

## **Second Substantial Amendments to the City of Mount Vernon, New York Annual Action Plan for Fiscal Year 2017**

The City of Mount Vernon's Department of Planning & Community Development (City), in conjunction with the Urban Renewal Agency (Agency), is responsible for the preparation and submission of the City's Annual Action Plans for Community Development Programs, funded by the U.S Department of Housing and Urban Development (HUD). The Department of Planning and Community Development is proposing to amend its FY2017 One Year Action Plan component of the 2015-2019 Consolidated Plan.

The annual action plan identifies the need of low and moderate income and special needs populations and describes the activities that the City intends to undertake to address the priorities and specific objectives for housing and community development. The Plan also identifies the public and private funding sources that will be used to carry out the needs and objectives outlined in the Plan.

HUD requires the City to submit an Annual Action Plan each year, identifying the activities it intends to undertake with Community Development Block Grant (CDBG), and HOME Investment Partnerships Program (HOME). The City is following the Citizen Participation Process outlined in the Office of Planning and Community Development Citizen Participation Plan. The City must hold a public comment period to obtain citizen input on any proposed changes in projects or funding allocations contained in the Action Plan, whenever the proposed changes meet the definition of a Substantial Amendment as outlined in the Citizen Participation Plan.

### **PUBLIC COMMENT PERIOD:**

The thirty-day public comment period begins on June 26, 2019 and ends at 12:00pm on July 26, 2019. The City will accept comments from the public on these Amendments during this timeframe.

The Public is hereby notified that comments on the Substantial Amendment will be accepted via email to:

Dominique McCoy  
Mount Vernon Urban Renewal Agency  
email: [dmccoy@cmvny.com](mailto:dmccoy@cmvny.com)

The Substantial Amendment is available on the City website at: [www.cmvny.com/cdbg](http://www.cmvny.com/cdbg). Hard copies are available for review at the:

Office of Planning and Community Development  
1 Roosevelt Square, 2<sup>nd</sup> floor, Mount Vernon, NY 10550

No comments will be accepted via telephone.

### **SUBSTANTIAL AMENDMENT OVERVIEW:**

The Substantial Amendment allows for the programming of available funds to best meet current needs as identified in the 5-Year Consolidated Plan and Annual Action Plans. This Amendment adds two new CDBG activities by reallocating FY2014, FY2015, FY2016, and FY2017 funds, a summary of the changes is outlined below, followed by detailed information about each of the activities.

This Amendment also adds two new CDBG activities by reallocating FY 2014, 2015, 2016, and 2017 unallocated funds, a summary of the changes is outlined below, followed by detailed information about each of the activities.

**Community Development Block Grant Program:**

The City is amending its FY 2018 Annual Action Plan, reallocating FY2014, FY2015, FY2016, and FY2017 funds as outlined below:

Changes to CDBG funded activities:	Prior Allocation	Funding Change	% Change in Allocation:
FY 2014 Unallocated Funds	\$241,080.27	-\$241,080.27	-100%
FY 2015 Unallocated Funds	\$282,258.39	-\$282,258.39	-100%
FY 2016 Unallocated Funds	\$126,661.34	-\$126,661.34	-100%
Renovating Playgrounds	\$650,000.00	\$650,000.00	New Activity

<b>Sub-Grantee's Name:</b> Mount Vernon Department of Recreation	<b>Program:</b> CDBG
<b>Project Title:</b> Renovation of Playgrounds	<b>Objective Category:</b> Low-Moderate Income Areas
<b>Priority Need:</b> Public Infrastructure	<b>Outcome Category:</b> Availability/Accessibility
Project ID: 2017-2018	
CDBG Eligible Area: Yes	HUD Matrix Code: 03, 03E, 03F, 03L, 05D
Type of Recipient: Urban Renewal Agency	IDIS Activity #: 2355
<b>Location:</b>  Hartley Park, 110 No 3 <sup>rd</sup> Avenue Fourth Street Playground, W4th Street & S 7 <sup>th</sup> Avenue Adams Playground, 59 Adams Street Madison Playground, 45 Madison Avenue Old 7 <sup>th</sup> Avenue Playground, 125 S. 7 <sup>th</sup> Avenue Howard Street Playground, 26 Howard Street Purdy Park/Lyons Playground, 110 S. 9 <sup>th</sup> Avenue Grove Street Playground, 42 Grove Street Sophie J. Mee Playground, 259 S. 3 <sup>rd</sup> Avenue Nicholas Playground, High Street Eddie Williams Playground, 239 S. 7 <sup>th</sup> Avenue	<b>Census Tract # and Block Lot #:</b>  Census Tract # 0036 & Block Lot # 165.54-1123-1 Census Tract #0029 & Block Lot # 169.30.3065-20 Census Tract # 32 & Block Lot # 169.24-4060-13 Census Tract # 32 & Block Lot # 165.79-3154-25 Census Tract # 29 & Block Lot # 165.78-3069-43 Census Tract # 37 & Block Lot # 165.53-1089-1 Census Tract # 29 & Block Lot # 165.77-3051-4 Census Tract # 35 & Block Lot # 164.76-1062-1 Census Tract # 31 & Block Lot # 169.23-3114-23 Census Tract # 37 & Block Lot # 165.37-1048-11 Census Tract # 31 & Block Lot # 169.22-3070-30

<b>Funding Source Including Year</b>	
CDBG: \$650,000.00	
Prior Year Funds: FY2014, FY2015, and FY2016	Total: \$650,000.00
<p>Description to Consolidated Plan Goals:</p> <p><b>Support neighborhood revitalization efforts to improve public facilities and infrastructure, especially in targeted areas.</b></p> <p>Neighborhood parks and playgrounds are vital to a City’s quality of life and the City of Mount Vernon is committed to providing quality green spaces. The Department of Planning and Community Development in coordination with the Department of Public Works and the Department of Recreation will work together to complete park and playground improvements to meet the needs and priorities of the community.</p> <p>The goal is to have new and rejuvenated playgrounds and green open spaces reflecting local identity through arts and culture. The City envisions having the playgrounds evolve into community hubs for recreation, activities, and services through art. Art will serve as a vehicle to beautify the neighborhoods and create a sense of pride among residents. The City would like to see the playground project serve as canvases for local artists to show their work and as places for residents to share their culture. The playgrounds can be a place to showcase various art forms, such as murals, hand-painted signage, mosaics, and sculptures. The incorporation of art serves to celebrate and foster creativity within a community.</p> <p>Depending on the playground, improvements may include the installation of new playground equipment, shady picnic spots, a skateboard spot, waterplay areas, replacing broken or unsafe equipment, rehabbing sports courts, pathways, landscaping, create community gardens, arts and culture, and ADA compliance. The playgrounds targeted for improvements are located in CDBG eligible census tracts. The use of CDBG funds for these purposes is an investment in the future vitality of our City.</p> <p>The Consolidated Plan established that funds will be targeted to the City’s four (4) identified “Local Target Areas”: the CD Target Area, Downtown, Mount Vernon West and Southside. These areas were identified by City staff, not for-profit stakeholders and the public as the areas most in need of investment in housing and non-housing community development funds.</p> <p>The City intends to address the following playgrounds in this Action Plan:</p> <p>Adams Playground, Fourth Street Playground, Howard Street Playground, Madison Playground, Old 7<sup>th</sup> Avenue Playground, Hartley Park, Howard Street Playground, Purdy Park/Lyons Playground, Grove Street Playground, Sophie J. Mee Playground, Nicholas Playground, and Eddie Williams Playground.</p>	

<b>Changes to CDBG funded activities:</b>	<b>Prior Allocation</b>	<b>Funding Change</b>	<b>% Change in Allocation:</b>
FY 2016 Unallocated Funds	\$575,824.47	-\$575,824.47	-100%
FY 2017 Funds	\$678,600.00	-\$678,600.00	-100%
FY 2018 Funds	\$50,000.00	-\$50,000.00	-100%
FY 2018 Funds	\$359,101.00	-\$359,101.00	-100%
Public Facilities and Infrastructure Improvements	\$1,663,525.47	\$1,663,525.47	New Activity

<b>Sub-Grantee's Name:</b> Mount Vernon Department of Public Works/ Mount Vernon Fire Department	<b>Program:</b> CDBG
<b>Project Title:</b> Public Facilities and Infrastructure Improvements: Sewer Repairs, new sidewalks, street repaving, traffic lights, curb cuts, visibility signs, installation of flashing caution signs, speed bumps, reduced speed signage and ADA improvements, repairs at multiple fire stations, fire protection equipment including fire trucks and vehicles, "jaws of life" and other life-saving equipment for firefighters	<b>Objective Category:</b> Low-Moderate-Income Area
<b>Priority Need:</b> Public Facilities and Infrastructure	<b>Outcome Category:</b> Availability/Accessibility
Project ID: 2017-2018	
CDBG Eligible Area: Yes	HUD Matrix Code: 03, 03E, 03F, 03H, 03I, 03J, 03K, 03L, 03N, 03O
Type of Recipient: Urban Renewal Agency	IDIS Activity #:
<b>Location:</b> Encompasses CDBG eligible census tracts	<b>Census Tracts:</b> 0026.001, 0027.001, 0027.002, 0028.001, 0028.002, 0029.001, 0029.002, 0030.002, 0031.001, 0031.002, 0032.001, 0032.002, 0033.001, 0033.004, 0034.002, 0034.003, 0033.004, 0035.001, 0035.002, 0036.001, 0036.002, 0037.001, 0037.002, 0037.003, 0038.001, 0038.002, 0040.001, 0040.002, 0040.003, 0040.004, 0040.005, 0041.002, 0042.003
<b>Funding Source Including Year</b>	
CDBG: \$1,663,525,47	
Prior Year Funds: FY2016, FY2017, FY2018	Total: \$1,663,525,47
Description to Consolidated Plan Goals:	

**Support neighborhood revitalization efforts to improve public facilities and infrastructure, especially in targeted areas.**

The U.S Department of Justice has issued a federal consent decree to the City of Mount Vernon for failure to comply with the Clean Water Act. The City has been ordered to do work to include a video inspection of approximately 100 miles of sewers and drains to locate illicit sanitary sewer discharges into the City's storm sewer system, as well as testing of water at manholes to detect the contamination sources. The findings will become the (basis) for determining the scopes and costs required to carry out the mandated repairs and initiate compliance with the EPA order.

Mount Vernon has two sewer systems both of which run under the center of city streets. The storm sewers remove rain from city streets and funnels it into local waterways. The sanitary sewer system collects household and commercial waste water for treatment at a sewage plant.

Over the years, water tests in storm drains have indicated that sanitary sewage is being released into the city's storm sewers, possibly through unauthorized connection from homes or businesses. The contamination also could occur when sanitary systems crack or separate in the street, causing the spills to infiltrate the storm sewers.

There are approximately 100,000 feet of storm sewers in the city that feed the seven identified pollution-release points into the Hutchinson and Bronx rivers, according to city records.

Once the city completes its investigation, there will be additional costs to repair the sewers.

In addition to utilizing CDBG funds to address sewer repairs, the City proposes to use CDBG funds for the following: install new sidewalks, street repaving, traffic lights, curbcuts, drainage, visibility signs, install flashing caution signs, speed bumps, reduced speed signage, and ADA improvements to meet the needs and priorities of the community.

The City also proposes to utilize CDBG funds to address repairs at multiple fire stations as well as acquire fire protection equipment, fire trucks and vehicles, firefighter suppression equipment, and “jaws of life” and other life-saving equipment.

The use of CDBG funds for this purpose will benefit residents of the low- to moderate-income areas where the projects are planned and represent an investment in the future vitality of our City.

This Amendment also changes and expands one activity as well as adds three new HOME activities by reallocating FY 2013, 2014, 2015, 2016, 2017 and 2018 funds. A summary of the changes is outlined below, followed by detailed information about each of the activities.

**HOME Investment Partnerships Program:**

The City is amending its FY 2017 Annual Action Plan, reallocating prior HOME funds from FY2012, FY2013, FY2014, FY2015, FY2016 and FY2017 as outlined below. The City is also allocating HOME funds from FY2018 to this project.

<b>Changes to HOME Funded Activities:</b>	<b>Prior Allocation</b>	<b>Funding Change</b>	<b>% Change in Allocation:</b>
<b>CHDO Reserve Funds</b>			
FY 2012 CHDO Reserve Funds	\$55,419.90		
FY 2013 CHDO Reserve Funds	\$55,735.35		
FY2014 CHDO Reserve Funds	\$689.05		
<b>CHDO Operating Funds</b>			
FY 2013 CHDO Operating Grant Funds	\$18,578.45	-\$18,578.45	
FY 2014 CHDO Operating Grant Funds	\$11,421.55	-\$11,421.55	
<b>HOME Entitlement Funds</b>			
FY 2014 Entitlement Funds	\$175,119.25		
FY2015 Entitlement Funds	\$20,236.45		
<b>New CDBG Program Activity</b>			
2017 CDBG Program Income	\$37,680.00		
<b>TOTAL:</b>	\$374,880.00		

<b>Sub-Grantee's Name:</b> Allied Community Enterprise	<b>Program:</b> HOME
<b>Project Title:</b> CHDO	
Project ID: 2017-2018	
Type of Recipient: CHDO	IDIS Activity #: 2352 and 2353
<b>Funding Source Including Year</b>	
HOME:	
Prior Year Funds: 2012, 2013, 2014, 2015	Total: \$337,200.00
CDBG:	
2017 CDBG Program Income	Total: \$37,680.00

The City has reprogrammed prior HOME federal funding allocations primarily to utilize expiring funds for acquisition/rehabilitation of rental housing by a CHDO and to add a small allocation CDBG funds. A recently planned project is located at 25 Monroe Street in Mount Vernon containing two, one-bedroom rental units to be made available to low-income tenants. In addition to using a total of \$337,200 in HOME funds, \$37,680 in CDBG funds will be used to cover additional project costs not eligible under HOME.

The City of Mount Vernon proposes to amend the FY2017 Annual Action Plan for the HOME Investment Partnerships Program. The City will be expanding one activity and adding three new activities to the Annual Action Plan as well as reprogramming prior HOME federal funding dollars.

<b>Changes to HOME funded activities:</b>	<b>Prior Allocation:</b>	<b>Funding Change:</b>	<b>% Change in Allocation:</b>
FY 2016 CHDO Reserve Funds	\$55,732.65	100%	-100%
FY 2017 CHDO Reserve Funds	\$53,280.90	100%	-100%
FY 2018 CHDO Reserve Funds	\$70,178.25	100%	-100%
<b>TOTAL:</b>	\$179,191.80		

<b>Sub-Grantee's Name:</b> TBD	<b>Program:</b> HOME
<b>Project Title:</b>	
Project ID: 2017-2018	
Type of Recipient: CHDO	IDIS Activity #:
<b>Funding Source Including Year</b>	
HOME: \$179,191.80	
Prior Year Funds: 2016, 2017, 2018	Total: \$179,191.80
In addition to the planned project explained on the prior page, additional HOME funds are being reallocated to also undertake a future rental rehabilitation project with CHDO to be determined.	

<b>Changes to HOME funded activities:</b>	<b>Prior Allocation:</b>	<b>Funding Change:</b>	<b>% Change in Allocation:</b>
FY 2015 Unallocated Funds	\$121,493.85		
FY 2016 Unallocated Funds	\$278,663.25	100%	-100%
<b>TOTAL:</b>	\$400,157.10		

<b>Sub-Grantee's Name:</b> Westchester Residential Opportunities	<b>Program:</b> HOME
<b>Project Title:</b>	
Project ID: 2017-2018	
Type of Recipient:	IDIS Activity #:
<b>Funding Source Including Year</b>	
HOME: \$400,157.10	
Prior Year Funds: 2015, 2016	Total: \$400,157.10
<p>The amendment will add a new homebuyer assistance program (down payment and closing cost assistance) to be funded by existing unprogrammed HOME funds. The City will allocate FY2015 and FY2016 HOME funds in the amount of \$400,157.10.</p>	



<b>Changes to HOME funded activities:</b>	<b>Prior Allocation:</b>	<b>Funding Change:</b>	<b>% Change in Allocation:</b>
FY2017 Unallocated Funds	\$266,404.50	100%	-100%
<b>TOTAL:</b>	\$266,404.50		

<b>Sub-Grantee's Name:</b> TBD	<b>Program:</b> HOME		
<b>Project Title:</b>			
Project ID: 2017-2018			
Type of Recipient: TBD	IDIS Activity #:		
<b>Funding Source Including Year</b>			
HOME: \$266,404.50			
Prior Year Funds: 2017	Total: \$266,404.50		
<p>The amendment will add a new tenant based rental assistance to help low-income families pay their rent and related housing expenses. The City will allocate FY2017 funds in the amount of \$266,404.50 towards this program.</p>			

<b>Changes to HOME funded activities:</b>	<b>Prior Allocation:</b>	<b>Funding Change:</b>	<b>% Change in Allocation:</b>
FY2018 Funds	\$350,891.25	100%	-100%
<b>TOTAL:</b>	\$350,891.25		

<b>Sub-Grantee's Name:</b> TBD	<b>Program:</b> HOME
<b>Project Title:</b>	
Project ID: 2017-2018	
Type of Recipient: TBD	IDIS Activity #:
<b>Funding Source Including Year</b>	
HOME: \$350,891.25	
FY2018 Funds	Total: \$350,891.25
<p>Lastly, the amendment will add a new housing development program for the sale of single-family units to eligible homebuyers through the construction and/or rehabilitation of city-owned vacant or abandoned residential property. The City will allocate FY2018 funds in the amount of \$350,891.25 towards this program.</p>	