing the employment deficit will also require improvement of residents' access to jobs elsewhere in the City and surrounding areas of employment; improved transportation between Southwest Yonkers and areas of employment growth; and increased availability of child care and other job-related services.
- A low employment rate and low earnings in part reflect low levels of educational attainment. To reduce the employment deficit in the target area, the City will need to help adult residents improve their skills, and to improve educational outcomes for the community's young people.

### **Quality of Life**

- Crime, drugs and gang activity detract from the quality of life in some target area neighborhoods; rob young people of chances for a better future; and discourage the investment the community needs. There is a need for coordinated, community-based efforts to reduce crime -- and in particular, for programs that offer young people positive alternatives to crime and violence.
- Improving the quality of the physical environment is essential to improving the quality of life in the community development target area.
- Public agencies, private and non-profit landlords, health care providers, community groups and parents need to remain vigilant about the hazards of lead-based paint and to screen children for exposure to lead. Other child health problems, such as asthma, also require a concerted community-wide response.

## **C. Priorities and Strategies**

As a result of these needs and strategies, the following is a priority list for this Annual Plan:

### **A. Priority Housing Strategies**

1. Increase the supply of affordable rental housing by developing units of affordable rental housing; rehabilitate units of housing for affordable use; work with private developers to provide units of affordable housing as part of a larger housing development in Yonkers. (HOME Program; Yonkers CDBG Affordable Housing Office; CDBG for Code Enforcement, Demolition and Rodent Control; Department of Housing and Buildings and non-for profits: CLUSTER HRC, Westhab, Greyston and Habitat for Humanity)
  - Support the construction of new affordable rental housing and in the rehabilitation of existing residential buildings; create opportunities for developers to take advantage of funding incentives associated with the construction of new affordable units.
  - Rehabilitate or remove buildings that are unsafe and represent a hazard to the community.
2. Preserve the existing stock of affordable housing. (The City of Yonkers Municipal Housing Authority, HUD Comprehensive Grant Program, HOPE VI, HOME Program providing low-cost loans to both non-profits and for-profit owner of affordable rental housing, Yonkers CDBG Affordable Housing Office)
  - Invest in the maintenance and upgrading of public housing; provide low cost loans to small landlords who need to undertake major repairs; and help non-profit organizations that provide additional services to landlords.
3. Provide private rental-market opportunities to low-income Yonkers residents. (Municipal Housing Section 8 existing certificate and voucher programs, and Westchester County)
  - Support programs that find housing opportunities for eligible families with Section 8 vouchers and utilize existing MHA housing for eligible families.
4. Promote ownership by educating low –and moderate-income families through first time homebuyers program, educate municipal housing residents about the alternative housing opportunities; work with the Yonkers affordable housing office to produce new homeownership units for target area families. (HOME Program-First-Time Home Buyers, ADDI, CDBG, Affordable Housing office)
  - Support the development of affordable owner occupies housing
  - Support City-administered programs that help renters make the transition to ownership; support local organizations that provide counseling services.

## **B. Priority Homeless Strategies**

1. To reduce homelessness among Yonkers residents
  - Provide eviction prevention and other services aimed at helping tenants solve critical housing problems before they become homeless.
  - Provide homeless families and individuals with a package of shelter and supportive services designed to move them as quickly as possible into more stable housing situation
  - Provide quality transitional housing shelter housing for chronic homeless with supportive services.  
(CDBG and ESG Programs along with Continuum of Care funds and HOPWA funds)
  
2. Increase the supply of supportive housing by creating 15 units of supportive housing an new units for chronic homeless individuals
  - Help non-profits housing organizations develop supportive housing opportunities for Yonkers residents with special needs, including frail elderly and disabled, people with AIDS, and people with problems of mental illness or substance abuse. (CDBG funding, HOME funding, HOPWA and Section 202 programs and tax credit programs.

## **C. Priority Non-housing Development Strategies**

### **Jobs and Economic Opportunity**

1. Develop new businesses and create new jobs in and accessible to the community development target area. (Office of Economic Development; Empowerment Zone; Enterprise Zone, Office of Downtown Waterfront; Small Business Development Center, Downtown/Waterfront BID, South Broadway BID, Yonkers Community Planning Council, YMCA and Southern Westchester Infrastructure for Future Technology(SWIFT), Section 108 funding, EPA Brownfield Assessment, New York State Brownfield Opportunity Area funds)
  - To create new jobs in the target area and areas accessible via public transportation.
  - To provide start-up business counseling to aspiring target area entrepreneurs.
  - Acquire investigate and remediate Brownfield sites in order to facilitate development of new office, industrial or other job generating use.
  -
  
2. Improve the access to employment opportunities, both within and outside the target area for eligible persons. (Office of Economic Development; Small Business Development Center)

- To increase the number employed eligible residents in Yonkers.
  - To improve transportation services between the target area and areas of employment growth in Yonkers and elsewhere in Westchester County
  - To support affordable child care opportunities.
3. Help residents acquire the skills required for success in today's job market. (CDBG funding, YMCA, Yonkers Community Planning Council, SWIFT, TANF funds, Workforce Investment Act funding, Westchester Community College and EOC)
    - Provide school children with tutoring and either academic support to enhance academic support to enhance academic performance and encourage high school graduation.
    - Enroll adult target area residents in skill building and employment training courses.
    - Enroll adult target area residents in GED preparedness courses.
  4. Help increase the incomes of working families in the target area. (CDBG funding, Office of Economic Development, Yonkers Empowerment Zone and non-profit organizations)
    - Continue to educate residents about the Earned Income Tax Credit program, operated through the Yonkers Empowerment Zone.
    - Help low-income working families living in the target area, get access to the benefits for which they are eligible through the assistance of support agencies

### **Improving the Quality of Life**

1. Address quality-of-life issues through collaborative efforts at the neighborhood level. (CDBG program)
  - Support the creation and sustainability of neighborhood coalitions to develop and implement their own strategies for improving neighborhood quality of life issues.
2. Provide young people with constructive alternative to delinquency and crime. (Yonkers Police Department; Westchester County District Attorney, U.S. Department of Justice Weed & Seed Program; and various after school, weekend programs, and summer programs.)
  - Provide alternatives to gang involvement, teach conflict resolution skills and other techniques for avoiding violence and crime. .
3. Address lead-based paint hazards and other conditions that endanger the health of children in the target area by continuing to inform residents of the hazards associated with lead-based paint; cooperate with the Westchester County Department of Health in its lead screening and treatment program; and support the efforts of community institutions and organizations to address child health issues through the Healthy

Yonkers Initiative. (Westchester County Department of Health and Yonkers General Hospital)

- Reduce the number of children testing positive for elevated lead levels by 20 percent.
  - Ensure that all children in the community target area have access to health benefits.
4. Improve the physical environment of the community development target area. (Yonkers Groundworks; Parks Department; Greyston Community Gardens; Office of Economic Development; Beczak; and Department of Housing and Buildings)
    - Create or rehabilitate neighborhood parks or other public spaces in or near the target area.
    - To demolish dilapidated and unsafe structures, as needed.
    - To improve and expand community access to the Hudson River Waterfront.
  5. Make a greater use of the arts as a resource for community improvement. (Friends of Philipse Manor, Yonkers Phil harmonica)
    - Support cultural institutions with programming that is accessible to target area residents.
    - To support initiatives to advertise and promote existing cultural resources
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**D. Other Special Needs Population**

1. Provide support for housing and support services for persons who are HIV-positive. (HOME, HOPWA, ESG, and CDBG programs)
2. Provide support for elderly housing. (CDBG program; Office of the Aging; and Yonkers General Hospital Wellness Center)
3. Provide support for organizations providing services for the elderly, substance abusers, youth-at-risk, and the disabled. (ESG and CDBG programs)

**E. Public Housing**

1. Provide support for organizations providing services for the residents of the Municipal Housing Authority. (CDBG and ESG programs)
2. Provide support for organizations providing services to improve security at the Municipal Housing Authority. (CDBG program)
3. Provide support for the development of economic opportunities for the residents of the Municipal Housing Authority. (CDBG program)

#### **Section IV. Housing and Community Development Resources**

In order to achieve these priorities and strategy, funding resources must be secured. The Consolidated Plan lists many federal, state, county, local, and private resources which could be utilized. However, in this plan, the allocation of HUD's CDBG, HOME and ESG programs are emphasized. This year, HUD's allocation to Yonkers is as follows:

|                                   |                |
|-----------------------------------|----------------|
| Community Development Block Grant | \$3,904,533.00 |
| HOME program                      | \$2,147,222    |
| Emergency Shelter grants          | \$164,042      |
| ADDI                              | \$61,124       |
| Total                             | \$6,276,921    |

**NOTES:**

A. Housing Remedy Order

As part of the Housing Remedy Order, the City is required to allocate 25% of its CDBG funds to the Affordable Housing Trust Fund (AHTF). The City's Affordable Housing Office is directly responsible to the City's Mayor for the implementation of the order.

B. Locations

Most of the activities take place within the community development target area of Southwest Yonkers. The services provided by the CBOs affect residents throughout the community and are not limited to the location of the CBO office or center.

HOME housing activities are located throughout the city according to program eligibility.

C. Monitoring

BCD requests quarterly reports from all of those who receive funding. These reports indicate the numbers of people who benefit from the services provided and identifies that the population served meets the program standards (i.e. income level) and the status of their funded activities. Audits are required on an annual basis.

BCD staff conducts monitoring visits to these agencies to document their use of funds as eligible HUD activities at least twice a year.

D. Homelessness

The City of Yonkers recognizes that there is a great need for shelter space to accommodate the homeless. BCD will continue to provide funding to programs that emphasize support services to homeless, in an effort to educate the homeless towards self-sufficiency.

BCD will utilize 2005 Federal ESG and CDBG funds to help in providing housing and services for the homeless.

E. Analysis of Fair Housing Impediments

The City of Yonkers submitted its revised Analysis of Fair Housing Impediments to HUD on December 2000.