

HOME-American Rescue Plan Grant Allocation Plan



City of Mount Vernon
Department of Planning and Community Development/Mount Vernon
Urban Renewal Agency
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HOME-ARP Allocation Plan

Participating Jurisdiction: Mt. Vernon, New York

Date: 5/11/2022

Introduction

In September 2021, the U.S. Department of Housing and Urban Development announced the allocation of \$1,855,473 to the City of Mt. Vernon, New York for a new grant called the Home Investment Partnerships Grant American Relief Plan (HOME-ARP). The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing development, administration and planning, and nonprofit operating and capacity building assistance.

HOME-ARP funds must assist people in HOME-ARP "qualifying populations", which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness or those at greatest risk of housing instability or in unstable housing situations

To receive funding, the City must develop a HOME-ARP Allocation Plan which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. This plan will be submitted and approved by HUD. The development of the HOME-ARP Allocation Plan must also be informed through stakeholder consultation and public engagement. The following is the City of Mount Vernon's HOME-ARP Allocation Plan.

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

The City of Mount Vernon's consultation process involved consulting key stakeholders in the City and in Westchester county to help identify areas that the data does not fully address and to help develop priorities.

One of the primary partners of the City of Mount Vernon was the Westchester County Continuum of Care (CoC). The CoC conducts an annual Point-in-Time Count and Housing Inventory and prepares System Performance Measures that include valuable data for addressing the needs of residents who are experiencing homelessness or at risk of homelessness.

The City of Mount Vernon, City of New Rochelle, The City of Yonkers, Westchester County, and the Westchester County CoC held a virtual Open Forum consultation meeting on January 11, 2022 and invited all stakeholders to share funding priorities. Several general themes emerged from the feedback shared during the open forum. Common funding priorities include expanded affordable housing and supportive services for elderly and disabled individuals, kinship families, and young people at transition age. Additionally, several stakeholders emphasized the importance of eviction prevention services, including tenant-based rental assistance (TBRA) and legal representation for individuals facing eviction.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Westchester County Continuum of Care	Continuum of Care	Open Forum	Recommended expanding Rapid Rehousing subsidies for up to 9 years and supportive services; housing support for transition age individuals
Legal Services of the Hudson Valley	Civil Rights	Open Forum	Recommended funds designated to homeless prevention services and TBRA and legal representation for tenants facing eviction

New Rochelle Housing	Housing Authority	Open Forum	Veterans and elderly care available at the PHA.
Family Service Society of Yonkers	Nonprofit Organization/ Affordable Housing;	Open Forum	Recommended providing targeted multi-year rent subsidies and housing case management services to kinship
Program Design and Development, LLC	Public Policy/ Affordable Housing consultant; co-founder of the Coalition for the Homeless of Westchester	Open Forum/ Email correspondence	Gap in our current continuum of homeless services. Need housing subsidies and supportive service. Emergency Housing Vouchers administered by NYS DHCR provide housing subsidies at FMR for over 8 years, offering participants more time to achieve self-sufficiency but they do not provide any funding for services to help people
Lower West Side Household Services	Nonprofit Organization – LMI/disabled/elderly healthcare	Open Forum	Recommended affordable and accessible housing and supportive services for elderly and disabled
Westchester County Department of Community Mental Health – Children’s Mental Health Services Dept	Government Agency	Open Forum	Recommended support for kinship families, in which grandparents and other adults are given the responsibility of care for children
Westchester County Department of Community Mental Health	Government Agency	Open Forum	Recommended a Hoarding Intervention Program and tenancy preservation, non-congregate shelter, and TBRA paired with legal services
Mount Vernon Public Schools	Public School System	Open Forum	Recommended affordable housing units for families with school children
Westchester Disabled on the Move	Nonprofit Organization – Disability Assistance	Open Forum	Recommended affordable housing and supportive services for people with disabilities
Westchester County Veterans Affairs	Veterans Affairs Organization	Open Forum	Recommended veterans services; housing assistance for senior veterans and those unable to go into shelter system due to PTSD and other issues
First Steps to Heal	Nonprofit Organization – Healthcare, Case Management	Open Forum	Recommended emergency shelter and housing via extended hotel stay for Domestic Violence survivors

Mount Vernon, My Sisters' Place, Inc	Service Provider - Domestic Violence	Direct	There remains an unmet need for emergency shelter beds and specialized legal and supportive services for individuals and families fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, staking, or human trafficking within the City of Mount Vernon. MSP sees consistently high demand for services
Lifting Up Westchester	Homeless Service Provider	Open Forum	Recommended prioritizing non-congregate shelter for domestic violence clients, targeted affordable housing, and TBRA with supportive

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

Public comment period: May 16, 2022 – June 17, 2022

Virtual Open Forum with CoC: June 3, 2022 at 10:00am

Public Hearing: City Council Chambers: June 9, 2022 at 7:00pm

The City of Mount Vernon, the City of New Rochelle, the City of Yonkers, and Westchester County held a HOME ARP virtual forum on January 11, 2022. A copy of the audio and video recording is available at: <https://youtu.be/gvP7a6nGcrI>. A copy of the recorded transcript is available in the Appendix Section. There were approximately 60 attendees that included homeless providers, domestic violence providers, veteran groups, and stakeholders that participated in the virtual forum.

The City hosted a virtual public hearing on June 3, 2022 in partnership with the CoC. The public hearing was recorded and posted on the City’s website.

The City held a second public hearing at City Hall on June 9, 2022 at 7:00pm. The in person public hearing was broadcast via livestream and posted on the City’s website.

The public notice describing the budget and activities was published in LOHUD on May 28, 2022 in English and in Westchester Hispano in Spanish.

Describe any efforts to broaden public participation:

The City of Mount Vernon partnered with the City of New Rochelle, the City of Yonkers and Westchester County to reach residents and stakeholders from varying backgrounds, including persons of color, persons with disabilities, and special needs populations. The virtual forum took place on January 11, 2022.

In addition, to increase public participation, the Department of Planning and Community Development/Mount Vernon Urban Renewal Agency held two public hearings to seek input from residents of the City.

The first public hearing was a virtual hearing held in partnership with the CoC on June 3, 2022. The public hearing was recorded and posted on the City’s website.

The second public hearing was held at City Hall on June 9, 2022 at 7:00pm. The in-person public hearing was broadcast via livestream and posted on the City’s website.

In addition, there were city staff available to serve as Spanish interpreters for Spanish speakers with limited English proficiency.

Flyers for the public hearings were posted at the library, city website, emailed to community based organizations and posted in the Mayor’s newsletter that is emailed to residents of the City.

The City contact information was provided so participants could reach out with additional feedback or questions. The City also posted the public notice, draft HOME-ARP allocation plan, and presentations on the City’s website.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

TO BE UPDATED

Summarize any comments or recommendations not accepted and state the reasons why:

TO BE UPDATED

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least	Adult HH (w/o child	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	599	207	515	515	12								
Transitional Housing	627	211	58	58	12								
Rapid	239	78	58	58	11								
Permanent Supportive Housing	547	221	973	973	343								
Sheltered Homeless						813	492	24	55				
Unsheltered Homeless						0	50	1	2				
Current Gap										--	-32	-581	-581

Data Sources: 1. 2022 Point in Time Count (PIT); 2. 2022 Continuum of Care Housing Inventory Count (HIC)

Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	16,728		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	4,813		
Rental Units Affordable to HH at 50% AMI (Other Populations)	11,630		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		4,270	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		1,150	
Current Gaps (0-30% AMI w/ severe housing problems)			+543
Current Gaps (30%-50% AMI w/ severe housing problems)			+15,293

Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homelessness

The CoC releases an annual Point-in-Time (PIT) Count that includes valuable data for addressing the needs of residents who are experiencing homelessness. The 2022 Westchester County PIT count data was used. It is noted that the Continuum of Care's jurisdiction is the entirety of Westchester County so the data reflected in the PIT count is for the entire county, some numbers may not accurately capture the precise counts of the jurisdiction. Therefore, estimates and rates combined with stakeholder input have led the overall content of estimated composition.

According to the 2022 PIT count, Black or African American residents are the largest demographic of people experiencing homelessness. Just over 67% of people experiencing homelessness are Black or African American, 30% are White/Caucasian, and the remainder are American Indian or Alaskan Native, Native Hawaiian or Other Pacific Islander, Asian, or multi-racial. 30% percent of overall homeless are Hispanic/ Latino. 53% of homeless individuals identify as Male. 56% are over the age of 24 and 37% being under the age of 18, almost all in households with other adults. About 9% were reported as chronically homeless. Two hundred sixty-four (264) individuals reported having a mental illness, 162 reported having a substance use disorder, 25 are veterans and 57 were fleeing domestic violence.

Populations At-risk of Homelessness or Housing Instability (Other)

HUD defines those at risk of homelessness as individuals and families who have an income below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability. Using HUD's 2014-2018 CHAS data, the city has 6,445 households with incomes at or below 30% AMI, (just over 25% of all city households). Eighty-four percent of these households are renter households. Households at-risk of homelessness include an estimated 7,110 households who are severe cost burdened, paying over 50% of their income toward housing and over 5,665 who are cost burdened (above 30%, less than 50%). Of the severe cost burdened, 4,080 are renting households who are also in the extremely low-income range (<30%) and are considered at greatest risk of housing instability. An estimated 8,365 LMI (<80% AMI) renters are cost burdened at the 30% mark, over 33% of total households in the City. Westchester County Eviction data through April 2022 noted a 12% increase of eviction filings within Mount Vernon from 2020 to 2021 (495 to 556). More alarmingly, if the trend of the first three months of 2022 eviction filings continue (344), Mount Vernon is on pace to nearly triple the number of cases that were filed in 2021.

Victims of Domestic Violence or Human Trafficking

Data indicates that domestic violence, dating violence, sexual assault, and stalking all occur at high rates in the region: New York has some of the country's highest levels of demand for DV victim services and unmet victim needs.¹ Many of those who are victimized are members of groups which have historically been oppressed, marginalized, or silenced – including individuals with disabilities, members of LGBTQ communities, and those who have been trafficked – with crimes against these groups often going undetected or underreported. While no specific data exists on the size and demographic composition of individuals and families fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, staking, or human trafficking; or other populations within the boundaries of Mount Vernon, figures gathered by Westchester County's Office for Women counted 1,084 Domestic Incident Reports (DIRs) made to police in Mount Vernon in 2020 – a number representing almost 10% of the total DIRs county-wide, despite Mount Vernon's population representing only 7.3% of Westchester's population.

¹ 14th Annual Domestic Violence Counts report, published by National Network to End Domestic Violence, 2020

The New York State Division Of Criminal Justice Services released the following reported 2020 figures for Mount Vernon.

Domestic Violence Victim Data by County: 2020

		Intimate Partner			OTHER FAMILY VICTIM	TOTAL
		FEMALE VICTIM	MALE VICTIM	TOTAL		
Mount Vernon City PD	Agg Assault	33	16	49	40	89
	Simple Assault	240	41	281	112	393
	Sex Offense	3	2	5	14	19
	Violate Protection Order	27	2	29	13	42
	Total	303	61	364	179	543

Source: Division of Criminal Justice Services

<https://www.criminaljustice.ny.gov/crimnet/ojsa/domesticviolence2020/index.htm>

New York State reported referrals for 388 cases involving human trafficking in 2020. According to the NY Division of Criminal Justice Services there were a total of 1,236 reported victims of intimate partner violence and 488 victims of family violence in Westchester County during 2020. Of the reported intimate partner violence 82% were female victims. As an estimated two-thirds of incidences of abusive and violent behavior are never reported to police,² these numbers are widely considered to be a significant underestimation of the scale of the issue.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- *Sheltered and unsheltered homeless populations;*
- *Those currently housed populations at risk of homelessness;*
- *Other families requiring services or housing assistance or to prevent homelessness; and,*
- *Those at greatest risk of housing instability or in unstable housing situations:*

Homeless Populations

The primary unmet need as it pertains to homeless needs inventory is the availability of beds and units for adults who are experiencing homelessness. There is a need for over 580 beds in order to provide housing services for adults. Additionally, beds specifically for survivors of domestic violence were recognized as a specific need.

² Langton,L, Berzofsky M, Krebs, C, Smiley-McDonald, H, Victimization Not Reported to the Police, 2006-2010. DOJ. (2012).

Challenges of a lack of affordable housing, supportive services, and a need for emergency shelter (especially for victims of domestic violence) were common unmet need themes highlighted from the stakeholder's forum. Service needs for both sheltered and unsheltered include a greater capacity to offer healthcare services, disability assistance, mental healthcare, as well as housing counseling, financial workshops, job training, skills training.

Populations At-risk of Homelessness or Housing Instability (Other QP)

ACS estimates approximately 54% of the city's renters are costs burdened (paying over 30% of income to housing costs), or approximately 8,400 total renter households. Lack of affordable housing inventory and a persistent affordability gap challenge both populations recovering from homelessness and those households at risk of homelessness or housing instability. As previously mentioned, rising eviction rates and the general increase costs in rent highlight the housing instability many households face and highlight a growing need for rental assistance. Those at-risk of homeless or housing instability often need short-term subsidies such as mortgage/rent assistance to avoid foreclosure or eviction, as well as utility assistance to avoid shutoff or security deposits to allow new rental contracts. Supportive services such as housing or financial counseling, landlord mediation for eviction proceedings will also benefit these groups. Healthcare assistance greatly benefits those at-risk of housing instability who are also disabled or elderly.

Residents who have been previously homeless or are currently using some type of rental assistance may need the assistance to continue for a short or long period of time. Funding existing services and housing assistance programs is important to the housing stability of these individuals and families.

Victims of Domestic Violence or Human Trafficking

Victims of domestic violence and single mothers were highlighted as QPs needing particular support. Within the city limits of Mount Vernon, My Sisters' Place, Inc. (MSP) is currently the only provider of specialized services for families experiencing domestic violence and human trafficking. Give the limitations of a one-night PIT count, MSP's perspective helps shape the current needs. There remains an unmet need for emergency shelter beds and specialized legal and supportive services for individuals and families fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, staking, or human trafficking within the City of Mount Vernon. MSP sees consistently high demand for services. In 2021, its crisis hotline received more than 4,100 calls, its emergency shelter and transitional housing program provided safety for 141 adults and children, and it provided counseling to over 1,000 adults and children.

Stakeholders highlighted consistent reporting indicating a lack of specialized DV services. Victims face a complex array of challenges, with many urgently requiring emergency safety assessment, shelter or rental assistance, health and mental health assessment/care, food and clothing, translation/interpretation, transportation, and advocacy with law enforcement or government agencies. Domestic violence or human trafficking survivors particularly those from traditionally marginalized groups - face vulnerabilities exacerbating the impact of abuse and

complicating their efforts to seek justice and overcome victimization and face barriers to accessing the specialized housing security, healthcare, safety planning, and counseling services (to included networking and economic independence) they need. Trauma-informed case management and financial assistance were highlighted as specific needs for this category. Services specific to this population are essential particularly as service providers untrained in the specialized fields of domestic violence, dating violence, sexual assault, and stalking may fail to understand the complex legal and psychosocial nuances of these cases (further complicated by the COVID-19 pandemic), unintentionally risking the safety and well-being of victims and their children.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

The City of Mount Vernon Urban Renewal Agency (MVURA) continues to support organizations that assess and meet the needs of qualifying populations through administration of its CDBG, HOME, and ESG funding allocations. These funds are used to increase affordable rental housing opportunities through rental units constructed and rental units rehabilitated. In addition, funds provide supportive services for LMI households, homeless households, and those at risk of homelessness, and to provide rental assistance and other supportive services. The City of Mount Vernon directly administers 57 Permanent Supportive Housing units in conjunction with the Westchester County Continuum of Care.

The **Westchester County Continuum of Care** is a network of agencies that work together to address the needs of the homeless population, including managing 1,179 Emergency Shelter beds, 685 Transitional Housing beds, and 1,520 Permanent Supportive Housing beds across the county. The CoC has implemented a Coordinated Entry system to triage, assess, match, and refer homeless individuals to the most appropriate housing option across the Continuum.

Westhab, Inc. provides 102 Emergency Shelter beds for 34 households at Vernon Plaza, supportive services, and permanent affordable housing for homeless individuals and families, in addition to 32 Permanent Supportive Housing units in Mount Vernon and many more throughout Westchester County.

WestHELP, Inc provides 138 Emergency Shelter beds for 46 households with children in collaboration with the County Department of Social Services, which gives families access to other shelters, transitional housing, homeless prevention funds, and other benefits.

The **Guidance Center of Westchester** (GCW) operates 20 Permanent Supportive Housing units and provides counseling and wraparound services to those in the community who are challenged by mental illness, substance abuse, poverty, and homelessness.

Community Housing Innovations provides 240 Transitional Housing beds to more than 80 families in Mount Vernon.

Westchester Residential Opportunities provides housing counseling services for families faced with housing foreclosures as well as counseling and referral services to the elderly with housing needs.

Legal Services of the Hudson Valley provides legal services to individuals and families threatened with eviction or at risk of homelessness.

The Mount Vernon United Tenants Organization supports individuals and families threatened with eviction through legal action, TBRA, and other supportive services for the homeless population and to those at risk of homelessness.

The County of Westchester Department of Social Services (DSS) provides services to residents in Mount Vernon and through Westchester County who are undergoing housing crisis. These services include eviction prevention, diversion, emergency shelter, emergency food assistance, child support and day care subsidies, temporary assistance, employment services, and home energy costs.

The **Mount Vernon Youth Bureau** provides comprehensive, positive youth development services to youth ages 6-24, including social, emotional, and academic support, mentoring, workforce development and employment training.

Feeding Westchester supports the distribution of nutritious food to community partners and hunger relief programs. These programs provide food to low-income children, families, veterans, and seniors in the City. In 2020, Feeding Westchester distributed 13.8 million meals.

My Sisters' Place, Inc strives to end domestic violence and human trafficking through comprehensive services, advocacy, and community education. Provides access to our confidentially located emergency shelter. The shelter has 20 beds for adults and children, is wheelchair accessible, and is open to victims/survivors of all genders.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

As noted above, the primary gap in the shelter and housing inventory is the availability of beds and units for adults with no children present. There is a need for nearly 600 more beds for this population, particularly emergency beds.

The availability of citywide housing units does not meet the needs of the qualifying population. There is a need for quality affordable housing units of multiple sizes in neighborhoods

throughout the City. In the city, there are fewer than 700 vacant rental units and the overall rental vacancy rate is less than 5%. Overcrowding and cost burden not only effect LMI households, but even those households above the 80% AMI threshold.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

The City of Mount Vernon will not be including additional conditions in its definition of “other populations.”

Identify priority needs for qualifying populations:

Stakeholders indicated a variety of needs for qualifying populations, including:

- 1) Short- and medium-term housing, permanent supportive housing, and rental and utility assistance,
- 2) Supportive services such as counseling, case management, childcare, transportation, legal services, and job training.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

To determine the level of need and gaps the City of Mt. Vernon looked at both qualitative and quantitative measures of the unmet needs and resources available. PIT count and HMIS data and insights from the US Census and CHAS data were used in partnership with feedback and on-the-ground insights from key stakeholders in the area.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The City expects to administer programs directly. Once the City has received the full HOME-ARP grant award from HUD, the City will conduct a Request for Proposals for a specified period of time to make it a more competitive process in awarding these funds. During that time any organization, developer, subrecipient, or consultant is eligible to apply. At the close of the application period, all applications received will be reviewed for completeness, eligibility, and their ability to deliver on the priority needs identified within this plan. Each applicant will also be reviewed for their ability to carry out the project meeting all eligibility criteria.

Award(s) will be made based on the applicant’s project scope as it pertains to the outlined priority needs in this plan as well as the applicant’s familiarity with utilizing federal funding and ability to comply with all federal and local requirements.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

The City will administer the program. The City used a portion of the HOME-ARP administrative funds to procure Civitas, LLC, a HUD grants management consultant to assist in the development of the HOME-ARP allocation plan. Civitas assisted the City with data collection and analysis, stakeholder outreach, and Allocation Plan development.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 290,752.05		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 1,100,852		
Development of Affordable Rental Housing	\$ 0		
Non-Profit Operating	\$ 92,774	5 %	5%
Non-Profit Capacity Building	\$ 92,774	5 %	5%
Administration and Planning	\$ 278,320.95	15 %	15%
Total HOME ARP Allocation	\$ 1,855,473.00		

Additional narrative, if applicable:

The City will ensure the bulk of the funds goes directly to households in need via the TBRA activity. It is estimated that the City will provide an average of \$53,600 a month for an estimated 20 months in rental assistance to support homeless prevention and assist those transitioning out of homelessness.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The gap in the current continuum of homeless services was highlighted in the data and with stakeholder input. With an effort to support the continuum of care via transitional assistance and rapid re-housing, stakeholders highlighted more subsidy assistance and supportive services are required to achieve these goals and prevent persons from falling back into homelessness and assist those households most at-risk of homelessness.

Cost burden rates of LMI renters was cited as a major challenge. With housing and rental costs continuing to increase, while wages and income remain stagnant, rental assistance becomes increasingly needed (ramifications of inflation also noted). The HOME-ARP funds will also support organizations that provide supportive services to help program participants achieve self-sufficiency.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The City does not currently plan to produce affordable rental housing using HOME-ARP funds.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

N/A

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

As a result of the economic fallout following COVID-19, the most vulnerable populations in Mount Vernon need support to create and maintain housing stability. These most vulnerable populations experienced compounding obstacles. ESG-CV funds have been used to house the most vulnerable households in Mount Vernon through unsheltered households to rapid rehousing and homeless prevention programs focused on domestic violence and youth. Therefore, our top priority will be to continue assisting these households who need additional

assistance to avoid a return to homelessness. This will require QP Category 4 for prioritization of these clients. Once all of the necessary ESG-CV transitions are made, we will utilize all qualifying population categories.

Many homeless families and individuals have compounded challenges because homeless populations are more susceptible to health concerns, physical or sexual assault, and drug and alcohol abuse, making them some of the most vulnerable populations. Assistance to provide housing or shelter will support these families or individuals and increase housing stability.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

The Department of Planning and Community Development/Mount Vernon Urban Renewal Agency will support organizations that prioritize families and individuals who are the most vulnerable within the qualified populations. These populations are likely to have great compounded challenges that require more intensive supportive services to achieve and maintain housing stability. These mid-term to long-term unmet needs require assistance transitioning to housing and providing permanent supportive services. The ability to create and maintain housing stability and wrap around services, will enable these families and/or individuals to become self-sustaining over time.

The City has designed its programs to address the needs of the most vulnerable during the course of the pandemic and now has a significant number of vulnerable households receiving temporary assistance through ESG-CV. This preference will allow those households to receive longer term assistance they need to achieve self-sufficiency. The needs assessment demonstrates a significant need for housing support for clients at a high level of housing instability which this group represents.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

Based on the need and gap analysis, the City will give the greatest preference to families and individuals that are experiencing or at-risk of homelessness or in unstable housing conditions when providing rental assistance or supportive services by focusing primarily on prioritization of qualifying population QP Category 4. However, while preference will be given to families and individuals that are experiencing or at-risk of homelessness, this preference will not prohibit the other qualifying populations from accessing services under the HOME-ARP program.

The qualifying populations that are not receiving a preference are the same populations our ESG program focused on, so by prioritizing Category 4 we continue to serve recently homeless and

households fleeing domestic violence. Once the needs for additional assistance are met for transferring ESG CV households we will return our focus to the other qualifying populations.

HOME-ARP Refinancing Guidelines

The City does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing.