

Mount Vernon, NY



2023 Annual Action Plan DRAFT

The City of Mount Vernon, NY
Department of Planning & Community Development
City Hall – Room 211
1 Roosevelt Square Mount Vernon, NY 10550

June 2023 Draft

Annual Action Plan
2023

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As a recipient of Federal entitlement grant funds, the City of Mount Vernon (City) is required to submit a Consolidated Plan to the U.S. Department of Housing & Urban Development (HUD) every five years. The Consolidated Plan describes the City's community development priorities and multi-year goals, which are informed by an assessment of housing and community development needs and an analysis of housing and economic market conditions and available resources. Through a combination of statistical analysis and community input, the City determines the needs in the community and outlines a strategy, including priorities and goals, to address these needs.

The Consolidated Plan is implemented through Annual Action Plans which provide a concise summary of the actions, activities and Federal and non-Federal resources that will be used each year to address the priority needs and goals identified in the Consolidated Plan. This plan is the program year (PY) 2023 Annual Action Plan (AAP) and the fourth year of the Consolidated Plan.

There are two sources of federal program funds in this Annual Action Plan. The purpose of each grant program is outlined below:

- **Community Development Block Grant (CDBG)** funds are used to develop viable urban communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.
- **HOME Investment Partnerships (HOME)** funds are used for a wide range of activities, including acquiring, developing and/or rehabilitating affordable housing for rent or homeownership and providing direct rental assistance to low-income families. It is the largest Federal block grant program for State and local government designed exclusively to create affordable housing for low-income households.

2. Summarize the objectives and outcomes identified in the Plan

The following list presents the overriding strategies and goals of the City of Mount Vernon's Five-Year Consolidated Plan for Housing and Community Development, including selected performance criteria associated with each strategy and goal. Furthermore, there may be a need to direct such housing resources by use of project selection criteria, which may be updated annually, based upon year-to-year need and local circumstances.

The Strategy the City will pursue over the next five years are as follows:

1. Expand the supply of quality affordable housing;

2. Elimination of slum and blight;
3. Improve public facilities and infrastructure;
4. Support public services that provide much needed programs and services to the City's youth, seniors, low income individuals and families, and special needs populations;
5. Prevent homelessness and provide housing and services to the homeless;
6. Support revitalization of neighborhoods through code enforcement as a way of maintaining existing housing and preventing or eliminating blighted conditions;
7. Expand economic development opportunities; and
8. Implement the grant programs effectively and efficiently while strengthening institutional structure.

Investments in Public Infrastructure

For PY 2023, the City will allocate CDBG funds to address public infrastructure improvements. Specific activities include addressing critical infrastructure improvements, primarily street repaving, renovation of playgrounds, renovation and restoration of the Stevens House, Dole Center, the Armory, and fire stations.

Support Public Services & Quality of Life Improvements

The City will fund a new program, the Office of Neighborhood Safety and Engagement, which will be responsible for coordinating and implementing initiatives that promote community safety and engagement, with a focus on addressing the root causes of crime and violence.

HOME TBRA

The City will fund tenant-based rental assistance in PY 2023. This assistance will be targeted towards low-to moderate-income households in need of this services in Mount Vernon.

CHDO Affordable Housing Development

As part of HOME grant fund requirements, the City must set aside 15% to fund Community Housing Development Organizations (CHDO). CHDOs will develop affordable housing options that will benefit low-to moderate-income households in in Mount Vernon.

3. Evaluation of past performance

The City of Mount Vernon, with other public, private and non-profit community housing providers and non-housing service agencies have made noteworthy contributions to provide safe, decent and affordable housing, a suitable living environment and economic opportunities especially for low- to moderate-income households in the community.

However, affordable housing, public facilities and infrastructure improvements, vital public services for LMI and homeless individuals and households are some of the most prolific needs in the City, as documented by the current Consolidated Plan, and the most recently completed PY 2021 Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants. The following is a report of PY 2021 accomplishments.

Expand Improve Public Infrastructure & Facilities: In PY 2021, CMV focused on public improvement projects, which had a citywide low/mod benefit of 67,475 persons. CMV addressed public facility and infrastructure improvements through street repaving in low-to-moderate income areas, renovation of an ADA playground, and the acquisition of a ladder truck.

Neighborhood Revitalization (Housing): The City addresses this need through funding Code Enforcement activities which had a citywide low-to-moderate area benefit of 67,475 persons. Activities included the clearance of unusable structures. The aging housing stock and lack of investment in some areas has resulted in structures that are unsafe and unusable and this activity addresses these concerns.

Public Services & Quality of Life Improvements: The City did not include any goals for public services in the PY 2021 Annual Action Plan, however activities started in prior years were completed in this program year. In total, there were 234 LMI persons assisted from youth services (71), foreclosure prevention (13), subsistence payments through the WRO/Mount Vernon United Tenants Associates Elderly Foreclosure Prevention Program (16), employment training (110) and services through the Mayor's Scholarship Program (24).

Homeless Housing & Supportive Services: Homeless activities were accomplished through the ESG program which addressed this need through rapid rehousing and homeless prevention activities. In PY 2021, there were 15 homeless households assisted with rapid rehousing rental assistance and 24 homeless persons assisted in the homeless prevention rental assistance program. There were 64 persons assisted with street outreach services.

4. Summary of Citizen Participation Process and consultation process

This AAP represents community input from a broad set of stakeholders that included city agencies, county agencies, advocacy groups, social service providers homeless providers, and economic development organizations and residents regarding existing conditions and strategies for addressing current needs. The City recognizes that Mount Vernon residents are the center of, and partners in, the development and execution of these plans.

The City will hold a public review and comment period to review the goals and activities in the Annual Action Plan. As well, the City will hold a public hearing to discuss the housing and community development needs in Mount Vernon as well as the activities identified in this plan to address those needs. The following outreach efforts are provided:

30-Day Public Comment Period: The City of Mount Vernon held a 30-day public comment period open to all residents, especially low-and moderate-income residents on the 2023-2024 Annual Action Plan. The public comment period started on **June 19, 2023 and ended on July 21, 2023.**

The 2022-2023 Annual Action Plan was made available online at <https://www.cmvny.com/ura> and at the following locations:

- City Clerk’s Office, City Hall, First Floor, 1 Roosevelt Square, Mount Vernon, NY 10550
- Department of Planning and Community Development, Second Floor, 1 Roosevelt Square, Mount Vernon, NY 10550

Written comments on the Plan were encouraged and could be submitted via email until April 12, 2023 at 5pm to: Sbolivar@ch.ci.mount-vernon.ny.us.

Public Hearings:

In person public meetings were held on the following dates:

March 28, 2023, 6:00pm
City Hall, City Council Chambers Room
1 Roosevelt Square, Mount Vernon, NY 10550

April 17, 2023, 6:00pm
City Hall, City Council Chambers Room
1 Roosevelt Square, Mount Vernon, NY 10550

July 13, 2023 at 5:00pm
City Hall, City Council Chambers Room
1 Roosevelt Square, Mount Vernon, NY 10550

The City invited citizens, public agencies and other interested parties to attend and provide public comments on the proposed CDBG and HOME funding recommendations. A summary of details for the citizen participation process can be viewed in the AP-12 Participation section.

5. Summary of public comments

All comments were accepted. Public comments received as part of the citizen participation process have been included in the appendices of this final PY 2023 Annual Action Plan. The following is a summary of comment received during the public hearings and the public comment period.

PUBLIC HEARING (March 28, 2023):

2023 AAP

The following comments were made at the public hearing regarding the PY 2023 AAP.

Fire Commissioner: We have been discussing for years how HUD money can help assist with getting the firehouse facilities repaired. There was an assessment, engineering and mechanical report completed and the cost would be 5.6 million just for the Oak Street firehouse (Station 4). We are advocating that when the funds become available that Station 4 would receive funds to help it reopen. However, there are also major problems at the other three firehouses. The priority is equal to get Oak Street reopened and also repair the other three firehouses. They cannot lose any firehouse.

Member of the Public: Station 4 is a priority, but let's not forget about the other three stations. Investment in Station 4 was neglected for a long time; however they don't want the other stations to fall into the same conditions.

Member of the Public: There was a comment in support of Station 4, but also to prevent the other stations into falling into the same situation where they close like Station 4.

Member of the Public: Will the Fire Department be able to incorporate training? (The City responded, not with Section 108 loan funds)

Commissioner of Recreation: It is important for the Armory come back online and running in the community. It is also important that the Dole Center receives funding to make repairs. These centers house programs for the youth, elderly and those with special needs. The positivity of the community would improve. The Dole Center is also a hub for people to stay in case there is an emergency such as fire or weather.

Director of Social Community Services: There is a need to reopen the Armory, but to also make repairs at the Dole Center. All programs have merged at the Dole Center since the Armory has closed, and this has been a challenge. Unfortunately, there is a finite amount of space, so it's important to get the Armory back operating. There are requests for space, however there is not enough space with just the Dole Center. Stevens House is also in need of funding so the City can utilize it properly.

Member of the Public: Does the City have a priority as far as getting things (projects) done?

PUBLIC COMMENT PERIOD (March 24, 2023 to April 25, 2023):

The community held an online survey from March 28 to April 16, 2023. This survey was given to allow citizens an opportunity to comment on the March 28, 2023 public hearing, and was hosted on mountvernoncitizen.org. There were a total of 96 respondents which agreed to and identified the highest priority needs in the City. The top five needs identified in the survey were:

1. A high priority need for the City to improve public facilities and infrastructure.
2. Before the City agrees to take an \$8m federal loan, the terms of the loan such as the interest rate and repayment schedule should be disclosed to the public.
3. A high priority need for the City is the elimination of slum and blight.

4. A high priority need for the City is to support programs and services for our youth.
5. A high priority need for the City is to implement grant programs effectively and efficiently.

PUBLIC HEARING (April 17, 2023):

The following comments were made at the public hearing.

Commissioner of Recreation: There was a comment in support of funding for the Armory, the Dole Center and Stevens House. At the moment, only the Dole Center is open completely. We need these facilities to open because all these youth and elderly programs are happening only at the Dole Center. The Dole Center is also the only place in case there are emergencies and disasters. We need the Armory to be open again.

Director of Social Community Services: A comment in support of restoring the Stephens House public facility. The Stevens House is one the least expensive projects, but it would give the City another facility to use for programs and events. It would give the City another space. Also in support of opening the Armory again.

Member of the Public: We need a larger place than just the Dole Center. A suggestion was made to fix the Dole Center first. There is a need for tables, the roof is leaking, and transportation. It rains in the Dole Center.

Member of the Public: There is a need to support elderly programs at the Dole Center. We need transportation.

PUBLIC HEARING (July 13, 2023):

A summary of Comments will be included at the conclusion of the public hearing.

PUBLIC COMMENT PERIOD (June 19, 2023 to July 21, 2023):

A summary of Comments will be included at the conclusion of the public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted. A final summary of public comments was included in the appendix of this 2023 Annual Action Plan.

7. Summary

The PY 2023 Annual Action Plan is the fourth year of the 5-Year Consolidated Plan. The AAP identifies funding for projects that address Mount Vernon’s most critical needs.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MOUNT VERNON	Dept of Planning & Community Dev./Urban Renewal
HOME Administrator	MOUNT VERNON	Dept of Planning & Community Dev./Urban Renewal
ESG Administrator	MOUNT VERNON	Dept of Planning & Community Dev./Urban Renewal

Table 1 – Responsible Agencies

Narrative (optional)

The City of Mount Vernon’s Department of Planning & Community Development (City), in conjunction with the Urban Renewal Agency (Agency), is responsible for the administration and implementation of projects funded with Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funding from the U.S. Department of Housing and Urban Development (HUD). In PY 2023, the City is not a direct recipient of ESG funds.

The City is also responsible for providing guidance and policy direction for implementing eligible programs that support the City’s overall strategy for community revitalization. The City through the Planning Department and Mount Vernon Urban Renewal Agency established priorities, goals and selected projects that were in alignment with the Consolidated Plan and AAP to meet the needs of the community.

Within City government, the Planning Department is able to draw on the expertise of other departments to deliver programs and see delivery of identified outcomes. The Department of Public Works assists with public infrastructure and park improvements. The Department of Recreation assists with improving playgrounds and providing scholarships to low-and moderate-income families to increase recreational opportunities. The Youth Bureaus assists with providing summer camp, after-school programs and employment and training to low income youth. Further the City works with a variety of community-based organizations to assist with the delivery of programs and services.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Mount Vernon’s Department of Planning & Community Development/Mount Vernon Urban Renewal Agency has made extensive efforts to consult with other public and private entities that provide assisted housing, health services, and social services in the development of this Plan. The City held a public comment period to review the goals and activities in the Annual Action Plan. As well, the City held a public hearing to discuss the housing and community development needs in Mount Vernon as well as the activities identified in this plan to address those needs.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The Department of Planning and Community Development/Mount Vernon Urban Renewal Agency will:

- Continue to reach out to and consult with organizations listed in the table titled “Agencies, Groups, Organizations Who Participated” in this section of the Plan.
- Seek new opportunities for collaboration and consultation to find innovative approaches to addressing pressing community needs and fair housing impediments including COVID-19 impacts;
- Lead and advance strategies to end chronic homelessness in Mount Vernon;
- Host meetings with housing advocates, homeless providers, and government agencies to increase collaboration between the public and non-profit sectors.
- Meet with community groups and agencies throughout the year to solicit input regarding MVURA programs and to plan future activities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Homeless services in the Westchester Continuum of Care (CoC) are delivered by a network of local and Federal government, nonprofit agencies, mental-health service organizations, affordable housing developers, public housing authorities, youth homeless providers, school administrators, victim service providers, and veterans service organizations. The City of Mount Vernon holds a voting seat on the Westchester CoC Steering Committee. The City participates in monthly CoC Board meetings. Members of the MVURA staff meet with officials of the Westchester County CoC consortia on a monthly basis to discuss mutual needs, resources and services that maximize and coordinate programs and services to the homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Mount Vernon is a member of the Westchester Continuum of Care (CoC) governing board. In addition to Mount Vernon, representatives from New Rochelle, Yonkers, and White Plains serve on the Board of the Westchester CoC and collaborate to develop local priorities for homeless services.

The Westchester CoC Board formally adopts and distributes to all local ESG recipients a list of ESG Funding Priorities each year. ESG priorities for the Westchester CoC included funding Homelessness Prevention and Street Outreach activities, as well as targeting Rapid Re-housing to serve homeless residing in Transitional Housing. These recommendations have been followed by Yonkers ESG and Westchester County ESG and resulted in additional ESG funding for the priority activities.

Westchester County, as lead agency for the Continuum of Care, administers the Homeless Management Information System (HMIS) to track multiple shelter entries over time that accurately identify people who potentially meet HUD's definition of chronically homeless. The Westchester County CoC is responsible for managing HMIS software licenses, training all users, developing, implementing and enforcing security policies and data quality standards, and providing data reports. All CoC funded agencies are users of the HMIS system, which is a database used to aggregate homeless population data and provide information on the characteristics and services needed for the homeless in the CoC area.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	COMMUNITY HOUSING INNOVATIONS, INC.
	Agency/Group/Organization Type	Housing Services - Housing Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended a focus group during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
2	Agency/Group/Organization	UJAMAA COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended a focus group during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
3	Agency/Group/Organization	GRACE CHURCH COMMUNITY CENTER, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended a focus group during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
4	Agency/Group/Organization	THE CHURCH OF STS. JOHN, PAUL & CLEMENT
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended a focus group during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
5	Agency/Group/Organization	MOUNT VERNON HUMAN RIGHTS COMMISSION
	Agency/Group/Organization Type	Housing Service-Fair Housing Services-Mental Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended a focus group during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.

6	Agency/Group/Organization	MY SISTERS PLACE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended focus groups and had a stakeholder interview during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
7	Agency/Group/Organization	MOUNT VERNON UNITED TENANTS INC
	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended focus groups and had a stakeholder interview during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
8	Agency/Group/Organization	THE GUIDANCE CENTER OF WESTCHESTER
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder interview during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
9	Agency/Group/Organization	WESTCHESTER DISABLED ON THE MOVE
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended focus groups and had a stakeholder interview during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
10	Agency/Group/Organization	WESTCHESTER RESIDENTIAL OPPORTUNITIES INC
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended focus groups and had a stakeholder interview during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
11	Agency/Group/Organization	FEEDING WESTCHESTER
	Agency/Group/Organization Type	Services-homeless Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended focus groups and had a stakeholder interview during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
12	Agency/Group/Organization	LEGAL SERVICES OF HUDSON VALLEY
	Agency/Group/Organization Type	Services - Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended focus groups and had a stakeholder interview during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
13	Agency/Group/Organization	UPON THIS ROCK MINISTRIES CHURCH
	Agency/Group/Organization Type	Services-homeless Services- non-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended focus groups and had a stakeholder interview during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.

14	Agency/Group/Organization	MENTAL HEALTH OF WESTCHESTER
	Agency/Group/Organization Type	Services-homeless Health Agency Services- Mental Health Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended focus groups and had a stakeholder interview during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
15	Agency/Group/Organization	WESTCHESTER COC
	Agency/Group/Organization Type	Services-homeless Regional organization Services- Mental Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended focus groups and had a stakeholder interview during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
16	Agency/Group/Organization	WOMENS ENTERPRISE DEVELOPMENT CENTER
	Agency/Group/Organization Type	Services-Employment Economic Development

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended a focus group during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
17	Agency/Group/Organization	FAMILY SERVICES OF WESTCHESTER
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended a focus group during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
18	Agency/Group/Organization	BRIDGE FUND OF NEW YORK, INC.
	Agency/Group/Organization Type	Services-homeless Regional organization Services- Mental Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended a focus group during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
19	Agency/Group/Organization	ALLIED COMMUNITY ENTERPRISES
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended a focus group during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
20	Agency/Group/Organization	MOUNT VERNON DEPARTMENT OF RECREATION
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Revitalization, Quality of Life Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended a focus group during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
21	Agency/Group/Organization	MOUNT VERNON CITIZEN ADVISORY COMMITTEE FOR THE DISABLED
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended a focus group during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
22	Agency/Group/Organization	MOUNT VERNON YOUTH BUREAU
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization attended focus groups during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
23	Agency/Group/Organization	MOUNT VERNON DEPARTMENT OF PLANNING
	Agency/Group/Organization Type	Housing Agency-Managing Flood Prone Areas Agency-Emergency Management Other government - Local Economic Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization participated in a stakeholder interview during the Consolidated Plan process which helped to determine the community and housing development needs, and remains engaged with the City.
24	Agency/Group/Organization	BroadbandNow
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Market Analysis Community Development

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>BroadbandNow collects and maintains internet coverage for all US internet providers. BroadbandNow is also focused on bringing awareness to the digital divide and bringing awareness to the issue. Its belief is that broadband internet should be available to all Americans. Information and data from the BroadbandNow website helped to inform the market analysis. Currently, there are four providers with internet speeds of at least 25Mbps (1 cable, 1 fiber and 2 satellite). Low income residents have access to discounted services through Spectrum Internet Assist.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

All comments were welcome. There were no agencies that were intentionally not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Westchester County	The Consolidated Plan is consistent with the goals and strategic plan of the Continuum of Care and the plan to end homelessness.
Analysis of Impediments to Fair Housing Choice	City of Mount Vernon	The AI identified housing impediments that can be addressed using the activities and priorities identified in the Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City will continue to collaborate with numerous governmental entities in Westchester County and throughout the region to implement the goals and objectives of the City’s community development and housing programs.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Mount Vernon follows its Citizen Participation Plan for all community outreach. The purpose of the citizen participation process is to actively encourage citizens, particularly low- and moderate-income households, to participate in the planning of the Consolidated Plan, the Annual Action Plan (AAP), the development of the Consolidated Annual Performance Evaluation Report (CAPER) and any required submission of substantial amendments to those plans. The City works to ensure community stakeholders and city citizens have adequate opportunities to participate in this planning process.

The City's efforts to allow for participation for the PY 2023 AAP include a public comment period to give city citizens an opportunity to review the goals and activities outlined in this Annual Action Plan and provide feedback. In addition, a public hearing was held to allow for comments on the draft AAP.

A summary of the citizen outreach efforts is described in the table below:

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Comment Period	Non-targeted/broad community	<p>The City of Mount Vernon held a 30-day public comment period open to all residents, especially LMI residents on the 2023 Annual Action Plan. The public comment period began on June 19, 2023 and ended on July 21, 2023. The plan could be viewed at the following locations: Department of Planning and Community Development, at City Hall, Second Floor, 1 Roosevelt Square, Mount Vernon, NY 10550; at the City Clerk’s Office, at City Hall, First Floor, 1 Roosevelt Square, Mount Vernon, NY 10550; or on the city website at https://www.cmvny.com/ura. Written comments on the plan could be submitted via email at: Sbolivar@cmvny.com</p>	PENDING	All comments were accepted.	

2	Public Hearing	Non-targeted/broad community	<p>Public Hearing (1) - March 28, 2023 at 6:00 pm: An In-person public hearing was held on March 28, 2023 at the City Council Chambers Room located at 1 Roosevelt Square, Mount Vernon, NY 10550. The City invited citizens, public agencies and other interested parties to attend and provide public comments on the proposed CDBG and HOME funding recommendations. There were five members in attendance. Citizens also provided a survey in response to the public hearing and the survey has been attached in the AD-26.</p> <p>https://www.youtube.com/watch?v=DHQjeYiwXR</p>	<p>The following comments were made from the public:</p> <p>Fire Commissioner: We have been discussing for years how HUD money can help assist with getting the firehouse facilities repaired. There was an assessment, engineering and mechanical report completed and the cost would be 5.6 million just for the Oak Street firehouse (Station 4). We are advocating that when the funds become available that Station 4 would receive funds to help it reopen. However, there are also major problems at the other three firehouses. The priority is equal to get Oak Street reopened and also repair the other three firehouses. They cannot lose any firehouse.</p> <p>Member of the Public: Station 4 is a priority, but let's not forget about the other three stations. Investment in Station 4 was neglected for a long time; however they don't want the other stations to fall into the same conditions.</p> <p>Member of the Public: There was a comment in support of Station 4, but also to prevent the other stations into falling into the same situation where they close like Station 4.</p> <p>Member of the Public: Will the Fire Department be able to incorporate training?</p>	All comments were accepted.	
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				<p>(The City responded, not with Section 108 loan funds)</p> <p>Commissioner of Recreation: It is important for the Armory come back online and running in the community. It is also important that the Dole Center receives funding to make repairs. These centers house programs for the youth, elderly and those with special needs. The positivity of the community would improve. The Dole Center is also a hub for people to stay in case there is an emergency such as fire or weather.</p> <p>Director of Social Community Services: There is a need to reopen the Armory, but to also make repairs at the Dole Center. All programs have merged at the Dole Center since the Armory has closed, and this has been a challenge. Unfortunately, there is a finite amount of space, so it's important to get the Armory back operating. There are requests for space, however there is not enough space with just the Dole Center. Stevens House is also in need of funding so the City can utilize it properly.</p> <p>Member of the Public: Does the City have a priority as far as getting things (projects) done?</p>		
3	Public Hearing	Non-targeted/broad community	Public Hearing (2) - April 17, 2023 at 6:00pm: An In-person public hearing was held on April 17, 2023 at the City Council Chambers Room located	The following comments were made from the public:	All comments	

			<p>at 1 Roosevelt Square, Mount Vernon, NY 10550. The City invited citizens, public agencies and other interested parties to attend and provide public comments on the proposed CDBG and HOME funding recommendations. There were four members in attendance.</p>	<p>Commissioner of Recreation: There was a comment in support of funding for the Armory, the Dole Center and Stevens House. At the moment, only the Dole Center is open completely. We need these facilities to open because all these youth and elderly programs are happening only at the Dole Center. The Dole Center is also the only place in case there are emergencies and disasters. We need the Armory to be open again.</p> <p>Director of Social Community Services: A comment in support of restoring the Stephens House public facility. The Stevens House is one the least expensive projects, but it would give the City another facility to use for programs and events. It would give the City another space. Also in support of opening the Armory again.</p> <p>Member of the Public: We need a larger place than just the Dole Center. A suggestion was made to fix the Dole Center first. There is a need for tables, the roof is leaking, and transportation. It rains in the Dole Center.</p> <p>Member of the Public: There is a need to support elderly programs at the Dole Center. We need transportation.</p>	were accepted.	
4	Public Hearing	Non-targeted/broad community	Public Hearing (3) – July 13, 2023 at 5:00pm: An In-person public hearing was held on April 17, 2023 at City Hall in the City Council Chambers Room located at 1 Roosevelt Square, Mount	PENDING	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
			Vernon, NY 10550. The City invited citizens, public agencies and other interested parties to attend and provide public comments on the proposed AAP.			
5	Public Comment Period	Non-targeted/broad community	The City of Mount Vernon held a 30-day public comment period open to all residents, especially LMI residents on the 2023 Annual Action Plan. The public comment period began on March 24, 2023 to April 25, 2023. The plan could be viewed at the following locations: Department of Planning and Community Development, at City Hall, Second Floor, 1 Roosevelt Square, Mount Vernon, NY 10550; at the City Clerk's Office, at City Hall, First Floor, 1 Roosevelt Square, Mount Vernon, NY 10550; or on the city website at https://www.cmvny.com/ura . Written comments on the plan could be submitted via email at: Sbolivar@cmvny.com	The community held a survey, which was hosted on mountvernoncitizen.org in response to the March 28, 2023 public hearing. The survey was held from March 28 to April 16, 2023. There were a total of 96 respondents which agreed to and identified the highest priority needs in the City. The top five needs identified in the survey were: 1.) A high priority need for the City to improve public facilities and infrastructure; 2.) Before the City agrees to take an \$8m federal loan, the terms of the loan such as the interest rate and repayment schedule should be disclosed to the public; 3.) A high priority need for the City is the elimination of slum and blight; 4.) A high priority need for the City is to support programs and services for our youth; 5.) A high priority need for the City is to implement grant programs effectively and efficiently. A complete description and details of the survey results has been attached in the AD-26.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Mount Vernon receives CDBG funds for infrastructure and public facilities, housing, public services, and economic development. HOME funds received are for eligible housing development and subsidies. In PY 2023, the City is receiving entitlement funding in the following amounts: \$1,616,210 in CDBG funds and \$683,225 in HOME funds. In PY 2023, The City is not a recipient of ESG funds. ESG funds address homelessness in the City. It is anticipated that HUD entitlement funding levels will be similar over the remainder of the Consolidated Plan. The Section 108 loan funds of \$8,081,050 will be used to make public facility improvements and are a one-time fund that will have an annual re-payments schedule. This amount is calculated at 5x the PY 2022 CDBG allocation amount.

For the CDBG program, prior year funds from PY 2020 in the amount of \$200,000 will be reallocated from unused public service funds originally programmed towards youth and special needs services. These funds will be reallocated towards a new public service focusing on public safety and crime prevention.

The City will also be reprogramming uncommitted prior year HOME funds from 2015 to 2020 towards TBRA assistance. The following funds are by PY are being reprogrammed:

PY 2015: \$219,399.35

PY 2016: \$278,663.25

PY 2017: \$319,685.40

PY 2018: \$421,069.50

PY 2019: \$396,595.80

PY 2020: \$430,207.20

Total HOME Uncommitted Funds towards TBRA: \$2,065,620.50

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,616,210	0	200,000	1,816,210	1,616,210	The expected amount available for the remainder of the ConPlan is one (1x) more year of the annual allocation. Prior year funds reallocated from PY 2020.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	683,225	0	2,065,621	2,748,846	683,225	The expected amount available for the remainder of the ConPlan is one (1x) more year of the annual allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Admin and Planning Public Improvements	8,081,050	0	0	8,081,050	0	The Section 108 loan funds will be used to make public facility improvements and are a one-time fund that will have an annual re-payments schedule.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Mount Vernon will substantially leverage HUD funds in conjunction with investments made in designated Opportunity Zones in the City. The federal Tax Cuts and Jobs Act of 2017 created the Opportunity Zone program, which is a tool designed to spur economic development and job creation in distressed communities by providing tax benefits to investors. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the US Treasury. Census tract 36119003100 in Mount Vernon has been designated an Opportunity Zone. The City recognizes the importance and promise of having these designations and is prepared to invest in this area to support revitalization by targeting funds for infrastructure and public facilities development. This area is particularly in need of water and sewer upgrades. The City has also leveraged federal funds to receive \$1.6 million from the New York State Department of Environmental Conservation to address sewer repairs.

In addition, New York State programs will be applied to support the following programs: Affordable Home Ownership Development Program, Housing Trust Fund, Housing Development Fund, Low Income Housing Tax Credit Program, Homeless Housing and Assistance Program (HHAP), Homeless Re-Housing Assistance Program (HRAP), Homeless Prevention Program (HPP), SONYMA, and others.

Local resources leveraged by federal funding may include property tax abatement by the Mount Vernon Industrial Development Agency. The City will also seek opportunities for private funding. The City will develop affordable housing on vacant parcels currently owned by the City. HOME funds will be leveraged for the development of affordable housing opportunities.

Further, the City of Mount Vernon combines HUD homeless funding with services provided by many community agencies that include: Montefiore Mount Vernon hospital, Family Service Society of Yonkers, The Guidance Center of Westchester, Lexington Center for Recovery, Mount Vernon Neighborhood Health Center, St. Johns Riverside Hospital, and Westchester County Department of Social Services. The City is a past recipient of Continuum of Care grant funds, which help to assist homeless residents by providing housing subsidies and supportive services to enable participants to live independently.

HOME Match

The City receives a HOME Match well in excess of the 25% match requirement for the HOME program. In the PY21 CAPER Report the city reported \$662,468.97 as match from the Blue Rio Pilot project, which entered into a payment in lieu of taxes (PILOT) program with the City of Mount Vernon. Total excess match carried over to next year will be \$4,965,952.35.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is in the early stages of exploring the leveraging of public and private funds for the development of affordable housing on vacant parcels currently owned by the City. The means of conveyance have yet to be determined, but among the options are long-term leases, community land trusts, request for proposals or auctions. These actions would further the goals of providing affordable housing opportunities and eliminating blight.

Discussion

The City of Mount Vernon is addressing existing abandoned property and at-risk homeowner conditions to develop a best practices housing policy that will preempt the occurrence of problematic vacant properties and the subsequent loss of housing and/or neighborhood blight that ensues. Funding from the New York State Attorney General's Office supporting the New York State Abandoned Property Neighborhood Relief Act combats zombie homes and helps families avoid mortgage or tax foreclosure and effectively leverages community development funding.

Through its participation with the New York State Zombie, Vacant, and Abandoned Properties Initiative and grant program, the City of Mount Vernon was eligible to receive an additional grant award for the second phase of Cities RISE: an initiative focused on organizational capacity building with the goal of improved strategic code enforcement practices. Cities RISE II included education for local officials, development of outreach materials, and a significant public engagement process focused on code enforcement and housing problems.

The city is also near the end of the first phase of its first comprehensive plan in 55 years. The comprehensive plan included housing policy goals that will address density, affordability, mixed-use opportunities, and aesthetics within the built environment. A number of city-owned parcels are located within the first phase boundaries. The aim is to develop a cohesive strategy among the sites that will collectively address the aforementioned goals.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Improve Public Infrastructure & Facilities	2020	2024	Non-Housing Community Development	Jurisdiction Wide Opportunity Zones	Expand Improve Public Infrastructure & Facilities	CDBG: \$1,616,210	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 66265 Persons Assisted
2	2C. Increase Affordable Rental Hsing Opportunities	2020	2024	Affordable Housing	Jurisdiction Wide	Neighborhood Revitalization	HOME: \$2,748,846	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Rental units rehabilitated: 2 Household Housing Unit
3	3D. Crime Prevention & Public Safety	2020	2024	Non-Housing Community Development	Jurisdiction Wide Opportunity Zones	Public Services & Quality of Life Improvements	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
4	6A. Section 108 Loan Program	2023	2024	Non-Housing Community Development	Jurisdiction Wide	Section 108 Loan Program	Section 108: 8,081,050	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 66265 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	1A. Improve Public Infrastructure & Facilities
	Goal Description	The City will improve public facilities and infrastructure such as sewers, parks, playgrounds, new sidewalks, street repaving, traffic lights, curb cuts, visibility signs, installation of flashing caution signs, speed bumps, reduced speed signage, broadband improvements, shot-spotters, technology for emergency response, repairs at multiple fire stations, fire protection equipment including fire trucks and fire EMT, and ADA improvements. These needs are particularly great in the Opportunity Zones. Construction and rehabilitation of public facilities to include but not limited to senior centers and community centers.
2	Goal Name	2C. Increase Affordable Rental Housing Opportunities
	Goal Description	There remain opportunities to develop and redevelop sites with desirable rental housing that is safe and accessible for Mount Vernon residents, thereby assisting to resuscitate communities in the City and provide options in areas of the city that offer more opportunities for low to moderate income residents. New construction or rehab of existing units can also help increase availability of units for people with disabilities. Additionally, tenant based rental assistance can expand the number of residents able to access affordable housing in existing units.
3	Goal Name	3D. Crime Prevention & Public Safety
	Goal Description	The City will fund a new public service program, the Office of Neighborhood Safety and Engagement, which will be responsible for coordinating and implementing initiatives that promote community safety and engagement, with a focus on addressing the root causes of crime and violence. The office will establish partnerships with law enforcement agencies and other government entities to coordinate and implement initiatives that enhance public safety.
4	Goal Name	6A. Section 108 Loan Program
	Goal Description	The Section 108 Loan Guarantee Program provides a low-cost, flexible financing for proposed public facility projects. The City can use Section 108 guaranteed loans to either finance specific projects or to launch loan funds to finance multiple projects over several years. The funds will be used for CDBG-eligible facility projects. Proposed activities to be carried out in part or entirety with Section 108 Loan funds include the rehab and improvements of Fire Station 1, 2, 3, 4, and 6, the Armory, the Stevens House, and the Dole Center.

Projects

AP-35 Projects – 91.220(d)

Introduction

In accordance with the federal regulations 24 CFR, Part 91, the City of Mount Vernon, New York has prepared the PY 2023 Annual Action Plan for submission for its Community Development Programs. This document is a requirement for direct financial assistance under the US Department of Housing and Urban Development (HUD) funding programs including the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). The projects below are proposed for PY 2023.

In addition to these projects the City has applied to HUD for a Section 108 loan in the amount of \$8,081,050 to make improvements to public facilities. The proposed activities to be carried out in part or entirety with Section 108 Loan funds include the rehab and improvements to Fire Station 1, 2, 3, and 4, the Armory, and the Dole Center.

Projects

#	Project Name
1	CDBG: Administration
2	CDBG: Public Facilities & Infrastructure
3	CDBG: Section 108 Public Facilities
4	CDBG: Public Services
5	HOME: Administration
6	HOME: CHDO Set-Aside 15%
7	HOME: TBRA

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The priorities set forth in the Annual Action Plan are based on, and consistent with, the strategic goals set out in the 5-year plan. The priorities were further informed by extensive community outreach and also took into consideration capacity of the City as well as its subgrantees. For details on the priority needs of the City, please see the SP-25 Priorities of the 5-Year Consolidated Plan.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration
	Target Area	Jurisdiction Wide
	Goals Supported	1A. Improve Public Infrastructure & Facilities 2C. Increase Affordable Rental Hsing Opportunities 3D. Crime Prevention & Public Safety 5A. Provide Support Homeless Prevent Outreach Hsg
	Needs Addressed	Expand Improve Public Infrastructure & Facilities Neighborhood Revitalization Homeless Housing & Supportive Services Public Services & Quality of Life Improvements
	Funding	CDBG: \$323,242
	Description	CDBG Administration in PY 2023.
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Planning and Administration activities associated with, and in support of the CDBG Program. The allocation for planning and administration will be used to ensure compliance with CDBG requirements. (21A)
2	Project Name	CDBG: Public Facilities & Infrastructure
	Target Area	Jurisdiction Wide Opportunity Zones
	Goals Supported	1A. Improve Public Infrastructure & Facilities
	Needs Addressed	Expand Improve Public Infrastructure & Facilities
	Funding	CDBG: \$1,292,968
	Description	The City will improve public facilities and infrastructure such as streets and sidewalks, access to neighborhood facilities, parks and playgrounds, traffic lights and signage, broadband improvements and ADA improvements in low/mod areas. These needs are particularly great in the Opportunity Zones.

	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	<p>These activities are intended to serve thousands of people, primarily those living in low-and-moderate income areas or those with disabilities or other special needs.</p> <p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 66,265 Persons Assisted (Area-wide benefit)</p>
	Location Description	Citywide
	Planned Activities	<p>Improvements to public facilities and infrastructure serving areas primarily consisting of low-and moderate-income individuals.</p> <p>Pre-award costs: As per pre-award regulations at 24 CFR §570.200(h), the City may incur costs prior to the effective date of the PY 2023 CDBG grant agreement with HUD. After the effective date of the grant agreement, the City will reimburse itself to pay the costs incurred from planned public facility improvements. The City is allowed up to 25% of the grant amount for PY 2023, which is \$404,052. Citizens are advised that the pre-award costs towards public facilities will not affect future grants as the City is focusing on public improvements in PY 2023.</p> <p>John Stevens House facility improvements (03E)</p> <p>The Dole Community Center (03F)</p> <p>The Armory facility improvements (03A)</p> <p>Fire Station facility improvements (03O)</p> <p>City of Mount Vernon, Park Playgrounds (03F)</p>
3	Project Name	CDBG: Section 108 Public Facilities
	Target Area	Jurisdiction Wide Opportunity Zones
	Goals Supported	1A. Improve Public Infrastructure & Facilities 6A. Section 108 Loan Program
	Needs Addressed	Expand Improve Public Infrastructure & Facilities Section 108 Loan Program
	Funding	Section 108: \$8,081,050

Description	With Section 108 loan funds, the City will improve public facilities in low/mod areas. The proposed activities to be carried out in part or entirety with Section 108 Loan funds include the rehab and improvements to Fire Station 2, 3, 4, and 6, the Armory, the Stevens House, and the Dole Center.	
Target Date	8/31/2024	
Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 66,265 Persons Assisted (Area-wide benefit)	
Location Description	Citywide	
Planned Activities	Improvements and rehab of public facilities through the use of Section 108 loans: Fire Station 2, 3, 4, and 6 (03O). The Armory, 144 North Fifth Ave and North Street (03A). The Dole Community Center, 250 South 6th Ave (03F). John Stevens House facility improvements (03E) City of Mount Vernon, Park Playgrounds (03F)	
4	Project Name	CDBG: Public Services
	Target Area	Jurisdiction Wide Opportunity Zones
	Goals Supported	3D. Crime Prevention & Public Safety
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: \$200,000
	Description	The City will fund a new public service program that will be responsible for coordinating and implementing initiatives that promote community safety and engagement, with a focus on addressing the root causes of crime and violence. The new program will be funded with reallocated prior year resources that were previously programmed towards public services in PY 2020.
	Target Date	8/31/2024
Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted	

	Location Description	Citywide, eligible.
	Planned Activities	Planned activities: Office of Neighborhood Safety and Engagement, Crime Awareness & Prevention (05I), Reallocated Prior Year Fund from PY 2020: \$200,000
5	Project Name	HOME: Administration
	Target Area	Jurisdiction Wide
	Goals Supported	2C. Increase Affordable Rental Hsing Opportunities
	Needs Addressed	Neighborhood Revitalization
	Funding	HOME: \$68,322
	Description	HOME program administration for PY 2023.
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Planning and Administration activities associated with, and in support of the HOME Program. The allocation for planning and administration will be used to ensure compliance with HOME requirements, and no more than 10% of the allocation will be spent on administration. The City receives a HOME Match well in excess of the 25% match requirement for the HOME program. In the most recent CAPER report, the City reported \$662,468.97 as match from the Blue Rio Pilot project, which entered into a payment in lieu of taxes (PILOT) program with the City of Mount Vernon. Total excess match carried over to next year will be \$4,965,952.35.
6	Project Name	HOME: CHDO Set-Aside 15%
	Target Area	Jurisdiction Wide
	Goals Supported	2C. Increase Affordable Rental Housing Opportunities
	Needs Addressed	Neighborhood Revitalization
	Funding	HOME: \$102,484
	Description	As per HOME grant regulations, the City has set aside 15% for CHDO development activities for eligible LMI households.

	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Rental units rehabilitated: 2 Household Housing Unit
	Location Description	Citywide
	Planned Activities	CHDO affordable housing development activities.
7	Project Name	HOME: TBRA
	Target Area	Jurisdiction Wide
	Goals Supported	2C. Increase Affordable Rental Hsing Opportunities
	Needs Addressed	Neighborhood Revitalization
	Funding	HOME: \$2,578,040
	Description	The City will utilize HOME funds for Tenant-based rental assistance for eligible LMI households. Prior year funds in the amount of \$2,065,621 have also been reallocated to fund TBRA activities.
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Provide tenant based rental assistance for approximately 100 households.
	Location Description	Citywide
Planned Activities	Provide tenant based rental assistance. The City will utilize the following funds towards TRBA activities. PY 2023 Funds: \$512,419 Reallocated Prior Year Funds: \$2,065,621 (See AP-15 for reallocated funds)	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City will make funds available jurisdiction-wide and may target funds to Opportunity Zones.

- Opportunity Zones: The federal Tax Cuts and Jobs Act of 2017 created the Opportunity Zone program, which is a tool designed to spur economic development and job creation in distressed communities by providing tax benefits to investors. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the US Treasury. Census tract 36119003100 in Mount Vernon has been designated an Opportunity Zone. The City recognizes the importance and promise of having these designations and is prepared to invest in this area to support revitalization by targeting funds for infrastructure and public facilities development.

Program-wide, federal CDBG and HOME funds provide low and moderate income households with decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing preservation and rehabilitation, affordable housing development activities, public services, economic development, planning, and administration.

Funding priorities are based upon the following criteria:

- Meeting statutory requirements of the CDBG and HOME Programs
- Meeting the needs of low and moderate income (LMI) residents
- Focusing on LMI areas or neighborhoods
- Impacted areas of concentrated minorities or LMI persons
- Coordination and leveraging of resources
- Links to ongoing planning activities
- Response to expressed needs
- Ability to demonstrate measurable progress and success

Geographic Distribution

Target Area	Percentage of Funds
Jurisdiction Wide	100
Opportunity Zones	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

These areas were identified during the public survey and by stakeholders as most in need of investment. The Jurisdiction-Wide includes all Census Tracts that have a majority of low-income households. Opportunity Zone has been included as a target area under this Consolidated Plan.

In addition, the annual planning process gathered input from community members regarding housing, neighborhood improvements, including public safety and infrastructure improvements needed in specific neighborhoods. All comments were considered when prioritizing activities and improvements.

CDBG funding towards public facility and infrastructure improvements must target eligible low/mod census block group tracts. These tracts are listed on the HUD exchange website under the Low/Mod Income Summary Data (LMISD).

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Mount Vernon is planning to utilize HOME funds for tenant based rental assistance (TBRA) to assist LMI households attain affordable housing and to avoid homelessness. As per HOME grant regulations, the City has set aside 15% for CHDO development activities for eligible LMI households. CHDOs will provide rental rehab activities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	102
Special-Needs	0
Total	102

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	100
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	102

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

HOME:

Tenant-based rental assistance: 100 LMI Households Assisted

Rental units rehabilitated (CHDO): 2 LMI Household Housing Unit

AP-60 Public Housing – 91.220(h)

Introduction

Not applicable. The City of Mount Vernon does not have any public housing or a Public Housing Authority.

Actions planned during the next year to address the needs to public housing

Not applicable. The City of Mount Vernon Urban Renewal Agency does not have any public housing or a Public Housing Authority.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable. The City of Mount Vernon does not have any public housing or a Public Housing Authority.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The City of Mount Vernon Urban Renewal Agency does not have any public housing or a Public Housing Authority.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Mount Vernon Urban Renewal Agency strives to find innovative ways to reduce and end homelessness in the City of Mount Vernon. The Mount Vernon Urban Renewal Agency participates in a coordinated effort to house homeless individuals through the Westchester Continuum of Care (COC). The following section describes how this need will be addressed.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City participates in a coordinated effort to house homeless individuals, families, and homeless veterans who are living on the street or in homeless shelters, through the homeless outreach efforts of the Westchester CoC. This effort is facilitated by the CoC's Westchester County Coordinated Entry Program (WCCEP), which provides universal services to all people who are experiencing homelessness throughout Westchester County. The WCCEP coordinates homeless with emergency services and housing and reduces the duplication of services. This coordinated effort will help to quickly house homeless individuals or families living and sleeping outside or in places not meant for human habitation; fleeing or attempting to flee domestic violence; staying in an emergency shelter or transitional housing, or those exiting an institution where you stayed for up to 90 days and were homeless before entering that institution. Homeless individuals identified through this outreach can also be housed by the linked Mount Vernon CoC Permanent Supportive Housing.

In PY 2023, Mount Vernon and the other members of the Board of the Westchester County CoC recommended that ESG recipients fund additional Street Outreach activities during the next opportunity to distribute ESG funds within the Westchester County Continuum of Care geographic area. Westchester County has recently lost significant capacity for Street Outreach; ESG funding is identified as a significant source of new funding for these activities.

Addressing the emergency shelter and transitional housing needs of homeless persons

A list of emergency homeless shelters, drop-in centers and prevention resources are listed on the Westchester County CoC website at <https://www.wcohomeless.org/resources-for-persons-needing-assistance>. All persons experiencing homelessness in Mount Vernon can contact the City or the CoC to be referred or linked to these programs.

The City also supports organizations that provide essential services to homeless individuals and families and outreach to the unsheltered homeless. This includes providing CDBG funds for eviction prevention and mortgage foreclosure prevention. The City may include providing ESG funds for services including

education, counseling, employment assistance, food/nutrition and health/medical services, case management, and other similar activities, as well as for street outreach to unsheltered homeless to help address their need for supportive services.

The City of Mount Vernon and the Westchester County CoC Board recommended that ESG recipients and subrecipients administering Rapid Re-housing projects target eligible participants currently homeless and living in Transitional Housing for homeless persons. This population is eligible for Rapid Re-housing funded with ESG but is not currently eligible for Rapid Re-housing funded with Continuum of Care (which may only serve homeless households living on the streets, in emergency shelter, or fleeing domestic violence).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Mount Vernon administers CoC Permanent Supportive Housing (PSH) projects, including beds targeted to Veterans and families with children. Participants in these PSH project receive housing plus supportive services including case management and linkages to community services and benefits.

Mount Vernon also provides funding to several community-based organizations, which provide outreach and referral services to the homeless or those at-risk of homelessness including recently released female inmates, pregnant teens, families with housing problems and immigration needs and the elderly.

The City has historically supported individuals and families that are participating in CoC programs that work to prevent substance abuse and or chronic homelessness. They include veterans, families, and individuals who may suffer from these issues. Veterans and their families also have access to resources through the Veterans Crisis Line at 800-273-8255.

The City will also work to ensure that all beds are filled and we are currently filling beds as funding becomes available. In recent program years the capacity of these shelter beds have reached their maximum.

The City has previously programmed ESG funds to support homeless households from becoming homeless again through the rapid rehousing program. Rapid rehousing provides rental assistance to house families and begin the transition to permanent or independent living. Unfortunately, in PY 2023, the City is no longer a direct recipient of ESG funds, and homeless households will be referred to the Westchester County CoC for these services.

The Westchester County CoC provides a list of resources for individuals and families fleeing domestic violence. Among those resources are My Sister's Place which provides a safe space for those experiencing

domestic violence or are fleeing human trafficking; Hope's Door which helps to end domestic violence and provides help in healing from trauma of abuse; and the Westchester County Family Justice Center which also provides services for those who are victims of domestic violence, dating violence, sexual assault and stalking.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City supports organizations that provide essential services to homeless individuals and families and outreach to the unsheltered homeless. This includes providing CDBG funds for eviction prevention and mortgage foreclosure prevention. The City may include providing funds for services including education, counseling, employment assistance, food/nutrition and health/medical services, case management, and other similar activities, as well as for street outreach to unsheltered homeless to help address their need for supportive services.

One of the organizations the City works with is the Mount Vernon United Tenants Association (MVUTA). The MVUTA sends out bi-monthly mailing to their local Mount Vernon member families. Over 200 members receive flyers outlining United Tenants' services. Client intake is performed in MVUTA offices, where staff help clients prepare documents, and conduct case-management services for at-risk tenants. MVUTA also works closely with Legal Services of the Hudson Valley and Westchester Residential Opportunities, including regularly co-sponsoring public forums with both organizations.

Persons exiting alcohol abuse situations can contact Alcoholics Anonymous at 914-949-1200 for assistance, including services and referrals to housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Mount Vernon will continue to work towards removing barriers to affordable housing. The City will work to implement listed strategies in the upcoming year. This section describes some of the actions that the City will take to alleviate the barriers to affordable housing in Mount Vernon.

An extensive review of public policy was undertaken in an update to the 2020-2024 Analysis of Impediments to Fair Housing (AI) completed simultaneously with the 2020-2024 Consolidated Plan. The AI was completed on March 11, 2021.

The public policy review covered aspects of local government that are directly related to housing, including Mount Vernon’s appointed advisory boards and agencies, provision of accommodations to persons with limited English proficiency, zoning, subsidized housing, taxes, and transit. Analysis from the 2020 update found a limited supply and high cost of affordable housing in Mount Vernon, especially for extremely low- and very low- income renters, causing those renters to face significant affordability “gaps.”

The impediments identified were:

Impediment #1: Lack of Knowledge about Fair Housing

Impediment #2: Insufficient Housing Affordability and Safe Housing Options

Impediment #3: Lack of Accessible Housing for Persons with Disabilities

Impediment #4: Insufficient Investment in Education, Economic Opportunities, and Income Needs of People in Neighborhoods

Impediment #5: Lack of Financial Education

For the full AI and details of strategies to address each identified impediment, please visit our webpage at: <https://www.cmvny.com/223/Planning-Community-Development>

The City will continue to direct CDBG and HOME funds, within the priorities and goals of the Consolidated Plan to address the impediments identified in the AI.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will continue to collaborate with local housing and community development organizations to foster and maintain affordable housing. The City will take a comprehensive approach to revitalize

neighborhoods utilizing HOME funds. Over the course of the Consolidated Plan period, the City anticipates HOME funds will be used to establish a homebuyer assistance program and a homeowner residential rehabilitation program.

The City will work towards creating more homes and preserving homes especially for persons in various protected classes by carrying out activities that address the following objectives.

- Preserve the supply of existing affordable homes. The goal focuses on expanding efforts to invest in homeownership rehabilitation grants, foreclosure prevention and other efforts to prevent the loss of homeownership.
- Develop new affordable housing opportunities. This goal focuses on expanding efforts to create new affordable homeownership units.
- Increase housing choice for low, moderate, and middle-income households

At this time, in PY 2023 the City is addressing the needs of its LMI residents with TBRA to help them avoid homelessness.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will continue supporting and coordinating assistance among service providers to the underserved non-homeless special needs population. Other actions that are discussed in this section that are planned for PY 2023 are plans to reduce lead-based paint hazards in the City, actions to foster and maintain affordable housing, actions to help families in poverty, actions to improve and develop the institutional structure and actions to enhance coordination between public and private organizations.

Actions planned to address obstacles to meeting underserved needs

One of the greatest obstacles to meeting the underserved needs is the amount of funding available. To combat this issue, the Mount Vernon Urban Renewal Agency (URA) partners with many agencies to create larger and more sustainable impacts in the community. The City will continue to strive to overcome the obstacles of the underserved by:

Leveraging its resources

- The Planning Department/MVURA will continue partnering with housing and service organizations to create permanent supportive housing units for the homeless.
- The Planning Department/MVURA staff will continue to research, apply for, and manage competitive and non-competitive grant opportunities to fund and enhance community development activities in Mount Vernon.
- The Planning Department/MVURA staff will research ways in which funded activities can be paired with other funding sources or programs to lower costs for residents or make services more available.
- The requests for proposals for public services may prioritize projects that leverage other funding sources with entitlement funds.

Assisting households increase their income and assets

- The Planning Department/MVURA staff will continue to fund public services including job training and other assistance programs to help individuals secure a job to increase their family income.
- The Planning Department/MVURA staff will look for ways to expand economic development opportunities for low and moderate income persons.

Actions planned to foster and maintain affordable housing

The City will continue to collaborate with local housing and community development organizations to foster and maintain affordable housing. The City will take a comprehensive approach to revitalize neighborhoods utilizing HOME funds. At this time, in PY 2023 the City will fund TBRA activities and target

eligible low- to moderate-income households within the City.

Actions planned to reduce lead-based paint hazards

Lead-based paint hazards continues to be an issue in the City of Mount Vernon as almost all of the housing in the City was constructed prior to 1978. Mount Vernon has a fairly substantial stock of older housing. Approximately 94% of homeowners and 87% of renters live in a building that was built prior to 1980 (2013-2017 ACS). These homes are at an increased risk of lead-based paint hazards and are often in need of significant rehabilitation.

The City relies on the County to address abatement of lead-based paint in Mount Vernon's aged housing stock. Buildings and properties identified as potential hazards are referred to the County of Westchester Department of Health or to the Westchester County Department of Planning-administered Lead Safe Westchester program for appropriate action.

Actions planned to reduce the number of poverty-level families

The Planning Department/MVURA provides many services intended to help reduce the number of persons in poverty. The activities identified in this plan also work directly to address poverty in Mount Vernon. Further, the Planning Department/MVURA will carry the following strategies and actions over the next year to help families achieve financial stability.

Public Infrastructure Improvements

- Investments in infrastructure located in low/mod neighborhoods will promote and encourage private investments into the area.

Rental Assistance

- The City will provide TBRA financial assistance to LMI households. Housing families in stable housing will help them in their goal of self-sufficiency.

Actions planned to develop institutional structure

The City of Mount Vernon Office of Planning and Community Development/Mount Vernon Urban Renewal Agency is responsible for the administration of its HUD CPD program. Effective delivery of the program requires constant communication and coordination with numerous City Departments, non-profit agencies, potential residential and commercial consumers, and other funding agencies.

Gaps in the institutional structure are the result of staff turnover, change in agency leadership, lack of training, and lack of full-time employees to support the work. Within the Office of Planning and Community Development, duties are conducted by one staff person with consultants providing support

as available or needed. The lack of staff makes it challenging to adequately deliver grant programs, monitoring requirements, write program manuals and strengthen the grant program structure. In the PY, the City will continue to strengthen the institutional structure through the use of consultants and continuing work on its established programs.

Actions planned to enhance coordination between public and private housing and social service agencies

The Department of Planning and Community Development/Mount Vernon Urban Renewal Agency leads the Annual Action Plan development process. Meetings are held on a regular basis with service providers to oversee strategy implementation and to ensure coordination of efforts at the local level. The Planning Department/MVURA will also continue to enhance coordination efforts between housing and social service agencies. Some of these efforts are included in the following:

Westchester Continuum of Care - The CoC brings together local units of government, housing providers, and service providers to strategize and plan for future activities to address homelessness in the Mount Vernon area. As a member of the CoC Steering Committee, and various CoC workgroups, the Planning Department/MVURA will continue the implementation of the integrated care service delivery model for permanent supportive housing units by partnering with federal qualified health centers, mental health providers, and homeless service providers.

The Westchester CoC funds HMIS, the primary data system used to track information related to the region's homeless population. Westchester County Department of Social Services (DSS) serves as the HMIS lead agency for Westchester CoC. Such data informs efforts to address the needs of the chronically homeless in the County.

WestHELP operates a County Department of Social Services (DSS)-funded emergency shelter for households with children within the City of Mount Vernon, with capacity for 46 families. Through the DSS District Office at 100 East First Street in Mount Vernon, families and individuals also have access to other DSS funded shelters, transitional housing, homeless prevention funds, and mainstream benefits such as Medicaid, SNAP, NYS CHIP, WIC, and TANF.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section describes the program specific requirements for CDBG and HOME. In PY 2023, the City of Mount Vernon is not a recipient of ESG funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Not applicable. The City only provides TBRA.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Not applicable. The City only provides TBRA.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Not applicable. The City only provides TBRA.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Not applicable. The City only provides TBRA.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

The City of Mount Vernon's TBRA program does not have a preference for persons with a disability or special needs groups, however assistance must target low- to moderate-income households. The preference is to address housing instability in the City and help low- to moderate-income households avoid homelessness.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

The City does not have a preference for persons with a disability with HOME program funds. The City prioritizes low- to moderate-income individuals and families that have housing instability and are at risk of homelessness with its HOME program funds. This preference is needed to narrow the gap in

services for this group as it will prevent households at-risk of homelessness from becoming homeless so they can continue to work towards self-sustainability in a stable environment.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

In accordance with 24 CFR 92.253(d)(3), an owner of a rental housing project assisted with HOME funds must comply with the affirmative marketing requirements established by the City of Mount Vernon pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the City such as persons with a disability or other special needs. However; at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the City's HOME program funds such as persons with a disability or those with other special needs. HOME funds must however target low- to moderate-income households. The City does not discriminate and provides equal access to all eligible households.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The Department of Planning and Community Development/Urban Renewal Agency will require ESG awardees to establish and implement written standards for the ESG program prior to executing contracts that include:

1. Standard policies and procedures for evaluating individuals and families eligibility for assistance under Emergency Solutions Grant (ESG).
2. Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers
3. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.
4. Standards for determining the share of rent and utility costs that each program participant must pay, if any, while receiving homelessness prevention or rapid-rehousing assistance.
5. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.
6. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid rehousing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants may receive assistance.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Coordinated Entry system is funded using local funding and a HUD Continuum of Care grant to Westchester County DSS.

Westchester County Coordinated Entry provides universal access to all people who are experiencing homelessness throughout Westchester County. To ensure accessibility to households in need, the Westchester County Coordinated Entry Process provides access to services from multiple, convenient physical locations where a customer can walk in and be linked to a coordinated entry.

Customers in need may initiate a request for services in person through any of these designated access points, including contact with street outreach workers for persons living in places not meant for human habitation. Each access point in the Coordinated Entry program utilizes the same a standardized assessment, and all Coordinated Entry participants are entered onto and prioritized

using a single by-name list.

Access points include Westchester County DSS district offices (DOs) spread countywide. Anyone can access these district offices to apply for emergency housing as well as mainstream benefits. Each district office has Immediate Needs Assessment Teams to prevent evictions or find alternative housing options. Westchester County also has Coordinated Entry access points at Emergency Shelters and other locations where homeless are offered services.

Unsheltered adults and families are entered into the Coordinated Entry System by mobile outreach workers in the County's eight homeless outreach programs. The County has also trained emergency food programs to refer unsheltered homeless to outreach workers.

A standardized assessment is used at all the Coordinated Entry locations to ensure that persons with the greatest needs receive priority for the housing or homeless services appropriate to their circumstances and preferences, including those funded by CoC, ESG, other Federal, New York State, or local funding.

The Westchester CoC requires that ESG-program funded projects located within the Geographic Boundaries of Westchester County CoC use the Coordinated Entry process for referrals and enrollments.

Persons requiring services provided by ESG projects within Westchester County are able to seek assistance through the set of Coordinated Entry access points. Persons seeking assistance will be screened, assessed and then prioritized and referred to appropriate housing projects through the Westchester County Coordinated Entry Process.

Available ESG Homelessness Prevention and Rapid Re-housing resources will be tracked by Westchester Coordinated Entry. ESG projects use the same prioritization order as that used for other projects of the same type, and will draw from the same by-name list of prioritized potential participants. The Westchester County CoC Written Standards created for the prioritization order for Homelessness Prevention and Rapid Re-housing are consistent with HUD regulations for administering ESG grants.

Street Outreach and Emergency Shelter projects funded with ESG do not use Coordinated Entry to locate, enroll, and serve clients. Consistent with HUD guidelines, access to all emergency services located within the CoC (including Street Outreach and Emergency Shelter) is not prioritized based on severity of need or vulnerability allowing for immediate response.

However, all Street Outreach and Emergency Shelter projects funded with ESG are required to act as access points, and refer participants to Coordinated Entry for screening, assessment, prioritization, and referral to appropriate housing.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Subrecipients received a one year contract for the proposed activities with an option for renewal for successful performers. The City will meet with subrecipients on a quarterly basis to review performance outcomes. If a subrecipients performance is deemed unsatisfactory, unexpended balances will be recaptured and reallocated to other successful performers.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City has adopted the Westchester Continuum of Care policies and procedures as its performance standards and requires all subrecipients to abide by these policies. The City will work with subrecipients to create a survey to capture input from formerly homeless individuals to consider policies and funding decisions regarding services funded under ESG.

5. Describe performance standards for evaluating ESG.

The Westchester Continuum of Care has developed performance standards for ESG projects.

ESG projects are evaluated for compliance with HUD requirements for participant eligibility, HMIS participation, Coordinated Entry utilization, habitability standards, reasonable rent, Fair Housing, and financial regulations.

The City is partnering with two homeless service providers on the following ESG program components: Street Outreach, Rapid Rehousing, Youth Homeless Prevention, Domestic Violence Rapid Rehousing, and Domestic Violence Homelessness Prevention.

Subrecipients will report quarterly via the HMIS system, all outcomes that are required by HUD and/or the City of Mount Vernon. The outcomes report provided on a quarterly basis will include specific performance targets related to number of households housed, number of households served and other metrics appropriate to the program.

In addition, the City will analyze outcomes and indicators in the quarterly reports by race and ethnicity to identify programmatic inequities in specific outcome areas. The data review will consider the indicators of engagements, program exits to permanent housing, and lengths of stay in programs by race and ethnicity, as well as all other CAPER indicators that may demonstrate potential programmatic inequities as identified during the data review and analysis process.

ESG Written standards have been uploaded into the AD-26.