

HOME-American Rescue Plan Grant Allocation Plan



City of Mount Vernon
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HOME-ARP Allocation Plan

Participating Jurisdiction: Mt. Vernon, New York

Date: 7/19/2022

Introduction

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

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

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

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

Consultation

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

Summarize the consultation process:

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

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

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

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

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

Mount Vernon*	<i>As reported in its most recent Consolidated Plan and prior Annual Action plans, the City of Mount Vernon does not have a local public housing authority. Residents of the City have access to the Section 8 program through CVR New York, a local administrator for the Westchester Housing Choice Voucher Program.</i>		
Family Service Society of Yonkers	Nonprofit Organization/Affordable Housing; Senior care	Open Forum	Recommended providing targeted multi-year rent subsidies and housing case management services to kinship families
Program Design and Development, LLC	Public Policy/Affordable Housing consultant; co-founder of the Coalition for the Homeless of Westchester	Open Forum/Email correspondence	Gap in our current continuum of homeless services. Need housing subsidies and supportive service. Emergency Housing Vouchers administered by NYS DHCR provide housing subsidies at FMR for over 8 years, offering participants more time to achieve self-sufficiency but they do not provide any funding for services to help people achieve self-sufficiency.
Lower West Side Household Services	Nonprofit Organization – LMI/disabled/elderly healthcare	Open Forum	Recommended affordable and accessible housing and supportive services for elderly and disabled individuals
Westchester County Department of Community Mental Health – Children’s Mental Health Services Dept	Government Agency	Open Forum	Recommended support for kinship families, in which grandparents and other adults are given the responsibility of care for children
Westchester County Department of Community Mental Health	Government Agency	Open Forum	Recommended a Hoarding Intervention Program and tenancy preservation, non-congregate shelter, and TBRA paired with legal services
Mount Vernon Public Schools	Public School System	Open Forum	Recommended affordable housing units for families with school children
Westchester Disabled on the Move	Nonprofit Organization – Disability Assistance	Open Forum	Recommended affordable housing and supportive services for people with disabilities
Westchester County Veterans Affairs	Veterans Affairs Organization	Open Forum	Recommended veterans services; housing assistance for senior veterans and those unable to go into shelter system due to PTSD and other issues
The Guidance Center of Westchester	Homeless service provider, mental health service	Open Forum	Outreach and trust building is a key component as many who are currently homeless are distrustful and hesitant to accept assistance. Mental health and substance abuse supportive services are a

			necessary component for recovery. Affordable housing is lacking in the city, extra support also needed to help LMI and QP households.
First Steps to Heal	Nonprofit Organization – Healthcare, Case Management	Open Forum	Recommended emergency shelter and housing via extended hotel stay for Domestic Violence survivors
Mount Vernon, My Sisters’ Place, Inc	Service Provider - Domestic Violence	Direct	There remains an unmet need for emergency shelter beds and specialized legal and supportive services for individuals and families fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, staking, or human trafficking within the City of Mount Vernon. MSP sees consistently high demand for services
Lifting Up Westchester	Homeless Service Provider	Open Forum	Recommended prioritizing non-congregate shelter for domestic violence clients, targeted affordable housing, and TBRA with supportive services. Note CoC reports - County generally has enough shelter beds and EHAP units in Westchester (there may be some gaps geographically or for special populations but generally speaking). The one exception we have heard about consistently would be DV beds and we should probably ask the DV providers about their ability to support clients in non-congregate shelter units.
Westchester Disabled on the Move Inc.	Disabled Persons and Elderly Service Provider	Email correspondence	Multiple affordable housing agencies often overlook ‘accessibility’ in their advocacy. The need for accessible housing is of primary importance to those wishing to avoid institutionalization or homelessness. WDOMI can assist with getting the supports needed to live in the community thanks to some of our programs. However, housing has been a formidable barrier. WDOMI is requesting that the Mt. Vernon HOME ARP set aside funding for People with Disabilities (PWD) to prevent institutionalization and homelessness and to remain in the Mt. Vernon community. People with Disabilities have the right to remain in their community with the proper support services.

Public Participation

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

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

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

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

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

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

Public Hearing: City Council Chambers: June 9, 2022 at 6:30pm

The City of Mount Vernon, the City of New Rochelle, the City of Yonkers, and Westchester County held a HOME ARP virtual forum on January 11, 2022. A copy of the audio and video recording is available at: <https://youtu.be/gvP7a6nGcrl>. A copy of the recorded transcript is available in the Appendix Section. There were approximately 60 attendees that included homeless providers, domestic violence providers, veteran groups, and stakeholders that participated in the virtual forum.

The City hosted a virtual public hearing on June 3, 2022 in partnership with the CoC. The public hearing was recorded and posted on the City’s website. Link: <https://youtu.be/vAKOoSrw-hk>

Mount Vernon City Mayor Shawyn Patterson-Howard and the Department of Planning and Community Development/Mount Vernon Urban Renewal Agency held a second public hearing at City Hall on June 9, 2022 at 6:30pm. The in person public hearing was broadcast via livestream and posted on the City’s website. Link: <https://youtu.be/EoQTu2682l4>

The public notice describing the budget and activities was published in LOHUD on May 29, 2022 in English and in Westchester Hispano in Spanish on May 27, 2022.

Describe any efforts to broaden public participation:

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

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

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

Mayor Shawyn Patterson-Howard and The Department of Planning and Community Development held a second public hearing at City Hall on June 9, 2022 at 6:30pm. The in person public hearing was broadcast via livestream and posted on the City's website.

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

Flyers for the public hearings were posted at the library, city website, emailed to community Based organizations, and posted in the Mayor's newsletter that is emailed to residents of the City (see appendix).

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

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

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

Comments included the need for legal aid to help those facing eviction and the need to prevent eviction when possible as it can lead to a cycle of homelessness and mental health issues. Preventing homelessness requires multiple solutions, that include rent assistance, supportive services (job training, life skills, education, case management, outreach teams, etc.).

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

None.

Needs Assessment and Gaps Analysis

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

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

Homelessness

The CoC releases an annual Point-in-Time (PIT) Count that includes valuable data for addressing the needs of residents who are experiencing homelessness. The 2022 Westchester County PIT count data was used. It is noted that the Continuum of Care's jurisdiction is the entirety of Westchester County so the data reflected in the PIT count is for the entire county, some numbers may not accurately capture the precise counts of the jurisdiction. Therefore, estimates and rates combined with stakeholder input have led the overall content of estimated composition. The Guidance Center of Westchester outreach team has counted at least 105 homeless persons within the City.

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

Table: Homeless Needs Inventory and Gap Analysis

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	599	207	515	515	12								
Transitional Housing	627	211	58	58	12								
Rapid Rehousing	239	78	58	58	11								
Sheltered Homeless						813	492	24	55				
Unsheltered Homeless						0	50	1	2				
Current Gap										--	-317	89	89

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

Data Note: County-level data; does not accurately reflect City dynamics and challenges.

Populations At-risk of Homelessness

HUD defines those at risk of homelessness as individuals and families who have an income below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability. Using HUD's 2014-2018 CHAS data, the city has 6,445 households with incomes at or below 30% AMI, (just over 25% of all city households). Eighty-four percent of these households are renter households. Households at-risk of homelessness include an estimated 7,110 households who are severe cost burdened, paying over 50% of their income toward housing and over 5,665 who are cost burdened (above 30%, less than 50%). An estimated 8,365 LMI (<80% AMI) renters are cost burdened at the 30% mark, over 33% of total households in the City. More recent 2020 ACS data (see below) estimates near 40% of homeowners with a mortgage are severe cost burdened and 49% of renters are severe cost burdened due to higher housing cost, yet stagnant wage growth.

Nearly half of the city's residents do not have the financial means to realize affordable housing. Almost 60 percent of the City's households are classified as extremely low to moderate income households, demonstrating that affordable housing continues to be in high demand. Further, Mount Vernon is 4.4 square miles with little land available to meet all of the demand for affordable housing. The city is the eighth largest city in New York State, the second most densely populated city in the state, and the tenth most densely populated city (with a qualifying population of 50,000) in the United States.

Table: Selected Monthly Housing Costs of Owners with a Mortgage

	Estimate	Percent
Less than 30.0 percent	3,852	52.64%
30.0 to 34.9 percent	556	7.60%
35.0 percent or more	2,909	39.76%
Total	7,317	(X)
Not computed	81	(X)
Source: 2016-2020 ACS (DP04)		

Table: Selected Monthly Housing Costs of Renters

	Estimate	Percent
Less than 30.0 percent	6,911	42.61%
30.0 to 34.9 percent	1,350	8.32%
35.0 percent or more	7,959	49.07%
Total	16,220	(X)
Not computed	598	(X)
Source: 2016-2020 ACS (DP04)		

Table: Median Monthly Housing Costs

	2010	2020	Percent Change
Median Mortgage	\$2,545	\$2,899	14.00%
Median Contract Rent	\$1,081	\$1,327	22.80%
Source: 2010 Census (DP4, SF4), 2016-2020 ACS (DP04)			

Eviction - Additionally, Westchester County Eviction data through April 2022 noted a 12% increase of eviction filings within Mount Vernon from 2020 to 2021 (495 to 556). More alarmingly, if the trend of the first three months of 2022 eviction filings continue (344), Mount Vernon is on pace to nearly triple the number of cases that were filed in 2021.

Table: Westchester Eviction Data April through June 10, 2022

Court Appearances	April	May	June	July
Mount Vernon	461	462	471	155

Victims of Domestic Violence or Human Trafficking

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

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

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

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

Table: Domestic Violence Victim Data by County: 2020

		Intimate Partner			Other Family Victim	Total
		Female Victim	Male Victim	Total		
Mount Vernon City PD	Agg Assault	33	16	49	40	89
	Simple Assault	240	41	281	112	393
	Sex Offense	3	2	5	14	19
	Violate Protection Order	27	2	29	13	42
	Total	303	61	364	179	543

Source: Division of Criminal Justice Services

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

Other - requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability

There is a large overlap between those at-risk of homelessness (above data) and households in need of assistance to prevent homelessness or at greatest risk of housing instability. Lack of affordability is the primary issue highlighted in data and consultation. According to CHAS, of the City’s severe cost burdened households, 4,080 are renting households who are also in the extremely low-income range (<30%) and are considered at greatest risk of housing instability.

Citing the City’s 2020 Analysis of Impediments to Fair Housing report, for residents who are very low-income (50% HAMFI) there are very few affordable ownership options in Mt. Vernon. Rental units are more affordable, but there is still need for additional units. As expected, the availability of affordable housing units increases as a household’s income increases.

Table: Housing Affordability

Units Affordable to Households Earning	Renter	Owner
30% HAMFI	1,445	No Data
50% HAMFI	5,520	770
80% HAMFI	10,685	1,390
100% HAMFI	No Data	2,394

Source: 2011-2015 CHAS

While we don’t have data that matches the exact definition of QP #4, we can glean general demographics and need from looking at the City’s poverty levels. Poverty is often a direct correlation as it relates to households requiring housing assistance to prevent homelessness or to those being at-risk of housing instability. According to ACS, there are 9,092 (13.6% of City) residents below the poverty level, of which 26.4% are under 18 years old. Of those living under the poverty level, an estimated 1,518 are White, 6,128 are Black or African American, 88 are Asian, 2,302 are Hispanic or Latino (any race), and 647 are mixed race. There are over 2,500 more females (5,824) under the poverty level than males (3,268).

Table: Poverty and Racial/Ethnic Composition

Race	Mount Vernon	
	Estimated Living in Poverty	Percent of Total
White	1,518	16.7%
Black or African American	6,128	67.4%
American Indian and Alaska Native	0	0.0%
Asian	88	1.0%
Native Hawaiian/Other Pac Islander	0	0.0%
Some other race	711	7.8%
Two or more races	647	7.1%
Ethnicity		
Hispanic/Latin	2,302	25.3%
Sex		
Male	3,268	36%
Female	5,824	64%
Source: 2016-2020 ACS (S1701)		

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

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

Homeless Populations

The primary unmet need as it pertains to homeless needs inventory is the availability of beds and units for families who are experiencing homelessness, as well as specialized needs (victims of domestic violence or human trafficking). There are limitations to the data as most of the data collection is at the CoC and County level vice Citywide only. The CoC’s most recent (2019) countywide gap analysis cited a shortage in the overall availability of units for homeless households by comparing the number of homeless households identified over the course of 1-year to the number of units becoming available in all CoC projects (RRH & PSH) during the same time period. With 172 units becoming available annually and 3,425 homeless households identified; 1 unit became available for every 20 homeless households identified in an emergency shelter, transitional housing program, or by homeless outreach. The report further identified the largest gaps in housing services were found for persons with a physical disability or chronic health condition, followed by persons fleeing domestic violence, substance abuse issues, mental health, and unaccompanied youth. We found there to be 1-unit turn-over for every 197 homeless individuals who identified as having a physical disability and/or chronic health condition.

Challenges of a lack of affordable housing, supportive services, and a need for emergency shelter (especially for victims of domestic violence) were common unmet need themes highlighted from

the stakeholder's forum. Service needs for both sheltered and unsheltered include a greater capacity to offer healthcare services, disability assistance, mental healthcare, as well as housing counseling, financial workshops, job training, skills training. The limitations of the data and the noted mismatch of County data without City data are noted. But per stakeholder feedback, much of the county homeless population is within Mount Vernon City limits.

Populations At-risk of Homelessness

ACS estimates approximately 57% of the city's renters are cost burdened (paying over 30% of income to housing costs), or approximately 9,300 total renter households. Lack of affordable housing inventory and a persistent affordability gap challenge both populations recovering from homelessness and those households at risk of homelessness or housing instability. As previously mentioned, rising eviction rates and the general increase costs in rent highlight the housing instability many households face and highlight a growing need for rental assistance. Those at-risk of homeless or housing instability often need short-term subsidies such as mortgage/rent assistance to avoid foreclosure or eviction, as well as utility assistance to avoid shutoff or security deposits to allow new rental contracts. Supportive services such as housing or financial counseling, landlord mediation for eviction proceedings will also benefit these groups. Healthcare assistance greatly benefits those at-risk of housing instability who are also disabled or elderly.

It should be noted that most citywide units are already occupied and as previously noted, many of the citywide renters are cost burdened or severely cost burdened. Vacancy rates (4%) have been declining for over 10 years and combined with recent spikes in housing and rent costs, affordable rental housing remains an unmet need for many of these LMI and at-risk households.

Victims of Domestic Violence or Human Trafficking

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

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

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

Other - requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability

The unmet needs for the populations needing assistance to prevent homelessness or at risk of greater housing instability mirror those from above, including rental payment assistance or utility deposit assistance and development of affordable rental housing units. Those requiring housing assistance to prevent homelessness or those at greatest risk of housing instability often need short-term subsidies such as mortgage/rent assistance to avoid foreclosure or eviction, as well as utility assistance to avoid shutoff or security deposits to allow new rental contracts.

A similar note is warranted for the data that suggests a surplus of rental units affordable to households at 50% AMI: While there is a large supply of housing in the market in that price range, most of them already have tenants. So it is rare for someone to move out of a high-cost situation into a unit that isn't cost burdened because the vacancy rate is so low (about 4%).

Further, housing counseling, mental health services, and homeless prevention were highlighted during our consultation as service needs for those at greatest risk of housing insecurity. Healthcare assistance greatly benefits those at-risk of housing instability who are also disabled or elderly in order to help mitigate the challenges of either paying housing costs or medical costs.

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

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

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

Vernon directly administers 57 Permanent Supportive Housing units in conjunction with the Westchester County Continuum of Care.

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

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

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

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

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

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

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

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

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

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

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

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

Westchester Disabled on the Move Inc (WDOMI) supportive services include transitioning assistance for those who qualify to get out of nursing homes (provide subsidized rental payments, assigned service coordinator, find home care services), assisting those in danger of going into a nursing home by providing the services listed for those transitioning, assisting with Medicaid and Medicare Savings Program and resources.

As previously stated and reported in the City's action plans, there are no federally public housing developments in Mount Vernon, The Mount Vernon Housing Authority previously owned and operated a New York State-assisted project, Levister Towers, which was privatized many years ago.

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

As noted above, the homeless data is focused on CoC and County collection and there remains a challenge to accurately report City-centric homeless data; however, we can surmise from stakeholder input and data that the primary gaps in the shelter and housing inventory is the availability of beds and units for families. There is a need for over 300 more units for this population, particularly emergency beds. And there remains a need for case management, emergency shelter and supportive services for all homeless persons and households.

The availability of citywide affordable housing units does not meet the needs of the qualifying population. In the city, there are fewer than 700 vacant rental units and the overall rental vacancy rate is less than 5%. The lack of affordability leads to overcrowding and cost burden, which not only affect LMI households, but even those households above the 80% AMI threshold. There is a need for immediate rental assistance to help those most at-risk of homelessness and/or housing instability, as well as quality affordable housing units of multiple sizes in neighborhoods throughout the City. Stakeholder feedback concurred, TBRA with supportive services might be the most impactful use of the limited funds. The supportive services piece is particularly critical as we would need strong employment/vocational and other support to get the households in a position to pay their own market rent by expenditure of available funds.

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

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

Identify priority needs for qualifying populations:

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

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

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

To determine the level of need and gaps the City of Mt. Vernon looked at both qualitative and quantitative measures of the unmet needs and resources available. PIT count and HMIS data and insights from the U.S. Census and CHAS data were used in partnership with feedback and on-the-ground insights from key stakeholders in the area. Many homeless families and individuals have compounded challenges because homeless populations are more susceptible to health concerns, physical or sexual assault, and drug and alcohol abuse, making them some of the most vulnerable populations. Assistance to provide housing or shelter will support these families or individuals and increase housing stability. The City considered the level of need identified by stakeholder input and data analysis to determine how to address the immediate needs of at-risk populations with rental assistance and ongoing supportive services to help provide care and skills for individuals and households to mitigate these risks.

HOME-ARP Activities

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

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

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

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

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

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

Use of HOME-ARP Funding

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

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

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

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

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

Cost burden rates of LMI renters was cited as a major challenge. With housing and rental costs continuing to increase, while wages and income remain stagnant, rental assistance becomes increasingly needed (ramifications of inflation also noted). The HOME-ARP funds will also support organizations that provide supportive services to help program participants achieve self-sufficiency. Rental assistance efforts may also help assist households that are overcrowded provided that the assistance is sufficient for these populations to obtain and maintain affordable housing.

The City acknowledges that there is a need for affordable housing. The challenge is the scarce funding resources to meet this need. Westchester County has some of the highest housing costs and construction costs in the country. There will need to be long-term solutions developed to address this complex issue. The City is proposing using HOME-ARP funds to help house residents and also connect them to supportive services, including job training, so that they can access living wage jobs to stabilize/sustain their housing and other costs over time.

HOME-ARP Production Housing Goals

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

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

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

N/A

Preferences

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

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

As a result of the economic fallout following COVID-19, the most vulnerable populations in Mount Vernon need support to create and maintain housing stability. The City will give preference to QP1 (homeless), QP2 (at-risk of homelessness), and QP3 (Domestic violence or human trafficking survivor) with the HOME-ARP program's TBRA activity. It is further noted and understood that the City of Mount Vernon and its subgrantees must comply with all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a) when applying preferences through its referral methods.

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

The Department of Planning and Community Development/Mount Vernon Urban Renewal Agency supports organizations that prioritize families and individuals who are the most vulnerable within the qualified populations. The aforementioned preferences (QP1, QP2, QP3) typically have great compounded challenges that require more intensive supportive services to obtain and maintain housing stability. These mid-term to long-term unmet needs require assistance transitioning to housing and providing permanent supportive services, which has been identified as an unmet need. The ability to create and maintain housing stability and wrap around services, will enable these families and/or individuals to become self-sustaining over time. The City's preference will allow those households to receive longer term assistance they need to

achieve self-sufficiency. The needs assessment demonstrates a significant need for housing support for clients at a high level of housing instability which this group represents.

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

Based on the need and gap analysis, the City will give the greatest preference to families and individuals that are experiencing or at-risk of homelessness, or victims of domestic violence or human trafficking. The preference for serving these QPs with HOME-ARP funds is not meant to exclude QP4 (Other families requiring services or housing assistance or to prevent homelessness or those at greatest risk of housing instability or in unstable housing situations).

HOME-ARP Refinancing Guidelines

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

Appendix

Supporting Documentation

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4/6/2022

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Mount Vernon, NY

* b. Employer/Taxpayer Identification Number (EIN/TIN):

13-60007305

* c. UEI:

DGJ2SXHRPZ66

d. Address:

* Street1:

1 Roosevelt Square - Room #211

Street2:

* City:

Mount Vernon

County/Parish:

* State:

NY: New York

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

10550-2011

e. Organizational Unit:

Department Name:

Planning & Community Developme

Division Name:

Urban Renewal Agency

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Sylvia

Middle Name:

* Last Name:

Bolivar

Suffix:

Title:

Deputy Commissioner

Organizational Affiliation:

City of Mount Vernon, NY

* Telephone Number:

914-665-2493

Fax Number:

* Email:

Sbolivar@ch.ci.mount-vernon.ny.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investments Partnerships Program

*** 12. Funding Opportunity Number:**

M-21-MP-36-0202

* Title:

City of Mount Vernon Annual Action Plan 2021 Amendment for the HOME-ARP Allocation Plan

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Allocation Plan for HOME-ARP funds to benefit qualifying populations with tenant based rental assistance and supportive services

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant NY-16

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: 09/01/2022

* b. End Date: 08/31/2023

18. Estimated Funding (\$):

* a. Federal	1,855,473.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	1,855,473.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on .
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

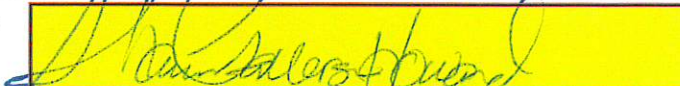
Authorized Representative:

Prefix: Mrs. * First Name: Shawyn
Middle Name:
* Last Name: Patterson-Howard
Suffix:

* Title: Mayor

* Telephone Number: 914-665-2360 Fax Number:

* Email: MayorSPH@ch.ci.mount-vernon.ny.us

* Signature of Authorized Representative: 

* Date Signed: 7/18/2022

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

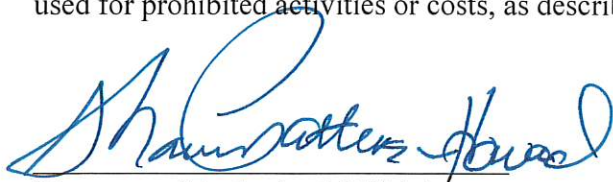
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official



Date


Title

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

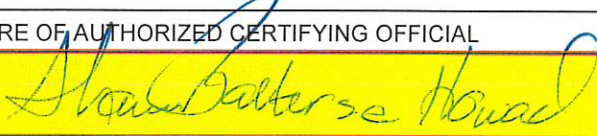
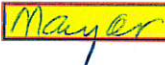
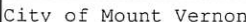

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE 
APPLICANT ORGANIZATION 	DATE SUBMITTED 



HOME-ARP PUBLIC NOTICE

The City of Mount Vernon is seeking public comment on the draft **HOME ARP Allocation Plan**. The City will receive an allocation of HOME ARP funds in the amount of **\$1,855,473.00**.

The comment period for the City's HOME-ARP Allocation Plan runs from May 16, 2022 through June 17, 2022.



JUNE 3, 2022 | 10:00AM

VIRTUAL PUBLIC HEARING VIA ZOOM

MEETING ID - 873 5372 5795

JUNE 9, 2022 | 7:00PM

MOUNT VERNON CITY COUNCIL CHAMBERS

1 ROOSEVELT SQUARE, MOUNT VERNON, NY 10550

**Public Notice Regarding
Public Hearing and Plan Availability for Review
City of Mount Vernon HOME-ARP Plan**

NOTICE IS HEREBY GIVEN hereby given to residents of the City of Mount Vernon that a draft version the HOME-American Rescue Plan (HOME-ARP) Allocation Plan will be available for review and comment for a 30-day public comment period. During the comment period two Public Hearings will be held.

The City of Mount Vernon was awarded \$1,855,473 in HOME-American Rescue Plan (ARP) funds in a one-time allocation from the U.S. Department of Housing and Urban Development (HUD).

Federal HOME-ARP funding was created to assist individuals or households who are experiencing homelessness, at risk of homelessness, and other vulnerable populations, by providing affordable housing, rental assistance, supportive services, and/or non-congregate shelter, to reduce homelessness and increase housing stability. The HOME-ARP Allocation Plan defines the use of the HOME-ARP grant funds to address these needs within the HUD-approved eligible activities. The City will make funds available for activities once the HOME-ARP Allocation Plan's associated consultation, public participation process, and HUD approval have been completed through the substantial amendment of the FY 2021 Annual Action Plan.

The comment period for the City's HOME-ARP Allocation Plan runs from **May 16, 2022 through June 17, 2022.**

Further public comment is encouraged at a virtual public hearing that the City will co-host with the Continuum of Care one June 3, 2022 at 10:00am. The link to the virtual meeting is:

<https://us06web.zoom.us/j/87353725795?pwd=dmRyTG1Oc3Zya0E1endoZzdDby95QT09>

The second public hearing is an in-person meeting on June 9, 2022 at 7:00pm at the City Council Chambers located at City Hall, 1 Roosevelt Square Mount Vernon, NY 105550.

30-Day Comment Period: The draft HOME-ARP Allocation Plan is [available here](#) and in person at the Office of the City Clerk located at 1 Roosevelt Square, Mount Vernon, NY 10550.

Written comments may be mailed to: Sylvia Bolivar, Department of Planning and Community Development, 1 Roosevelt Square, Mount Vernon NY 10550 or emailed: SBolivar@ci.mount-vernion.ny.us.

Comments can also be provided to Tomeka Graham-Ouattara via phone: 914-840-4029.

Public Hearings: The public hearings will discuss the HOME-ARP allocation plan from eligible use activities to reduce homelessness and increase housing stability in the City. Public comments will be accepted during the hearings.

Disability Assistance: The City of Mount Vernon will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the Department of Planning and Community Development at 1 Roosevelt Square, Mount Vernon, NY 10550 or (914) 840-4029 at least 48 hours in advance if you have special needs.

Translation Assistance: The City of Mount Vernon will make efforts to provide translation assistance for public meetings and program information. Please contact the Department of Planning and Community

Development at 1 Roosevelt Square Mount Vernon, NY 10550 or (914) 840-4029 at least 48 hours in advance if translation assistance is needed for a public meeting.

**Aviso Público sobre
Audiencia Pública y Disponibilidad del Plan para su Revisión
Plan HOME-ARP de la ciudad de Mount Vernon**

POR LA PRESENTE SE NOTIFICA a los residentes de la ciudad de Mount Vernon que un borrador del Plan de Asignación de HOME-American Rescue Plan (HOME-ARP) estará disponible para su revisión y comentarios durante un período de comentarios públicos de 30 días. Durante el período de comentarios se llevarán a cabo dos audiencias públicas.

La ciudad de Mount Vernon recibió \$1,855,473 en fondos de HOME-American Rescue Plan (ARP, por sus siglas en inglés) en una asignación única del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés).

El financiamiento federal de HOME-ARP se creó para ayudar a las personas o familias que están experimentando la falta de vivienda, en riesgo de quedarse sin hogar y otras poblaciones vulnerables, al proveer vivienda asequible, asistencia de alquiler, servicios de apoyo y/o albergues donde las personas no se congregan, para reducir la falta de vivienda y aumentar la estabilidad de la vivienda. El Plan de Asignación de HOME-ARP define el uso de los fondos de la subvención HOME-ARP para abordar estas necesidades dentro de las actividades elegibles aprobadas por HUD. La ciudad pondrá fondos para actividades a la disposición una vez que la consulta asociada con el Plan de Asignación de HOME-ARP, el proceso de participación pública y la aprobación del HUD se hayan completado a través de la enmienda sustancial del Plan de Acción Anual del Año Fiscal 2021.

El período de comentarios para el Plan de Asignación de HOME-ARP de la ciudad se extiende desde el **16 de mayo de 2022 hasta el 16 de junio de 2022**. Se alienta a ofrecer comentarios públicos adicionales en una audiencia pública virtual que la ciudad organizará conjuntamente con el continuo de cuidado el 3 de junio de 2022 a las 10:00 a.m. **El enlace a la reunión virtual es:**

<https://us06web.zoom.us/j/87353725795?pwd=dmRyTG1Oc3Zya0E1endoZzdDby95QT09>

La segunda audiencia pública es una reunión en persona el 9 de junio de 2022 a las 6:30 pm en las Cámaras del Concejo Municipal ubicadas en el Ayuntamiento, 1 Roosevelt Square Mount Vernon, NY 10550.

Período de comentarios de 30 días: El borrador del Plan de Asignación de HOME-ARP está disponible en línea en ____ y en persona en la Oficina del Secretario Municipal ubicada en 1 Roosevelt Square, Mount Vernon, NY 10550.

Los comentarios escritos pueden enviarse por correo a: Sylvia Bolívar, Departamento de Planificación y Desarrollo Comunitario, 1 Roosevelt Square, Mount Vernon NY 10550 o por correo electrónico: SBolivar@ci.mount-vernon.ny.us. También puede ofrecer comentarios por teléfono a Tomeka Graham-Ouattara: al **914-840-4029**.

Audiencias públicas: Las audiencias públicas discutirán el Plan de Asignación de HOME-ARP, desde las actividades de uso elegible para reducir la falta de vivienda hasta aumentar la estabilidad de la vivienda en la ciudad. Se aceptarán comentarios públicos durante las audiencias.

Asistencia para personas con discapacidad: La ciudad de Mount Vernon hará esfuerzos para proveer ajustes razonables a los miembros del público con discapacidades para que tengan acceso a los programas de la ciudad. Comuníquese con el Departamento de Planificación y Desarrollo Comunitario en 1 Roosevelt Square, Mount Vernon, NY 10550 o (914) 840-4029 con al menos 48 horas de anticipación si tiene necesidades especiales.

Asistencia de traducción: La ciudad de Mount Vernon hará esfuerzos para ofrecer asistencia de traducción para reuniones públicas e información del programa. Comuníquese con el Departamento de Planificación y Desarrollo Comunitario en 1 Roosevelt Square Mount Vernon, NY 10550 o (914) 840-4029 con al menos 48 horas de anticipación si necesita asistencia de traducción para una reunión pública.

BIENESTAR

Entrena tu cerebro para ser feliz

La felicidad comienza en las neuronas. Igual que aprendemos buenos hábitos, el cerebro puede adiestrarse para disfrutar más y mejor

Empecemos recordando el único principio confirmado por todos los expertos: el cerebro es muy complicado y el empuje del investigador se empuña en presentar asombrosos hallazgos asociados al aprendizaje... que no siempre comparten todos los científicos. Sin embargo, a medida que avanzan los estudios sobre nuestra materia gris, aumentan la lista de neurocientíficos que

aseguran que el cerebro se puede entrenar para ser más flexible, pacífico y optimista.

¿Listos para emprender la senda de la felicidad?

Las nuevas técnicas de neuroimagen demuestran que esas células nuevas influyen en los procesos cognitivos al modificar el hipocampo, la región cerebral asociada a los procesos del aprendizaje y la memoria. Según estas teorías, no estamos atados irremediablemente a nuestra biología o genética ni a nuestro carácter esculpido durante la infancia, ya que el cerebro no es un órgano rígido como el hígado o el corazón, sino moldeable.

Se modifica cada vez que aprendemos. Y esas neuronas nuevas, afirman los investigadores, se pueden reprogramar y adiestrar para que sean más receptivas a la



El ejercicio físico ayuda a contrarrestar la ansiedad, el estrés y el riesgo de enfermarse.

felicidad o, por lo menos, al bienestar y al placer habitualmente vinculados a ella. ¿Cómo? Practicando una especie de gimnasia mental que acabará por modificar la memoria emocional.

1 Acaba con el Estrés

Dada la frenética actividad diaria, no hay tiempo para procesar la enorme cantidad de información que recibimos... ¿Resultado? Perdemos la capacidad para tomar decisiones pausadas que nos permitan concentrarnos en nuestros objetivos. Esas respuestas rápidas y arriesgadas, según los psicólogos evolutivos, permitieron a nuestros antepasados prehistóricos sobrevivir a las diversas amenazas de la naturaleza y son un impulso innato todavía alojado en nuestro cerebro.

• **¿Cómo reprogramarte?** Fija tus prioridades para que los neurotransmisores cerebrales no repitan siempre el mismo mensaje: asegúrate de que tus metas sean realistas y realizables en el tiempo asignado.

2 Haz ejercicio

El ejercicio físico reduce la ansiedad, el estrés y el riesgo de enfermarse. Se cree que es debido al torrente de endorfinas hormonas que provocan sensación de bienestar y que tienen un efecto analgésico en el organismo. Al estimular la circulación, se incrementa el nivel de sangre en el cerebro, que queda más nutrido, receptivo, flexible... Además, mejora tu autoestima.

• **Actividad mínima.** Las personas físicamente activas tienen menores índices de ansiedad y depresión que las personas sedenta-

rias. Los resultados se notan con un mínimo de 30 minutos diarios, cinco días a la semana, de actividad moderada; o ejercicio intenso durante unos 20 minutos, tres veces por semana.

3 Elimina experiencias negativas

El neuropsiquiatra francés Boris Cyrulnik fue uno de los primeros en afirmar que la felicidad depende de nuestra capacidad de reconstruirnos ante las adversidades. A esta habilidad la llamó "resiliencia" y es la que nos permite salir incluso más fortalecidos de nuestros traumas. Por lo general, depende del aprendizaje afectivo que se obtiene durante los primeros años de vida, pero los adultos pueden "metamorfosarse el dolor si se le dota de significado" y, de esta manera, aumentar la capacidad de ser felices, defiende Cyrulnik.

• **¿Cómo conseguirlo?** "La resiliencia ve el desamparo, pero busca hacer algo con ese sufrimiento explícita Cyrulnik. Si no se hace nada, se seguirá estando herido toda la vida, pero cuando el alma está herida, el medio más seguro para no someterse a la herida es transformarla en belleza, en poesía, en filosofía, en compromiso político, en altruismo". Para este experto, solo cuando se está rodeada de cariño se puede tener una vida feliz: "El afecto ayuda entre un 70 y un 80% a la resiliencia, a superar las dificultades y resistirse en el mundo de una manera más sana y segura", afirma.

AVISO PÚBLICO



Aviso Público sobre Audiencia Pública y Disponibilidad del Plan para su Revisión Plan HOME-ARP de la ciudad de Mount Vernon

POR LA PRESENTE SE NOTIFICA a los residentes de la ciudad de Mount Vernon que un borrador del Plan de Asignación de HOME-American Rescue Plan (HOME-ARP) estará disponible para su revisión y comentarios durante un período de comentarios públicos de 30 días. Durante el período de comentarios se llevarán a cabo dos audiencias públicas.

La ciudad de Mount Vernon recibió \$1,855,473 en fondos de HOME-American Rescue Plan (ARP, por sus siglas en inglés) en una asignación única del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés).

El financiamiento federal de HOME-ARP se creó para ayudar a las personas o familias que están experimentando la falta de vivienda, en riesgo de quedarse sin hogar y otras poblaciones vulnerables, al proveer vivienda asequible, asistencia de alquiler, servicios de apoyo y/o albergues donde las personas no se congregan, para reducir la falta de vivienda y aumentar la estabilidad de la vivienda. El Plan de Asignación de HOME-ARP define el uso de los fondos de la subvención HOME-ARP para abordar estas necesidades dentro de las actividades elegibles aprobadas por HUD. La ciudad pondrá fondos para actividades a la disposición una vez que la consulta asociada con el Plan de Asignación de HOME-ARP, el proceso de participación pública y la aprobación del HUD se hayan completado a través de la enmienda sustancial del Plan de Acción Anual del Año Fiscal 2021.

El período de comentarios para el Plan de Asignación de HOME-ARP de la ciudad se extiende desde el **16 de mayo de 2022 hasta el 17 de junio de 2022**. Se alienta a ofrecer comentarios públicos adicionales en una audiencia pública virtual que la ciudad organizará conjuntamente con el continuo de cuidado el 3 de junio de 2022 a las 10:00 a.m.

El enlace a la reunión virtual es: <https://us06web.zoom.us/j/87353725795?pwd=dmRyTG10c3Zya0E1endoZzdDb9y95QT09>

La segunda audiencia pública es una reunión en persona el 9 de junio de 2022 a las 7:00pm en las Cámaras del Concejo Municipal ubicadas en el Ayuntamiento, 1 Roosevelt Square Mount Vernon, NY 10550.

Período de comentarios de 30 días: El borrador del Plan de Asignación de HOME-ARP está disponible en línea en: <https://www.cmvny.com/DocumentCenter/View/3242/HOME-ARP-PLAN?bidId=> y en persona en la Oficina del Secretario Municipal ubicada en 1 Roosevelt Square, Mount Vernon, NY 10550.

Los comentarios escritos pueden enviarse por correo a: Sylvia Bolívar, Departamento de Planificación y Desarrollo Comunitario, 1 Roosevelt Square, Mount Vernon NY 10550 o por correo electrónico: SBolivar@ci.mount-vernon.ny.us.

También puede ofrecer comentarios por teléfono a Tomeka Graham-Ouattara al 914-840-4029.

Audiencias públicas: Las audiencias públicas discutirán el Plan de Asignación de HOME-ARP, desde las actividades de uso elegible para reducir la falta de vivienda hasta aumentar la estabilidad de la vivienda en la ciudad. Se aceptarán comentarios públicos durante las audiencias.

Asistencia para personas con discapacidad: La ciudad de Mount Vernon hará esfuerzos para proveer ajustes razonables a los miembros del público con discapacidades para que tengan acceso a los programas de la ciudad. Comuníquese con el Departamento de Planificación y Desarrollo Comunitario en 1 Roosevelt Square, Mount Vernon, NY 10550 o (914) 840-4029 con al menos 48 horas de anticipación si tiene necesidades especiales.

Asistencia de traducción: La ciudad de Mount Vernon hará esfuerzos para ofrecer asistencia de traducción para reuniones públicas e información del programa. Comuníquese con el Departamento de Planificación y Desarrollo Comunitario en 1 Roosevelt Square Mount Vernon, NY 10550 o (914) 840-4029 con al menos 48 horas de anticipación si necesita asistencia de traducción para una reunión pública.

**Audiencia Pública
Comisión de Planificación
Ciudad de Peekskill
Condado de Westchester**

POR LA PRESENTE SE NOTIFICA que de conformidad con la Sección 575-56 E (5) de la Ordenanza de Zonificación de la Ciudad de Peekskill, la Comisión de Planificación de la Ciudad de Peekskill llevará a cabo una Audiencia Pública en las Cámaras del Concejo en el Ayuntamiento, 840 Main Street, Peekskill, Nueva York, el martes, 14 de junio de 2022, a las 7:30 p. m., o tan pronto como se pueda escuchar, en la siguiente solicitud:

El solicitante, Joseph G. Thompson, arquitecto, de Peekskill, Nueva York, solicita la aprobación de un plano final del sitio de conformidad con las secciones 575-56 B (6) y 575-12 G (5) de la ordenanza de zonificación de la ciudad de Peekskill, para una adición propuesta del segundo piso a una residencia unifamiliar existente y una expansión del espacio de la planta baja para proporcionar un nuevo acceso al área de pre-ingreso desde el patio trasero, lo que requiere que la Comisión de Planificación celebre una Audiencia Pública. La propiedad en cuestión está ubicada en 528 Decatur Avenue en Peekskill, Nueva York, está designada en los Mapas de Impuestos de la Ciudad como Sección 23.77, Bloque 5, Lote 9, y está ubicada dentro del Distrito Residencial Unifamiliar R-1B.

Todos los materiales de la solicitud están archivados en el Departamento de Planificación del Ayuntamiento y están abiertos para inspección pública. Los materiales de solicitud también estarán disponibles en el sitio web antes de la audiencia. Todas las personas interesadas están invitadas a estar presentes en la audiencia pública. Las personas interesadas también pueden enviar comentarios por escrito por correo electrónico a cdowny@cityofpeekskill.com o por correo a Cecille Downy - Coordinadora de zonificación, Ciudad de Peekskill, Departamento de Planificación, 840 Main Street, Peekskill, Nueva York 10566. Todas las presentaciones recibidas antes de las 5:00 p.m. pm. el día de la audiencia se anotará en las actas de la reunión. Por orden de la Comisión de Planificación de la Ciudad de Peekskill, Jeffrey Stern, Presidente.

**Audiencia Pública
Comisión de Planificación
Ciudad de Peekskill
Condado de Westchester**

POR LA PRESENTE SE NOTIFICA que de conformidad con la Sección 575-56 E (5) de la Ordenanza de Zonificación de la Ciudad de Peekskill, la Comisión de Planificación de la Ciudad de Peekskill llevará a cabo una Audiencia Pública en las Cámaras del Concejo en el Ayuntamiento, 840 Main Street, Peekskill, Nueva York, el martes, 14 de junio de 2022, a las 7:30 p. m., o tan pronto como se pueda escuchar, en la siguiente solicitud:

El solicitante, Andrew Collingham, de White Plains, Nueva York, solicita la aprobación de un Plan Final del Sitio de conformidad con la Sección 575-56 B (4) de la Ordenanza de Zonificación de la Ciudad de Peekskill, para la construcción propuesta de un garaje independiente de dos bahías, un nuevo camino de entrada, un nuevo muro de contención, una nueva plataforma y otros trabajos en el sitio, lo que requiere que la Comisión de Planificación celebre una Audiencia Pública. La propiedad en cuestión está ubicada en 760 Franklin Street en Peekskill, Nueva York, está designada en los Mapas de Impuestos de la Ciudad como Sección 33.13, Bloque 11, Lote 2, y está ubicada dentro del Distrito Residencial Unifamiliar R-1B.

Todos los materiales de la solicitud están archivados en el Departamento de Planificación del Ayuntamiento y están abiertos para inspección pública. Los materiales de solicitud también estarán disponibles en el sitio web antes de la audiencia. Todas las personas interesadas están invitadas a estar presentes en la audiencia pública. Las personas interesadas también pueden enviar comentarios por escrito por correo electrónico a cdowny@cityofpeekskill.com o por correo a Cecille Downy - Coordinadora de zonificación, Ciudad de Peekskill, Departamento de Planificación, 840 Main Street, Peekskill, Nueva York 10566.

Todas las presentaciones recibidas antes de las 5:00 p.m. pm. el día de la audiencia se anotará en las actas de la reunión. Por orden de la Comisión de Planificación de la Ciudad de Peekskill, Jeffrey Stern, Presidente.

**Audiencia Pública
Comisión de Planificación/Junta de Apelaciones
de Zonificación
Ciudad de Peekskill
Condado de Westchester**

POR LA PRESENTE SE NOTIFICA que de conformidad con las Secciones 575-56 E (5) y 575-55 de la Ordenanza de Zonificación de la Ciudad de Peekskill, la Junta de Apelaciones de Zonificación de la Ciudad de Peekskill y la Comisión de Planificación de la Ciudad de Peekskill llevarán a cabo Audiencias Públicas en el Ayuntamiento, 840 Main Street, Peekskill, Nueva York, a las 7:30 p. m. en las siguientes fechas, o tan pronto como se pueda escuchar, en la siguiente solicitud:

Junta de Apelaciones de Zonificación - jueves, 16 de junio de 2022
Comisión de Planificación - martes, 12 de julio de 2022

El solicitante, Najeb Kabuli, de Whitestone, Nueva York, solicita la aprobación de una variación de área de la Junta de Apelaciones de Zonificación en relación con los requisitos de construcción y área de lote, de conformidad con las Secciones 575-33 (1) E (5) y (6) de la Ordenanza de Zonificación de la Ciudad de Peekskill; aprobación de un Permiso Especial de la Comisión de Planificación conforme a la Sección 575-33 B (11), Aprobación Final del Plano del Sitio conforme a las Secciones 575-56 B (4) y (5), y Exenciones de Estacionamiento asociadas conforme a la Sección 575-33 G (2) para la construcción propuesta de un edificio residencial de uso mixto, que requiere que la Junta de Apelaciones de Zonificación y la Comisión de Planificación celebren Audiencias Públicas. La propiedad en cuestión está ubicada en 823 South Street en Peekskill, Nueva York, está designada en los Mapas de Impuestos de la Ciudad como Sección 33.37, Bloque 2, Lote 18, y está ubicada dentro del Distrito Comercial Central C-2.

Todos los materiales de la solicitud están archivados en el Departamento de Planificación del Ayuntamiento y están abiertos para inspección pública. Los materiales de solicitud también estarán disponibles en el sitio web antes de las audiencias. Todas las personas interesadas están invitadas a estar presentes en estas audiencias en persona. Todas las personas interesadas también pueden enviar comentarios por escrito por correo electrónico a cdowny@cityofpeekskill.com o por correo a Cecille Downy - Coordinadora de zonificación, Ciudad de Peekskill, Departamento de Planificación, 840 Main Street, Peekskill, Nueva York 10566.

Todas las presentaciones recibidas por 5:00 p. m. el día de las audiencias se leerá durante las audiencias. Por orden de la Junta de Apelaciones de Zonificación de la Ciudad de Peekskill, Christopher Hanzlik, Presidente Interino, y la Comisión de Planificación de la Ciudad de Peekskill, Jeffrey Stern, Presidente.

**Audiencia Pública
Comisión de Planificación
Ciudad de Peekskill
Condado de Westchester**

POR LA PRESENTE SE NOTIFICA que de conformidad con la Sección 575-56 E (5) de la Ordenanza de Zonificación de la Ciudad de Peekskill, la Comisión de Planificación de la Ciudad de Peekskill llevará a cabo una Audiencia Pública en las Cámaras del Concejo en el Ayuntamiento, 840 Main Street, Peekskill, Nueva York, el martes, 14 de junio de 2022, a las 7:30 p. m., o tan pronto como se pueda escuchar, en la siguiente solicitud:

El solicitante, Vincent Leto/Westchester Modular Homes Construction Corp., de Brewster, Nueva York, solicita la aprobación de un plano final del sitio de conformidad con las secciones 575-56 B (4) y (6) de la ordenanza de zonificación de la ciudad de Peekskill, para la demolición propuesta de una estructura existente y la construcción de una vivienda unifamiliar sobre los cimientos existentes, lo que requiere que la Comisión de Planificación celebre una Audiencia Pública. La propiedad en cuestión está ubicada en 1670 Westchester Avenue en Peekskill, Nueva York, está designada en los Mapas de impuestos de la ciudad como Sección 23.18, Bloque 6, Lote 5, y está ubicada dentro del Distrito residencial unifamiliar R-1B.

Todos los materiales de la solicitud están archivados en el Departamento de Planificación del Ayuntamiento y están abiertos para inspección pública. Los materiales de solicitud también estarán disponibles en el sitio web antes de la audiencia. Todas las personas interesadas están invitadas a estar presentes en la audiencia pública. Las personas interesadas también pueden enviar comentarios por escrito por correo electrónico a cdowny@cityofpeekskill.com o por correo a Cecille Downy - Coordinadora de zonificación, Ciudad de Peekskill, Departamento de Planificación, 840 Main Street, Peekskill, Nueva York 10566.

Todas las presentaciones recibidas antes de las 5:00 p.m. pm. el día de la audiencia se anotará en las actas de la reunión. Por orden de la Comisión de Planificación de la Ciudad de Peekskill, Jeffrey Stern, Presidente.

Public Meeting Video Links

HOME ARP June 3, 2022

<https://youtu.be/vAKOoSrw-hk>

HOME ARP Public Meeting June 9,2022

<https://youtu.be/EoQTu2682l4>

From: Bolivar, Sylvia SBolivar@ci.mount-vernon.ny.us 

Subject: HOME ARP Public Notices

Date: May 31, 2022 at 9:08 AM

To: Erich Chatham erich.chatham@civitassc.com, Spencer Christian Spencer.Christian@civitassc.com, Maggie Blake maggie.blake@civitassc.com

Public Notice in Spanish appeared in Westchester Hispano on May 27 ,2022 -
[Westchester Hispano Edición Digital 27 de mayo 2022](#)
Please see page 20 of the printed edition

Public Notice appeared in the Journal News on May 29, 2022 – Please see below

From: Gannett Legals Public Notices 2 <ganlegpubnotices2@gannett.com>

Sent: Tuesday, May 31, 2022 2:47 PM

To: Bolivar, Sylvia <SBolivar@ci.mount-vernon.ny.us>

Subject: RE: 0005276108 TJN Mount Vernon Legal Notice

Notice published on 5/29 in the Journal News page 8, section B

Public Notice Representative



Office: 844-254-5256 |

From: Bolivar, Sylvia SBolivar@ci.mount-vernon.ny.us 
Subject: FW: [EXTERNAL] Reminder: HOME ARP Open Forum - Link to Join the Zoom at 2:30pm January 11, 2022
Date: March 8, 2022 at 11:42 AM
To: Bolivar, Sylvia SBolivar@ci.mount-vernon.ny.us

SB

From: HOME ARP <homearp@programdesign.com>
Sent: Tuesday, January 11, 2022 1:39 PM
Subject: [EXTERNAL] Reminder: HOME ARP Open Forum - Link to Join the Zoom at 2:30pm January 11, 2022

Hello,

Thank you for being a part of the HOME ARP open forum. We are looking forward to hearing your ideas and suggestions for how our community should utilize the \$12 million allocated by the American Recovery Act to address homelessness and housing disparity in the cities of Yonkers, Mount Vernon and New Rochelle, as well as Westchester County on behalf of the rest of our cities, towns and villages.

The link to join the Zoom tomorrow, January 11, 2022 at 2:30pm, is:
<https://us02web.zoom.us/j/87570311701?pwd=UHJ3K051S0lucysrMWRrOEI4RVljUT09>
Meeting ID: 875 7031 1701
Passcode: 070639

The session will also be broadcast live on YouTube and a recording will be available on YouTube following the broadcast: <https://tinyurl.com/WCoCYouTube>

Those who would like to submit their comments, ideas and/or suggestions in writing prior to, during or after the forum are encouraged to do so by replying to this message or emailing homearp@programdesign.com. We welcome any data or other substantiating documents which support options offered by contributors to assist us in creating our plans to be submitted to the U.S. Department of Housing and Urban Development in the coming weeks.

The comment period will be open until January 26, 2022.

WAYS THIS FUNDING CAN BE USED:

- Creation or Preservation of Affordable Housing
-
- Tenant-Based Rental Assistance (TBRA)
-
- Supportive Services, Homeless Prevention Services, and Housing Counseling
-
- Purchase and Development of Non-Congregate Shelter

FOR MORE INFORMATION ON THIS OPPORTUNITY PLEASE VISIT:

<https://www.hudexchange.info/programs/home-arp/>



HUD'S HOME INVESTMENT PARTNERSHIP PROGRAM
FOR AFFORDABLE HOUSING AND HOMELESSNESS



2022 HOME ARP OPEN FORUM

The cities of Yonkers, Mount Vernon and New Rochelle, as well as Westchester County on behalf of the rest of our cities, towns and villages have a unique opportunity to utilize \$12 million dollars from the American Recovery Act through HUD's HOME Investment Partnerships Program to improve access to housing in our communities. If you'd like to help shape how we do it, we are listening!



WAYS THIS FUNDING CAN BE USED:

- Creation or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelter

JANUARY 11, 2022
2:30 PM - 4 PM

THIS EVENT IS 100% ONLINE
LINK SENT UPON REGISTRATION

TO REGISTER:

[HTTPS://TINYURL.COM/HOMEARPFORUM](https://tinyurl.com/homearpforum)



FOR MORE
INFORMATION ON
THIS OPPORTUNITY
PLEASE VISIT:

<https://www.hudexchange.info/programs/home-arp/>

Manage RSVPs

[BACK TO SIGN UP](#)

Group: The Westchester County Continuum of Care Partnership to End Homelessness


















Sign Up: HOME ARP

Admin: Allison McSpedon

Date: 01/11/2022 (Tue 2:30PM - 4:00PM EST)

























RSVP SUMMARY WITH DETAILS [\[View Response Summary Only\]](#)

RSVP for Someone

























First Name	Last Name	Email	Response	Guests	Slot	UPDATE
Ron	Abad	RABAD@COMMUNITYHOUSING.ORG	Yes	1		 Edit
Debbie	Anderson (CHI)	danderson@communityhousing.org	Yes	1		 Edit
Jenny	Badree	Jbadree@choiceofny.org	Yes	1		 Edit
Anthony	Bailey	Anthony@baileyinitiative.org	Yes	1		 Edit
Mildret	Barajas	Mbarajas@laswest.org	Yes	1		 Edit
Courtney	Bartosh	cbartosh@portchesterschools.org	Yes	1		 Edit
Ruthanne	Becker	beckerr@mhawestchester.org	Yes	1		 Edit
Melinda	Bellus	mbellus@lshv.org	Yes- Yes	1		 Edit
Karl	Bertrand	KBertrand@programdesign.com	Yes	1		 Edit
Charlene	Blackwood	CBlackwood@WestCop.org	Yes	1		 Edit
Jill	Bradshaw-Soto	jbradshaw@lshv.org	Yes	1		 Edit
Alexander	Brandes	abrandes@lshv.org	Yes	1		 Edit
Shayne	Brooks	Sbrooks@cmvny.com	Yes	1		 Edit
Danielle	Browne	danbrowne4@yahoo.com	Yes	1		 Edit
Kenyatta	Conner	kconner@tcbinc.org	Yes	1		 Edit
Grindl	Cooper	GCooper@WestCop.org	Yes	1		 Edit
Jim	Coughlin	james.coughlin@westhab.org	Yes	1		 Edit

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Got it!


Ida	Davis	ida_davis@msn.com	Yes- I think providing assistance with housing repair and upkeep for fixed and low income residents. As well as tax assistance and the maximum allowed assets.	2	 Edit
Annette	De La Cruz	adelacruz@liftingupwestchester.org	Yes	1	 Edit
Charles	DePasquale	charlienrc@yahoo.com	Yes	1	 Edit
Angela	Farrish	afarrish@nrmha.org	Yes	1	 Edit
Helen	Frankel	hfrankel@fssy.org	Yes	1	 Edit
ELIAS	GOOTZEIT	egootzeit@ci.mount-vernon.ny.us	Yes	1	 Edit
Tajae	Gaynor	tgaynor@clusterinc.org	Yes	1	 Edit
Kathleen	Gill	kgill@newrochelleny.com	Yes	1	 Edit
Alba	Guevara	alba.guevara@yonkersny.gov	Yes	1	 Edit
Anietra	Guzman-Santana	aguzmansantana@jcy-wcp.com	Yes	1	 Edit
Robert	Harris	robertharris27@yahoo.com	Yes	1	 Edit
Lauren	Hauck	lauren.hauck@tcbinc.org	Maybe	1	 Edit
Brittany Hodgins	Hodgins	bhodgins@hopesdoorny.org	Yes	1	 Edit
Claire	Hurst	churst@fsw.org	Yes	1	 Edit
Jaquetta	Jenkins	contact@firststepstoheal.org	Yes	1	 Edit
Orisha	Jennings-Hudgins	ojenning@newrochelleny.gov	Yes	3	 Edit
Cranson	Johnson	cdjohnson@cmvny.com	Yes	1	 Edit
Michael	Johnson	michael.johnson@tcbinc.org	Yes	2	 Edit
Tiffany	Kilpatrick	tkilpatrick@communityhousing.org	Yes	1	 Edit
cynthia	Knox	cynthiaknox@chhop.org	Yes- yes	2	 Edit
Anahaita	Kotval	AKotval@LiftingUpWestchester.org	Maybe	1	 Edit
Michelle T.	Logan	mtlogan7@gmail.com	Yes	1	 Edit
Judith	Mezey	imezey@whitenlainsny.gov	Yes	1	 Edit
Andrea	Molina	amolina@fsw.org	Got it! Yes	1	 Edit

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Brett	Morash	bmorash@cmcgillicuddy.com	Yes	1	
Richard	Nightingale	Richard.Nightingale@Westhab.org	Yes	1	
Vanessa	Panico	vpanico@liftingupwestchester.org	Yes	1	
Kristi	Parisi	kparisi@newrochelleny.com	Yes	4	
Mayor Shawyn	Patterson-Howard	Mayorsph@cmvny.com	Yes	1	
Louis	Pepe	lpepe@ci.mount-vernon.ny.us	Yes	1	
Annette	Peters-Ruvolo	apr5@westchestergov.com	Yes	1	
Tom	Pfister	tpfister@newrochelleny.com	Yes	1	
LATONIA	ROSADO	lsrc@westchestergov.com	Yes	1	
Linsey	Rivera	LQRA@westchestergov.com	Yes	1	
ANTHONY	SABIA	asabia@thebridgefund.org	Yes	1	
Iman	Sabree	isabree@yahoo.com	Yes	1	
Adam	Salgado	asalgado@newrochelleny.com	Yes	1	
Maria	Samuels	MARIAS@WDOM.ORG	Yes	2	
Catrina	Shivers	cshivers@nrmha.org	Yes	1	
Elisha	Simpson	esimpson@theguidancecenter.org	Yes	1	
Crismarlyn	Sosa Taveras	csosa@mspny.org	Yes	1	
Erin	Sparks	erin.sparks@use.salvationarmy.org	Yes	1	
Yoav	Spiegel	yqs2@westchestergov.com	Yes	1	
Marlon	Stephenson	mstephenson@mtvernoncsd.org	Yes	1	
John	Thompson	JohnT@yoymca.org	Yes	1	
Judysa	Vasquez	JudithsaFernandez@gmail.com	Yes	1	
Victoria	Wagnerman	vwagnerman@lshv.org	Yes	1	
Maryann	Watkins	MARYANN@WDOM.ORG	Yes	1	

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Got it!

Dr. Waveline	Waveline Bennett-Conroy	wbennett-conroy@mtvernoncsd.org	Yes	1	 Edit
Winnifred	Wilson	wwilson@mspnny.org	Yes	1	 Edit
Craig	Wong	cqw1@westchestergov.com	Yes	1	 Edit
Marlene	Zarfes	mzarfes@wroinc.org	Yes	1	 Edit
daniela	israelov	disraelov@lshv.org	Yes	1	 Edit
katrina	prucher	kprucher@communityhousing.org	Yes	1	 Edit
michael	yellin	myellin@lraconsulting.com	Yes	1	 Edit

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Got it!



Mount Vernon, New York
Department of Planning & Community Development/
Mount Vernon Urban Renewal Agency
HOME ARP Public Meeting Sign-in Sheet June 9, 2022

Date	Time In	Visitor's Name	Organization
6/9/22	6:45 pm	Alicia Lore-Graden	The Gardner Center of Westchester
6/9/22	7:00 pm	Dac Hall	TACW
↓	7:10 ↓	MARIA SAMUELS	Westchester Disabled on the Move
6/9/22	7:15	Quintel Brenner	Resident / US House of Reps
6/9/22	7:00	Romona Parker	Mount Vernon City School Dist.