



2021 Annual Action Plan

DRAFT

(version 6.4.2021)

The City of Mount Vernon, NY
Department of Planning & Community Development
City Hall – Room 211
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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 2021 Annual Action Plan and the second year of the Consolidated Plan.

There are three general sources of federal program funds as well as special allocations to respond to the Coronavirus pandemic 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.
- **Emergency Solutions Grant (ESG)** funds may be used for street outreach, emergency shelter, homelessness prevention, rapid rehousing assistance and HMIS.

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:

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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.

Mount Vernon anticipates receiving the following allocations for FY 2021, which include \$1,678,325 in CDBG funds, \$511,949 in HOME funds, and \$145,722 in ESG funds. Funds for FY 2021 will be utilized as follows:

CDBG

- 12 percent for neighborhood revitalization projects, including affordable housing, code enforcement, program delivery, residential rehabilitation and the commercial sign grant program
- 68 percent will support public infrastructure and facilities improvements
- 20 percent supporting planning and administration

HOME

- 90 percent for tenant-based rental assistance
- 10 percent allocated to program administration

ESG

ESG funds will be used to address the following objectives:

- Engage homeless individuals and families living on the street;
- Improve the number and quality of emergency shelters for homeless individuals and families;
- Help operate these shelters;
- Provide essential services to shelter residents;
- Rapidly re-house homeless individuals and families; and
- Prevent families and individuals from becoming homeless.

All CDBG, HOME, and ESG funds will be used Jurisdiction-Wide or targeted to the City's Opportunity Zones.

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 and economic development are some of the most prolific needs in the City, as documented by the current Consolidated Plan, the City's previous Consolidated Plan, and the 2019 Consolidated Annual Performance and Evaluation Report (CAPER), which is the most recent CAPER report.

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants. The 2019 CAPER reports that to help increase affordable housing in Mount Vernon, the City was able to assist 158 LMI households with rental construction at the La Porte development. Eleven (11) were funded with HOME and 147 were funded with CDBG. This activity was originally started in 2012 and was reported as completed in PY2019. The City is also reporting 8 LMI homeowner households assisted with residential housing rehab. This activity (#2115) was started in 2010 and was reported as completed in PY2019.

A total of 101 persons received assistance through economic development activities, which included 47 LMI youth assisted with afterschool programs that provided career counseling, job training, employment skills development, internship opportunities, and resume and job assistance as well as 54 LMI persons receiving employment training.

Through public facility and infrastructure activities targeting residents citywide, an estimated 65,265 persons benefitted from street improvements, improvements to city parks, and fire safety equipment. There were 12,958 LMI persons receiving vital public services such as legal services, youth services, crime prevention, fair housing outreach, and food distribution programs.

The City partners with other public agencies and non-profit organizations to leverage resources and maximize outcomes involving housing and community development activities.

Overcoming Legacy Challenges

The City will build upon past experience and new strategies to meet the goals set in the Annual Action Plan. The Department of Planning and Community Development/Mount Vernon Urban Renewal Agency will focus on using data-driven approaches and utilize resident and stakeholder engagement to validate the needs and priorities set in the Consolidated Plan. The City continues to make great strides in addressing the community's needs and the Consolidated Plan priorities through community involvement, evaluating past performance, and responding to past experience with improved efficiency.

4. Summary of Citizen Participation Process and consultation process

This Plan 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 held a public review and 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.

A summary of details for 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 will be included in the appendices of this final 2021 Annual Action Plan. The Appendices include the comments received from the public hearing, and the public comment periods on the draft Annual Action Plan. The public comment period was held from TBA 2021 through TBA 2021.

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

All comments received to date have been accepted and considered in the development of the Consolidated Plan. A final summary of public comments will be included in the appendix of this Consolidated Plan and 2021 Annual Action Plan.

7. Summary

The 2021 Annual Action Plan is the second 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

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).

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 Urban Renewal Agency established priorities, goals and selected projects that were in alignment with the Consolidated Plan and Annual Action Plan 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(I)

1. Introduction

The City of Mount Vernon’s Department of Planning & Community Development/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 review and 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(I))

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 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. In 2019 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. For FY 2020, the City of Mount Vernon is receiving an ESG entitlement allocation and ESG CARES Act funds. It is the first time since 2010 that the City is receiving ESG funding.

Westchester County, as lead agency for the Continuum of Care, administers the 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.

On November 2, 2020, The City released an ESG RFP seeking proposals for the 2020 Emergency Solutions Grant (ESG) Annual Funds and Emergency Solutions Grant Covid-19 funds (ESG-CV). The City allocated ESG annual funds and ESG-CV funds to prevent, prepare for, and respond to the coronavirus pandemic (COVID19). The City held ESG Pre-Application workshops on November 10, 2020 and November 12, 2020. These workshops covered eligibility criteria along with the rules and regulations governing the program. Attendance at one of these sessions was mandatory for all applicants. In addition, the City held office hours to provide applicants an opportunity to ask programmatic questions. The office hours took place on November 17, 2020. Applications were due on December 8, 2020. The application is available at: <https://cmvny.com/urbanrenewalagency/esgcovid19grant/>.

The City consulted with the Westchester Continuum of Care (CoC) regarding the City's ESG program. The Westchester CoC leadership participated in the review and scoring of the Mount Vernon ESG Applications to determine which non-profit organizations would receive ESG funding from Mount Vernon. The City held meeting with the Westchester CoC Coordinated Entry staff to streamline and coordinate referral of homeless clients. The City will meet with the Westchester CoC on a quarterly basis to discuss project outcomes and to make any needed improvements to the coordinated entry process.

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 Service-Fair Housing Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus groups.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus group.
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 Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus group.
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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus group.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus group.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus groups; participated in stakeholder interviews.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus groups; participated in stakeholder interviews.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Camille Webb, Director of Housing and Alicia Lore, attended the April 20, 2015 Stakeholder Meeting.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus groups; participated in stakeholder interviews.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus groups; participated in stakeholder interviews.
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?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus groups; participated in stakeholder interviews.
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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus groups; participated in stakeholder interviews.
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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus groups; participated in stakeholder interviews.
14	Agency/Group/Organization	MENTAL HEALTH OF WESTCHESTER
	Agency/Group/Organization Type	Services-homeless Services- Mental Health Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus groups; participated in stakeholder interviews.
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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus groups; participated in stakeholder interviews.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus group.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus group.
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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus group.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus group.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus group.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus group.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended focus groups.
23	Agency/Group/Organization	MOUNT VERNON DEPARTMENT OF PLANNING
	Agency/Group/Organization Type	Housing Other government - Local Economic Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Participated in stakeholder interview.</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 include a public review and 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 plan.

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	A 30-day public comment period was held from TBA, 2021 through TBA, 2021. The plan could be viewed at the Department of Planning and Community Development, Urban Renewal Agency at City Hall, Room 211, 1 Roosevelt Square Mount Vernon, NY 10550 or at the city website. Written comments could be mailed or emailed to the contact listed in the PR-05.	All comments were accepted.	All comments were accepted.	
2	Public Hearing	Non-targeted/broad community	A public hearing was held at City Hall on TBA 2021 at TBA.	All comments were accepted.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Currently, 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. ESG funds are received to address homelessness in the City.

In FY 2021, the City is receiving entitlement funding in the following amounts: \$1,703,058 in CDBG funds, \$511,949 in HOME funds, and \$145,722 in ESG funds. The CDBG allocation is the revised amount noticed by HUD on May 13, 2021. It is anticipated that HUD entitlement funding levels will be similar over the remainder of the Consolidated Plan.

As part of the American Rescue Plan (ARP) Act of 2021, passed by Congress to further aid in the recovery of the economy and health of the country, the City anticipates that it will receive an allocation of \$1,855,473 in HOME ARP funds. HOME ARP funds are a one-time funding opportunity to help meet the housing and supporting needs of a community's most vulnerable population. HOME ARP funds can be used for four eligible activities including the production/preservation of affordable housing, TBRA, supportive services (homeless prevention and housing counseling) and the purchase or development of non-congregate shelter for the homeless. With these funds, the City will be funding TBRA activities. HUD will be issuing guidance on how to implement HOME ARP through a substantial amendment to the 2021 AAP at a later time.

The City will begin consulting with homeless service providers, domestic violence service organizations, the Westchester Continuum of Care Partnership, and other organizations and agencies that assist qualifying populations in Mount Vernon.

The City is considering allocating the funds for tenant based rental assistance and having these funds available to place individuals and/or households that may need this resource once the ESG CV grant funds expire.

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	1,703,058	0	0	1,703,058	5,109,174	The expected amount available for the remainder of the ConPlan is 3x more years of the annual allocation. The CDBG allocation is the revised amount noticed by HUD on May 13, 2021.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	511,949	0	0	511,949	1,535,847	The expected amount available for the remainder of the ConPlan is 3x more years 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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	145,722	0	0	145,722	437,166	The expected amount available for the remainder of the ConPlan is 3x more years of the annual allocation.

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. See map below. 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 also anticipates leveraging funds in the amount of \$1,641,928 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 to leverage 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. In addition, the City received \$1,049,822 in FY 2019 Continuum of Care grant funds to continue to assist homeless residents by providing housing subsidies and supportive services to enable participants to live independently.

Please refer to the map Qualified Opportunity Zone Designation in the SP-10 of the City's 2020-2024 Consolidated Plan.

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

HOME funds will be leveraged for the development of affordable housing on vacant parcels currently owned by the City. Land conveyed by the City will be restricted by a covenant running with the land to ensure enforcement of affordability restrictions. 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.

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: \$1,328,106	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: \$511,949	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted
3	2D. Clearance & Code Enforcement	2022	2024	Affordable Housing	Jurisdiction Wide	Neighborhood Revitalization	CDBG: \$374,952	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
4	5A. Provide Support Homeless Prevent Outreach Hsg	2020	2024	Homeless	Jurisdiction Wide	Homeless Housing & Supportive Services	ESG: \$145,722	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted Homelessness Prevention: 100 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 sewer 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 Hsing 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 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	2D. Clearance & Code Enforcement
	Goal Description	The City's aging housing stock and lack of investment in some areas has resulted in structures that are unsafe and unusable. Further, the City lacks the code enforcement resources to address these concerns. Through this goal, the City will enhance code enforcement efforts and begin addressing the clearance of unusable structures.
4	Goal Name	5A. Provide Support Homeless Prevent Outreach Hsg
	Goal Description	Homelessness support includes housing placement, short-term rent, mortgage and utility assistance, emergency shelter operating costs and essential services, rapid rehousing assistance and homelessness prevention assistance. Evictions and foreclosures are significant in certain parts of the City and put residents at risk of homelessness. Further, the City's current homeless population includes individuals facing a range of challenges including substance abuse, domestic violence, and mental health. More outreach is needed to reach these populations and prevent them from becoming homeless.

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 2021 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), HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant Program (ESG). The projects below are proposed for PY 2021.

Projects

#	Project Name
1	CDBG: Administration
2	CDBG: Code Enforcement
3	CDBG: Public Facilities & Infrastructure
4	HOME: Administration
5	HOME: TBRA
6	ESG2021: Homeless Housing and Services

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.

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 2D. Clearance & Code Enforcement 5A. Provide Support Homeless Prevent Outreach Hsg
	Needs Addressed	Expand Improve Public Infrastructure & Facilities Neighborhood Revitalization Homeless Housing & Supportive Services
	Funding	CDBG: \$340,612
	Description	CDBG Administration in the 2021 PY.
	Target Date	12/31/2022
	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: Code Enforcement
	Target Area	Jurisdiction Wide
	Goals Supported	2D. Clearance & Code Enforcement
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$204,646
	Description	The City will enhance code enforcement efforts and begin addressing 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 these activities will address these concerns.
	Target Date	12/31/2022

	Estimate the number and type of families that will benefit from the proposed activities	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
	Location Description	Citywide
	Planned Activities	Housing Code Enforcement (15): \$200,000
3	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: \$1,157,800
	Description	Rehabilitation and construction of public facilities and other improvements to facilities and infrastructure serving populations primarily consisting of low-and moderate-income individuals or populations with special needs. Facilities may be publicly or privately owned and examples include and are not limited to, parks, medical facilities, and community centers.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	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. 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 to public facilities and infrastructure serving populations primarily consisting of low-and moderate-income individuals or populations with special needs (03E, 03F, 03K, 03L)	
4	Project Name	HOME: Administration
	Target Area	Jurisdiction Wide
	Goals Supported	2C. Increase Affordable Rental Hsing Opportunities
	Needs Addressed	Neighborhood Revitalization
	Funding	HOME: \$51,194

	Description	HOME program administration for PY 2021.
	Target Date	12/31/2022
	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.
5	Project Name	HOME: TBRA
	Target Area	Jurisdiction Wide
	Goals Supported	2C. Increase Affordable Rental Hsing Opportunities
	Needs Addressed	Neighborhood Revitalization
	Funding	HOME: \$460,755
	Description	The City will utilize HOME funds for Tenant-based rental assistance for eligible LMI households.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Provide tenant based rental assistance for approximately 60 households.
	Location Description	Citywide
	Planned Activities	Provide tenant based rental assistance.
6	Project Name	ESG2021: Homeless Housing and Services
	Target Area	Jurisdiction Wide
	Goals Supported	5A. Provide Support Homeless Prevent Outreach Hsg
	Needs Addressed	Homeless Housing & Supportive Services
	Funding	ESG: \$145,722

Description	Emergency Solutions Grant (ESG) funds support nonprofit organizations that help homeless persons and persons at risk of becoming homeless by providing street outreach, emergency shelters, shelter operations, essential services, rapid rehousing, and homeless prevention. Funds will be used to support city staff responsible for oversight of nonprofit subrecipients providing ESG funded services.
Target Date	12/31/2022
Estimate the number and type of families that will benefit from the proposed activities	Activities approximately 110 low-income persons and families with rapid re-housing and homelessness prevention assistance .
Location Description	Citywide
Planned Activities	Eligible activities include Street Outreach, Emergency Shelters, Shelter Operations, Essential Services, Rapid Rehousing, Homeless Prevention, HMIS, and Admin of the ESG Program (no more than 7.5% of 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.

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. In addition, a portion of ESG funds will also be utilized for rapid rehousing rental assistance activities.

One Year Goals for the Number of Households to be Supported	
Homeless	41
Non-Homeless	60
Special-Needs	0
Total	101

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	101
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	101

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

Discussion

HOME:

Tenant-based rental assistance: 60 LMI Households Assisted

ESG:

Rapid Rehousing: 11 Homeless Households Assisted

Youth Homeless Prevention Program: 10 Homeless Households Assisted

Domestic Violence Homeless Prevention: 10 Homeless Households Assisted

Domestic Violence Rapid Rehousing: 10 Homeless Households Assisted

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 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 of Mount Vernon participates in a coordinated effort to house homeless individuals, including veterans who are living on the street or in homeless shelters, through the Westchester Continuum of Care (COC). The City of Mount Vernon is the recipient of a COC grant, which includes funding for homeless outreach in Mount Vernon. Homeless individuals identified through this outreach can be housed by the linked Mount Vernon CoC Permanent Supportive Housing.

In PY 2019, 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

In addition, 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).

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 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.

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.

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 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.

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/Agency will work to implement listed strategies in the upcoming year.

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, the City is addressing the needs of its LMI residents with TBRA to help them avoid homelessness.

In addition, the City is partnering with Westchester Residential Opportunities to host four (4) housing webinars to help homeowners avoid foreclosure when they have fallen behind on their mortgage payments. The first of these webinars was held on April 14, 2021. Forty-one (41) residents registered for the webinar and the webinar was livestreamed on Facebook and Youtube.

The next housing webinar is scheduled for **June 2, 2021 at 6:30pm**. The focus will be on homebuyer assistance and will cover down payment and closing costs grant funding currently available for Westchester Country residents. The webinar will also cover information on how to prevent housing discrimination and how to avoid foreclosure. The Planning Department has created two fact sheets that are being distributed via social media, email, and in the water utility bills that are mailed to Mount Vernon residents.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will continue supporting and coordinating assistance among advocacy groups providing services to the underserved non-homeless special needs population.

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 find 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. HOME funds will be used to establish a homebuyer assistance

program and a homeowner residential rehabilitation program.

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. 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 Planning Department/MVURA will carry the following strategies and actions over the next year to help families achieve financial stability.

Increasing income

- Fund workforce development, job training, and educational programs to increase a person's potential income
- Work with businesses to increase the number of jobs available, especially higher wage jobs. For low-and-moderate-income persons

Building Savings

- Work with banks and non-profit organizations to increase financial awareness, homebuyer counseling, and general financial literacy concerns.

Provide home repair assistance to households that do not currently have enough in savings to make necessary repairs.

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 the CDBG 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, CDBG duties is conducted by one staff person with consultants providing

support as available or needed.

The lack of staff makes it challenging to adequately deliver CDBG programs, monitoring requirements, write program manuals and strengthen CDBG structure.

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 continue to enhance coordination efforts between housing and social service agencies. Some of these efforts are included in the following section:

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, HOME and ESG.

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.	70.00%

**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.

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.

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.

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.

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 Need 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 8 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).

In May 2021, 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 subrecipient's performance is deemed unsatisfactory, unexpended balances will be recaptured and reallocated to other successful performers.

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.

4. 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.