

FY 2020-2024 FIVE-YEAR PLAN SUMMARY

The Municipal Housing Authority for the City of Yonkers, (MHACY) is required by the Department of Housing and Urban Development (HUD), to submit the FY2020-2024 Five-Year Plan. The Summary of the Goals and Objectives for the proposed Five-Year Plan are consistent with those established in the previous five years (2015-2019) and includes:

- The MHACY will continue to utilize the Dru Sjodin National Sex Offender Database.
- The MHACY will assume that assets earn income based on the FDIC rate.
- The MHACY will streamline re-certification for households on fixed-income.
- The Pet Policy was revised (September 2018) to clarify the language needed per RAD, low-Income Housing Tax Credit, and NY State. Service and Assistance Animals can be denied based on being classified as out of control; not house broken; pose a direct threat to others; Test is “does the animal perform the assistance or provide the benefit needed by the person with disabilities” and Pets shall be maintained within the units and on a leash or carried outside and not in common areas.
- The MHACY is considering the possibility of waiving security deposits for all units if approved by Management Agreements, as applicable.
- The MHACY will not offer grievance hearings for criminal activity that threatens life, health, or safety.
- If household income exceeds 120% of median income for two (2) years, the MHACY will terminate tenancy or the rent will be set at the higher of Fair Market Rent (FMR) or subsidy.
- The MHACY will utilize all of the updated required Violence Against Women Act (VAWA) forms.
- The MHACY intends to review and amend its policies and procedures to assure compliance with its Fair Housing obligations, as they are defined by HUD, Low-Income Tax Credit, NY State, and Federal law.
- The Administrative (Admin) Plan and the Admissions and Continued Occupancy Policy (ACOP) will be revised as needed, based on mandated updates from HUD, Low-Income Housing Tax Credit or New York State requirements in areas conducive for more effective administration.
- Rent determinations and structure will also be based as applicable on HUD, Low-Income Housing Tax Credit and New York State requirements.
- Continue to provide designated housing for Elderly and/or Disabled Families.
- Continue the redevelopment of the Cottage Gardens site using disposition authority under Section 18 of the Act.
- Pursue Safety and Security Grants.
- The MHACY disposed of the remaining surplus Mulford Gardens Property to the City of Yonkers Public Schools System to construct a school on the remaining site.
- The MHACY has continued to meet with potential stakeholders, report and communicate progress to all parties and gather feedback from the community and affected residents. MHACY also is currently conducting extensive community development, capacity building, and planning activities in concert with the City of Yonkers.

- Resident services will continue to be a priority. Currently, the MHACY has one (1) Resident Opportunity for Self Sufficiency (ROSS) grant which provides for two (2) Service Coordinators (SCs). Although the four (4) previously received ROSS grants have expired, the remaining three (3) SCs are still being retained through independent, non-grant funding. In total there are five (5) SCs providing services to twelve (12) sites.
- The MHACY was selected as a CONNECTHOMEUSA portal in September 2019. Two sites (Calcagno Homes and Loehr Court) were designated as the demonstration sites. Each household at the designated sites is eligible to receive a free tablet with T-Mobile service to provide internet access. Services will continue to be expanded to provide more families with internet-based accessibility.
- The MHACY has implemented a revised Property Management operational and organization staff structure based on the applicable requirements per HUD, Low-Income Housing Tax Credit and New York State.
- Based on the HUD final rule issued March 8, 2015 “Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing and Community Planning and Development Programs,” the MHACY will consider options to reduce administrative burden and enable more efficient use of scarce resources through reviewing and revising as applicable, the following: Grievance Procedures. The MHACY has revised the grievance procedures to ensure compliance and consistency with HUD, Low-Income Tax Credit and New York State requirements.
- Conduct a fund-raising campaign to benefit Resident Service Initiatives.
- The MHACY will pursue additional funding opportunities to expand affordable housing and social service options to targeted and special populations, i.e., Federal Home Loan Bank.
- To the extent necessary, the MHACY may request units remain vacant for modernization, conversion to RAD or redevelopment to minimize resident impact and enable design professionals to assess the rehabilitation needs and requirements.
- MHACY may also request approval to re-occupy units approved for demolition or disposition on a temporary basis to allow for temporary relocation of residents during redevelopment.
- The MHACY will not consider changes to its Five-Year Plan, subsequent Annual Plans, ACOP, Admin Plan and other policies based upon compliance or consistency with HUD, Low Income Tax Credit and New York State requirements.
- The MHACY may consider submitting a Rental Assistance Demonstration (RAD) application.

The following MHACY sites have been converted to RAD:

- Seven Townhomes, LP. (Scattered Sites) closed on November 16, 2017.
- Yonkers Senior Apartments, LLC. (Curran Court, Hall Homes, & Martinelli Homes)) closed on December 26, 2017.
- Yonkers Preservation, LLC. (Flynn Manor, Schlobohm Houses, and Walsh Road) closed on March 5, 2018.
- Troy Kristensen, L.P. (Troy Manor and Kris Kristensen) closed on March 20, 2019

The following properties were removed from the Public Housing Inventory either by Section 18: Demo/Dispo Applications other forms of funding or restructuring options.

- Calcagno Homes and Loehr Court are scheduled to close in March 2020.