



# 2019 Annual Action Plan

*DRAFT*

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

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# Executive Summary

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

### 1. Introduction

This 2019 Annual Action Plan (AP) is the final of five annual updates to the 2015-2019 Consolidated Plan (ConPlan). Previously, the City completed a 5-year Strategic Plan for the 2015-2019 program year that focused on issues related to community facilities and improvements, housing preservation and rehabilitation, affordable housing development activities, public services, economic development, and planning and administration. The AP outlines the City's current priorities and strategies to address housing and community development goals using federal and state sources. It also describes projected HUD 2019 funding levels, state and other resources expected for the year, program operation schedules, goals, objectives, and planned operations. For program year 2019, the City anticipates that it will receive \$1,661,732 in CDBG funds and \$440,662 in HOME funds.

In addition, the City anticipates receiving \$\_\_\_\_\_ in FY 2019 CoC funds to continue to assist homeless residents by providing housing and supportive services and to prevent homelessness by providing those at-risk of homelessness with supportive services. The City also has over \$1.5 million remaining in unspent HOME funds from prior years.

### 2. Summarize the objectives and outcomes identified in the Plan

The goals and outcomes identified in the 2019 Annual Action Plan are based on the 2015- 2019 Strategic Plan, which describes how federal funds and other resources will be deployed and what actions will be taken to address community development over the next five years.

This year, the following goals will be addressed. They are prioritized based on the community engagement process for the 2019 Annual Action Plan.

- Youth Programs
- Employment and Training
- Economic Development
- Public Facilities
- Public Infrastructure
- Recidivism
- Special Code Enforcement
- Small Business Assistance
- Domestic Violence
- Hunger
- Digital Divide

- Foreclosure Counseling
- Fair Housing Counseling
- Senior Services
- Residential Rehabilitation
- Home Buyer Assistance Program
- Homeless Prevention
- Administration

### **Funding Priorities**

Community Development Block Grant funds have greatly impacted our community by providing funds for affordable housing development activities, improving neighborhood walkability, with sidewalk replacement, enhancing low to moderate area playgrounds and parks, utilizing the 15% annually of entitlement funds for the purpose of funding human service agencies, and providing funding opportunities to promote and enhance the local economy.

Funding priorities are based on 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 need
- Ability to demonstrate measurable progress and success

### **3. Evaluation of past performance**

The City of Mount Vernon has struggled with performance in the past due to turn over in administration and staff. The current administration is addressing performance by instituting several measures to improve performance; seeking and acquiring staff training, working with staff to ensure program compliance and conducting an organizational assessment to ensure adequate staffing to operate the CDBG and HOME Programs. As noted earlier, the City has hired TDA Consulting to assist in this effort.

### **Overcoming Legacy Challenges**

The City has undergone significant electoral leadership and programmatic staffing changes since the approval of the Consolidated Plan. The challenges have been most significant with respect to the administration of the HOME program. Since 2015, the City has not yet been able to work with a Community Housing Development Organization (CHDO) -- over the last six months, there has been

extensive work done in this area, and discussion and negotiations have involved Habitat for Humanity and Allied Community Enterprises.

The Mount Vernon Urban Renewal Agency released an RFP for program review, the development of written policies and procedures, and technical assistance related to the U. S. Department of Housing and Urban Development HOME Investment Partnerships Program.

TDA Consulting will provide technical assistance to the City to create protocols, processes, and templates.

The City and TDA Consulting are working closely with Allied Community Enterprise to utilize the CHDO set-aside funds in the upcoming year.

The City of Mount Vernon is committed to using these funds to assist and improve the lives of the low to moderate income individuals/families living in the City of Mount Vernon. The City will utilize CDBG and HOME funds to improve and promote homeownership, public improvements, public services, neighborhood revitalization, and economic development.

#### **4. Summary of Citizen Participation Process and consultation process**

A public hearing was held on June 17, 2019 from 5:00pm - 7:00pm at City Hall in the Chambers Room on the Second Floor. Sixteen members from the public attended the public hearing. The purpose of the hearing was to: (1) have CDBG applicants present their community development programs; and (2) discussion on the Action Plan.

There was a 30-day public comment period from July 1, 2019 to July 30, 2019. The public was invited to submit written comments during the comment period. Those comments will be summarized and addressed in the annual plan.

The City held a series of four community focus groups in the month of June to provide opportunities for stakeholders, advocates and members of the public to provide input into the plan. The focus groups allowed the City and the public to more deeply explore housing and community development issues in the community and to allow different community groups to engage other perspectives.

On or before August 16, 2019, the City will submit the 2019 Annual Action Plan to HUD.

#### **5. Summary of public comments**

Comments can be found in the attached Public Comments Summary as well as in the Grantee Unique Appendices.

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

All comments relevant to the Community Development Block Grant were taken into consideration in preparing the 2019 Annual Action Plan. Comments deemed not relevant were passed on to appropriate departments. All comments can be found in Appendices.

## **7. Summary**

As noted above all comments from the public meetings and public hearings were taken into consideration. Public participation provides the framework for the goals and projects and ultimately shape the funding decisions provided within this Annual Action Plan.

The City's Annual Goals for 2019 are: Affordable Housing, Economic Development and Neighborhood Revitalization.

## 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	Department of Planning and Community Development
HOME Administrator	MOUNT VERNON	Department of Planning and Community Development

**Table 1 – Responsible Agencies**

### Narrative

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) and HOME Investment Partnerships Program (HOME) 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 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

Chantelle Okarter

Commissioner of Planning and Community Development Executive

Director Mount Vernon Urban Agency

Mount Vernon Department of Planning and Community Development, City Hall – Room 211

1 Roosevelt Square Mount Vernon, NY 10550

914-699-7230

cokarter@cmvny.com

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

### **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. On June 18, 2019 from 5:00pm - 7:00pm at City Hall in the Chambers Room on the Second Floor. Sixteen nonprofit and local organization members from the public attended a public hearing. The purpose of the hearing was to: (1) have CDBG applicants present their community development programs; and (2) discussion of the community development needs in the Action Plan.

The City, in coordination with its Consultant, facilitated meetings with small groups of stakeholders, including the City’s housing, community development, and Continuum of Care providers. The meetings reference the Housing and Homeless Needs Assessment and Strategic Plan. Activities were identified which the City could undertake to enhance coordination among public and assisted housing providers, including private, governmental health, mental health and service agencies, and the barriers to obtaining and the creating of affordable rental and ownership housing in the City. Methods and strategies were identified to mitigate or eliminate these barriers.

### **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 City of Mount Vernon’s Urban Renewal Agency partnered with Westchester Residential Opportunities (WRO), Legal Services of the Hudson Valley (LSHV), Neighborhood Health Center, the Guidance Center, and the Mount Vernon United Tenants Association (MVUTA) to assist low- income families at risk of becoming displaced, and potentially homeless, due to foreclosure and/or eviction proceedings.

### **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 sits on the Westchester CoC Board. The City participates in monthly CoC Board meetings. Members of the URA 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.



Westchester County Department of Social Services (DSS) operates 4 district offices that act as access points for households in housing crisis. Homeless households are placed by DSS into 24-hour emergency shelters for single adults, homeless families, victims of domestic violence, and youth. Overnight drop-in shelters house 180-200 homeless men and women who are unable or unwilling to comply with DSS requirements to access the 24-hour shelters. Westchester also has 7 outreach teams that cover the entire CoC and target different populations. These outreach teams refer homeless persons contacted to housing without shelter entry. The General Membership of the Westchester CoC is open and includes all interested parties in the community concerned with the development and coordination of homeless assistance programs. The CoC Board includes 18 recipients and subrecipients of HUD COC grant funds, plus 6 representatives from a number of community sectors including formerly homeless, ESG recipient, employment services, education, health care, veteran services, and 3 at-large members. The Westchester CoC assists in the coordination of these various stakeholders and the development and planning of services and housing for homeless and low-income persons with housing needs.

Westchester County Department of Community Mental Health is the lead applicant and coordinates CoC planning. The Westchester CoC implemented a Coordinated Entry system beginning Dec. 2017. Homeless households can access Coordinated Entry at DSS District Offices, DSS emergency and overnight shelters, and through street outreach workers. Homeless persons in Coordinated Entry are assessed for severity of need, length of time homeless, and specific disabilities and barriers. The Coordinated Entry Administrator then identifies the type of housing assistance appropriate to each household and refers homeless to available beds in priority order so that those with highest needs and length of time homeless are housed first. In addition, the County provides homeless outreach teams that work with local police departments to identify and shelter homeless persons on the streets.

The VA, an active member of the CoC, also has mobile workers who conduct outreach in shelters and on the streets. Temporary and transitional housing and supportive services for single men and families are provided by several local not-for-profit organizations.

Westchester County as the lead agency for the Continuum of Care, administers the Homeless Management Information System to track multiple shelter entries over time and accurately identify people who potentially meet HUD's definition of chronically homeless. The County 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.

**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**

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.

The City of Mount Vernon does not receive Emergency Shelter Grant (ESG) funds.

**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**

See table below.

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	COMMUNITY HOUSING INNOVATIONS, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Regional organization Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Deborah Post - met in April 2016 to gain a better understanding of the collaboration and work carried out by CHI with the prior URA leadership on HOME program activities.
2	<b>Agency/Group/Organization</b>	Community Service Associates
	<b>Agency/Group/Organization Type</b>	Services-homeless Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Roberta attended the CDBG/needs assessment forum
3	<b>Agency/Group/Organization</b>	Lifting Up Westchester
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-homeless Regional organization Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Barbara Bento-Fleming consulted in two individual meetings in March 2016
4	<b>Agency/Group/Organization</b>	GREATER CENTENNIAL COMMUNITY DEVELOPMENT CORP.
	<b>Agency/Group/Organization Type</b>	Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Rev. Julius Walls Jr. attended the CDBG/needs assessment workshop
5	<b>Agency/Group/Organization</b>	MOUNT VERNON UNITED TENANTS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-homeless Service-Fair Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Dennis Hanratty attended the CDBG/needs assessment workshop.
6	<b>Agency/Group/Organization</b>	Montefiore Mount Vernon Hospital
	<b>Agency/Group/Organization Type</b>	Services-Health Publicly Funded Institution/System of Care Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Jaccel Kouns, Executive Director, attended the Not-for-profit summit at the Wartburg, Mount Vernon.
7	<b>Agency/Group/Organization</b>	MOUNT VERNON NEIGHBORHOOD HEALTH CENTER
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Opal Dunstan attended the Not-for-profit summit at the Wartburg, Mount Vernon.

8	<b>Agency/Group/Organization</b>	The Guidance Center of Westchester
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education Regional organization Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Camille Webb, Director of Housing attended monthly Continuum of Care meetings.
9	<b>Agency/Group/Organization</b>	URBAN LEAGUE OF WESTCHESTER COUNTY, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services-Health Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sharon Thomas attended the CDBG/needs assessment workshop.
10	<b>Agency/Group/Organization</b>	Westchester Coalition for the Hungry & Homeless, Inc.
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	S. Davis attended the not-for-profit summit at the Wartburg, Mount Vernon
11	<b>Agency/Group/Organization</b>	WESTCHESTER COMMUNITY OPPORTUNITY PROGRAM, INC.
	<b>Agency/Group/Organization Type</b>	Services - Victims Regional organization Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Kiron Dawkins attended the not-for-profit summit at the Wartburg, Mount Vernon.
12	<b>Agency/Group/Organization</b>	WESTCHESTER DISABLED ON THE MOVE
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Achille Lolascos attended the not-for-profit summit at the Wartburg, Mount Vernon.

13	<b>Agency/Group/Organization</b>	WESTCHESTER RESIDENTIAL OPPORTUNITIES, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Geoffrey Anderson, Executive Director attended the CDBG/needs assessment workshop.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All comments are accepted by the City. No agencies were intentionally left out of the consultation process associated with the development of the 2019 Annual Action Plan.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Westchester County	The Action Plan is consistent with the goals and strategic plan of the Continuum of Care and the plan to end homelessness.

**Table 3 – Other local / regional / federal planning efforts**



## **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**

A public hearing was held on June 17, 2019 from 5:00pm - 7:00pm at City Hall in the Chambers Room on the Second Floor. Sixteen members from the public attended the public hearing. The purpose of the hearing was to: (1) have CDBG applicants present their community development programs; and (2) discussion on the Action Plan.

There was a 30-day public comment period from July 1, 2019 to July 30, 2019. The public was invited to submit written comments during the comment period. Those comments will be summarized and addressed in the annual plan.

The draft Annual Action Plan is available for public review at the following public locations:

**City of Mount Vernon Dept of Planning & Community Development:** City Hall – Room 211 One Roosevelt Square, Mount Vernon, NY 10550

**City of Mount Vernon City Clerk’s Office:** City Hall, Room #104 One Roosevelt Square, Mount Vernon, NY 10550

**City of Mount Vernon Public Library:** 28 South First Avenue, Mount Vernon, NY 10550

The City also held a series of four community focus groups to provide opportunities for stakeholders, advocates and members of the public to provide input into the plan. The focus groups allowed the City and the public to more deeply explore housing and community development issues in the community and to allow different community groups to engage other perspectives. These focus meetings were held on:

- June 17, 2019 at 10:00AM at City Council Chambers.
- June 17, 2019 at 5:00PM at City Council Chambers.
- June 18, 2019 at 5:00PM at City Council Chambers.
- June 19, 2019 at 5:00PM at City Council Chambers.

### 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 Hearing	Non-targeted/broad community	A public hearing was held on June 17, 2019 from 5:00pm - 7:00pm at City Hall in the Chambers Room on the Second Floor.	At the public hearing, CDBG applicants were required to present their programs. A list of organizations that presented are listed below:  <b>TO BE UPDATED</b>	All comments were accepted.	
2	30-Day Public Review Period	Non-targeted/broad community	There was a 30-day public comment period from July 1, 2019 to July 30, 2019. The public was invited to submit written comments during the comment period. Those comments will be summarized and addressed in the annual plan.	All comments were accepted.	All comments were accepted.	
3	Public Meeting	Non-targeted/broad community	The City held a series of four community focus groups to provide opportunities for stakeholders, advocates and members of the public to provide input into the plan. The first meeting was June 17, 2019 at 10:00AM at City Council Chambers.	All comments were accepted. Topics discussed were: Government Agencies and Funders.	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
4	Public Meeting	Non-targeted/broad community	The City held a series of four community focus groups to provide opportunities for stakeholders, advocates and members of the public to provide input into the plan. The second meeting was at June 17, 2019 at 5:00PM at City Council Chambers.	All comments were accepted. Topics discussed were: Affordable Housing and nonprofit organizations.	All comments were accepted.	
5	Public Meeting	Non-targeted/broad community	The City held a series of four community focus groups to provide opportunities for stakeholders, advocates and members of the public to provide input into the plan. The third meeting was on June 18, 2019 at 5:00PM at City Council Chambers.	All comments were accepted. Topics discussed were: Advocacy groups and fair housing.	All comments were accepted.	
6	Public Meeting	Non-targeted/broad community	The City held a series of four community focus groups to provide opportunities for stakeholders, advocates and members of the public to provide input into the plan. The fourth meeting was on June 19, 2019 at 5:00PM at City Council Chambers.	All comments were accepted. Topics discussed were: Residents and other community stakeholders.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

For the 2019 program year, the City of Mount Vernon anticipates that it will receive \$1,661,732 in CDBG funds and \$440,662 in HOME funds from the U.S. Department of Housing and Urban Development (HUD).

#### 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	1,661,732	0	0	1,661,732	0	The City's goals, based on its strategic plan, are in the areas of housing, neighborhood revitalization, economic development, and public services.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	440,662	0	0	440,662	0	The City's goals, based on its strategic plan, concern homeowner rehab and homebuyer assistance.

**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**

In addition to the Federal funding sources for the City’s home-ownership and rental housing programs, sources of financial support are often granted to developers including but not limited to the New York State Development Corporation, Westchester County New Homes Land Acquisition Fund, Westchester County Housing Implementation Fund and New York State Affordable Housing Corporation.

To achieve the City’s economic development goals and objectives the City coordinates with local merchants and developers to assist with facilitating funding opportunities and tax incentives which are available from a number of city agencies, including the Mount Vernon Urban Renewal Agency (URA) and the Mount Vernon Industrial Development Agency (IDA) among others.

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 \$\_\_\_\_\_ in FY 2019 Continuum of Care grant funds to continue to assist homeless residents by providing housing and supportive services and to prevent homelessness by providing those at-risk of homelessness with supportive services.

**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 of Mount Vernon's Urban Renewal Agency has engaged in discussions with the City, and the Office of the Comptroller which controls city-owned property, to identify potential public land.

## Discussion

The City of Mount Vernon owns a number of parcels throughout the City which it has acquired through numerous avenues including condemnation and acquisition for back taxes owed. A significant portion of these properties are located in the distressed south side of the City. In the recently designated South Fourth Avenue-East Third Street Urban Renewal Area alone, the City owns 11 properties. The Mount Vernon Urban Renewal Agency (URA) and City Council designated a developer for these parcels which are anticipated to be utilized for a public/private parking garage, mixed use and affordable housing for families and ground floor retail. Construction is scheduled for early 2019.

### **Cities for Responsible Investment and Strategic Enforcement (Cities RISE) Grant**

The City of Mount Vernon was awarded the Cities for Responsible Investment and Strategic Enforcement (“Cities RISE”) grant. The program aims to innovatively address and transform blighted, vacant, or poorly maintained problem properties through the use of housing and community data from various state agencies.

Launched in April 2017, the goal is to address blight in Mount Vernon. Enterprise Community Partners (Enterprise) and Local Initiatives Support Corporation (LISC) are managing the program – and the City is receiving a two-year subscription to a data platform designed to integrate and analyze data such as code enforcement records, tax liens, and fire and police data.

One of the biggest challenges for the City is that it does not have the code enforcement personnel at the Buildings Department to effectively administer housing ordinances and code enforcement compounding the problem of blight. At present it has one Building Inspector and two Housing Inspectors. As a result, since 2016, the number of vacancy reports have been limited to checks made through public complaints via phone as the City has not been able to conduct a comprehensive assessment.

To date, the City has identified and catalogued the following vacant properties:

- 32 bank owned vacant properties;
- 63 vacant city owned properties;
- 116 LLC owned vacant and abandoned properties;
- 512 vacant residential un-developed land parcels.

The goal of the Cities RISE grant is to facilitate effective, equitable strategies to spur housing revitalization and enforce housing code. The Planning Department believes that code enforcement can be a powerful tool to strengthen our neighborhoods and improve the lives of all residents.

## 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	Affordable Housing	2015	2019	Affordable Housing	CD target Area Downtown Southside Mount Vernon West	Accessible Housing for Seniors/Disabled New Affordable Housing for LMI Households Residential Rehabilitation Housing & Services for Persons with HIV/AIDS Services for the Homeless	HOME: \$396,596.80	Rental units rehabilitated: 4 Household Housing Unit  Homeowner Housing Rehabilitated: 4 Household Housing Unit  Homeowner Housing Added: 2
2	Economic Development	2015	2019	Non-Housing Community Development	CD target Area Downtown Southside	Employment/Job Training	CDBG: \$120,000	Public service activities for Low/Moderate Income Housing Benefit: 45 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Neighborhood Revitalization	2015	2019	Non-Housing Community Development	CD target Area Downtown Southside Mount Vernon West	Streetscape/Commercial Facade Improvements	CDBG: \$747,385.60  CDBG: \$462,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 28,780 Households Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 14,194 Persons Assisted
4	Program Administration	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CD target Area Downtown Southside Mount Vernon West	Accessible Housing for Seniors/Disabled New Affordable Housing for LMI Households Residential Rehabilitation Employment/Job Training Streetscape/Commercial Facade Improvements Services for the Homeless	CDBG: \$332,346.40 HOME: \$44,066.20	Other: 1

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	The City will utilize HOME funds for the sale of single-family units to eligible homebuyers through the construction and/or rehabilitation of city-owned vacant or abandoned residential property. The City will also develop affordable homeowner housing through the City's CHDO.
2	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Economic development activities in the City will include Micro-Enterprise Assistance and support for the Mayor's College Scholarship Program.
3	<b>Goal Name</b>	Neighborhood Revitalization
	<b>Goal Description</b>	Neighborhood revitalization programs will include improvements to public facilities and infrastructure such as sewer Repairs, new sidewalks, street repaving, traffic lights, curb cuts, visibility signs, installation of flashing caution signs, speed bumps, reduced speed signage and ADA improvements. It will also address repairs at multiple fire stations as well as acquire fire protection equipment, fire trucks and vehicles, firefighter suppression equipment, and "jaws of life" and other life-saving equipment.  Public services will include: Domestic Violence and Human Trafficking, Recreational and After-School Services for Low-and Moderate-Income Youth, Eviction Prevention, Elder Abuse Prevention Program, Reentry Population programs and Hunger programs.
4	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program administration of the CDBG and HOME program.

# 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 2019 Annual Action Plan for submission for its Community Development Programs. This document is a requirement for direct financial assistance under the Department of Housing and Urban Development (HUD) funding programs including the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). This plan includes the proposed draft budget for 2019.

For the 2019 program year, the City of Mount Vernon anticipates that it will receive \$1,661,732 in CDBG funds and \$440,662 in HOME funds.

### Projects

#	Project Name
1	CDBG: Program Administration
2	CDBG: Public Facilities and Improvements
3	CDBG: Economic Development
4	CDBG: Public Services
5	HOME: Administration
6	HOME: CHDO
7	HOME: Housing Program

**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**

*(see following table)*

1	<b>Project Name</b>	CDBG: Program Administration
	<b>Target Area</b>	CD target Area Downtown Southside Mount Vernon West
	<b>Goals Supported</b>	Affordable Housing Economic Development Neighborhood Revitalization Program Administration
	<b>Needs Addressed</b>	Accessible Housing for Seniors/Disabled Residential Rehabilitation Employment/Job Training Streetscape/Commercial Facade Improvements Housing & Services for Persons with HIV/AIDS Services for the Homeless
	<b>Funding</b>	CDBG: \$332,346.40
	<b>Description</b>	CD Administration in the 2019 PY.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CD Administration
2	<b>Project Name</b>	CDBG: Public Facilities and Improvements
	<b>Target Area</b>	CD target Area
	<b>Goals Supported</b>	Neighborhood Revitalization
	<b>Needs Addressed</b>	Streetscape/Commercial Facade Improvements
	<b>Funding</b>	CDBG: \$747,385.60
	<b>Description</b>	Address repairs at multiple fire stations as well as acquire fire protection equipment, fire trucks and vehicles, firefighter suppression equipment, and Jaws of Life and other life-saving equipment. Sewer Repairs, new sidewalks, street repaving, traffic lights, curb cuts, visibility signs, installation of flashing caution signs, speed bumps, reduced speed signage and ADA improvements

	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 43,265 households including 28,780 LMI households will benefit from these areawide improvements.
	<b>Location Description</b>	CD target Area
	<b>Planned Activities</b>	Planned activities will include: Program Delivery Costs: 25,000 Fire Department: \$377,021 Department of Public Works: \$345,364.89
<b>3</b>	<b>Project Name</b>	CDBG: Economic Development
	<b>Target Area</b>	CD target Area
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Employment/Job Training
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	Economic development activities in the City will include Small Business Assistance and the Mayors College Scholarship Program.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	WEDC: Approximately 20 LMI individuals will be selected to participate in the program. Mayor's College Scholarship Program: Approximately 25 low and moderate-income Mount Vernon residents (students) will benefit from the proposed activity. Total: 45 LMI persons assisted through proposed activities.
	<b>Location Description</b>	CD target Area
	<b>Planned Activities</b>	Economic Development activities include: Program Delivery Costs: \$20,000 Women's Economic Development Corporation, Micro-Enterprise Assistance: \$50,000 Urban Renewal Agency, Mayor's College Scholarship Program: \$50,000
	<b>Project Name</b>	CDBG: Public Services

<b>4</b>	<b>Target Area</b>	CD target Area Downtown Southside Mount Vernon West
	<b>Goals Supported</b>	Neighborhood Revitalization
	<b>Needs Addressed</b>	Housing & Services for Persons with HIV/AIDS Services for the Homeless
	<b>Funding</b>	CDBG: \$462,000
	<b>Description</b>	Public services that target LMI and special needs communities will include: Domestic Violence and Human Trafficking, Hunger programs, Increase Recreational and After-School Services for Low-and Moderate-Income Youth, Eviction Prevention, Elder Abuse Prevention Program and Reentry Population programs.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	My Sister's Place: 575 LMI individuals are expected to benefit from the proposed activity.  Feeding Westchester: 13,194 LMI individuals are expected to benefit from the proposed activity.  Department of Recreation: 200 LMI Youth will have increased recreational opportunities.  Legal Services of the Hudson Valley: 100 LMI individuals are expected to benefit from the proposed activity.  Family Services of Westchester: 25 LMI elderly individuals are expected to benefit from the proposed activity.  Upon This Rock Ministries: 100 at-risk, low and moderate-income individuals will benefit from the planned activity.  Total: 14,194 LMI persons assisted through proposed activities.
	<b>Location Description</b>	CD target Area

	<b>Planned Activities</b>	Planned activities for public services include: Program delivery costs: \$20,000 My Sister’s Place (Domestic Violence and Human Trafficking): \$50,000 Feeding Westchester (includes funding for Backpack Program, Summer Feeding Program, Mobile Food Pantry, Fresh Market Program, Agency Emergency Food Program and Soup Kitchen): \$125,000 Department of Recreation (includes funding for Mount Vernon RBI Program, YCOP, Community Youth Football, Macedonia After-School Program): \$105,000 Legal Services of the Hudson Valley (Eviction Prevention): \$102,000 Family Services of Westchester (Elder Abuse Prevention Program): \$25,000 Upon This Rock Ministries (Reentry Population): \$35,000
5	<b>Project Name</b>	HOME: Administration
	<b>Target Area</b>	CD target Area Downtown Southside Mount Vernon West
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Accessible Housing for Seniors/Disabled New Affordable Housing for LMI Households Residential Rehabilitation
	<b>Funding</b>	HOME: \$44,066.20
	<b>Description</b>	HOME program administration for the 2019 PY.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide CD target Area
	<b>Planned Activities</b>	HOME program administration.
6	<b>Project Name</b>	HOME: CHDO
	<b>Target Area</b>	CD target Area



	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	New Affordable Housing for LMI Households Residential Rehabilitation
	<b>Funding</b>	HOME: \$66,099.30
	<b>Description</b>	The CHDO will construct or renovate one to two homes for low-and moderate-income buyers who participate in the home buyer assistance program being established by the City of Mount Vernon.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately one or two single-family homes for low to moderate income household will be constructed for families that participate in a homebuyer program supported by the City of Mount Vernon.
	<b>Location Description</b>	CD target Area
	<b>Planned Activities</b>	Construction and or renovation of one LMI homeowner occupied homes.
<b>7</b>	<b>Project Name</b>	HOME: Housing Program
	<b>Target Area</b>	CD target Area
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Accessible Housing for Seniors/Disabled New Affordable Housing for LMI Households Residential Rehabilitation
	<b>Funding</b>	HOME: \$330,496
	<b>Description</b>	The City will utilize HOME funds for the sale of single-family units to eligible homebuyers through the construction and/or rehabilitation of city-owned vacant or abandoned residential property.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner residential rehabilitation: 4 low and moderate-income households will benefit from the proposed activity.  Homebuyers assistance: 4 low and moderate-income households will benefit from the proposed activity.
	<b>Location Description</b>	CD target Area
	<b>Planned Activities</b>	Provide homeowner residential rehabilitation.  Provide homebuyers assistance to low and moderate-income households.

## **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**

CDBG and HOME activities are proposed for Census Block Groups which are located on the City’s south and west sides where there is a majority concentration of LMI households and the minority concentrations of Black/African American and Hispanic households are highest (>74 percent for Black/African American and 23.0 – 46.5 percent for Hispanic households). Therefore, in FY 2019 the City will continue to fund activities in the Census Tracts, which will result in a direct area or low/moderate clientele benefit.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CD target Area	25
Downtown	25
Southside	25
Mount Vernon West	25

**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 CD Target Area includes all Census Tracts which have a majority of low-income households. The three local target areas identified as part of this Consolidated Plan: Downtown, Mount Vernon West and Southside are specific neighborhoods which were most often identified as “in need”.

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 to establish a homebuyer assistance program, residential rehabilitation program, and work with a CHDO organization to acquire and rehab homes for low-income individuals.

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	4
Acquisition of Existing Units	4
Total	10

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

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Not applicable. The City 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 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 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 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.

Westchester also has five outreach teams that target different populations and cover 100% of the CoC geographic area including 3 countywide mobile mental health outreach teams, and countywide outreach for substance abusers. Outreach workers work to link all homeless encountered to housing and services. All persons engaged are entered into HMIS for identification, tracking, and referral. Specialized outreach engages Spanish speakers, LGBT, youth, and veterans.

Individuals who decline assistance or are otherwise hard to engage are brought to the CoC case conference workgroup which enacts housing plans for all cases reviewed. The group is attended by street outreach, shelter staff, housing providers, and agencies offering supportive services. The group coordinates action among all attendees to assist these hard to engage clients.

Mount Vernon has formally requested that the Westchester CoC and Westchester County (using ESG funds) add additional street outreach resources specifically targeted to the City of Mount Vernon.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Center provided a range of services to the homeless, including legal, medical, and housing-related

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 of Mount Vernon's Urban Renewal Agency partnered with Westchester Residential Opportunities (WRO), Legal Services of the Hudson Valley (LSHV), and the Mount Vernon United Tenants Association (MVUTA) to assist low-income families at risk of becoming displaced, and potentially homeless, due to foreclosure and/or eviction proceedings. Details for WRO and LSHV are listed above. The MVUTA provided the following:

Maintained tenants in their permanent homes, successfully re-housed tenants, improved and maintained essential services in tenants' apartments, limited rent increases and maintained affordability for clientele, and provided a safer, code-compliance, and more dignified housing experience. MVUTA also held monthly tenant meetings.

Sent out bi-monthly mailing to their local Mount Vernon member families of more than 230 members and delivered flyers to buildings in Mount Vernon outlining United Tenants' services.

Client intake was performed in MVUTA offices, helped clients prepare documents, and conducted case-management services for at-risk tenants. In addition, MVUTA worked closely with Legal Services of the Hudson Valley and Westchester Residential Opportunities, including regularly co- sponsoring public

forums with both organizations.

## **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**

### **Affordable Housing to Serve Protected Classes**

- Mount Vernon is working with developers and CHDOs to expand the number of affordable accessible units available.
- Mount Vernon is working with developers and CHDOS to provide quality affordable housing to LMI individuals and families.

### **Discriminatory Lending Policies and Practices**

- Mount Vernon is working with Westchester Residential Opportunities (WRO) to address discrimination against people in protected classes by real estate and other housing professionals that may go undetected and unaddressed if not adequately monitored and enforced. WRO provides workshops to educate the public, lenders, and real estate agents on fair housing and enforcement opportunities.
- Westchester Residential Opportunities provides housing counseling services and financial education sessions in Mount Vernon on a regular basis.
- Create a Mount Vernon Affordable Housing Fair by encouraging financial institutions to partner with realtors and public and private housing professionals to educate, prepare and equip renters for home-ownership. This will increase minority and low-income household ownership.
- Establish Bi-Annual fair Housing Work Group. The workgroup can review progress to plan action steps that remove impediments to fair housing choice as well as identify new or potential impediments.



## **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.

Examples include but are not limited to the following:

Youth Programs - including after-school, summer and recreational programs, are needed. Particularly those that focus on STEM and help students identify and prepare for higher education or the workforce.

Housing Related Activities - Fair housing activities to educate residents and their housing rights as well as assist those who are being treated unfairly in the rental assistance market. In addition, the URA also provides funding to address mortgage foreclosure prevention activities.

Elder Abuse - The City has partnered with Family Services of Westchester (FSW) to provide resources to improve the safety and well-being of older adults living in Mount Vernon who are at risk of abuse from family members. FSW reaches out to seniors isolated in the community who have been identified, assesses them for safety, engages them and offers support and case management, counseling and other services.

### **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. The City is partnering with Habitat of Humanity, Allied Community Enterprise, and Westchester Residential Opportunities.

### **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 City of Mount Vernon, through its Urban Renewal Agency, has utilized some of its CDBG funding allocation to provide scholarships to low income individuals pursuing post-secondary education at colleges, trade schools, or vocational schools.

The City also provides educational and training programs for youth and reentry individuals.

The City has funded organizations that are devoted to tenant protection, which helps prevent homelessness. Such organizations include the Mount Vernon Tenants Association, Westchester Residential Opportunities, and Legal Services of the Hudson Valley. Homelessness continues, however, to be a challenge, as it is in many parts of the county, state and country.

### **Actions planned to develop institutional structure**

The City of Mount Vernon Office of Planning and Economic Development/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 Mount Vernon Urban Renewal Agency (URA) in conjunction with Mount Vernon Department of Planning and Community Development facilitates regular meetings of service providers to oversee strategy implementation and to ensure coordination of efforts at the local level.

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.

There are ongoing discussions with the Westchester Continuum of Care program concerning strategies for implementing improved systems of communication between service providers, the identification of barriers to the provision of services, and the assessment of community needs.

## Program Specific Requirements

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

**Introduction:**

As has been community with the New York Field Office, the City was able to successfully recoup more than \$340,000 in loan proceeds. Per guidance from the New York Field Office, the City placed these funds in a separate, segregated account, and also notated receipt of these funds in IDIS. As part of the 2019 Annual Action Plan, the City is making available \$52,580 from 2018 program income.

[please review]

### 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	\$13,479.72
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
<b>Total Program Income:</b>	<b>0</b>

**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.	80.00%

**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:

See Attached Recapture Appendices.

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:

See Attached Recapture Appendices.

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.