

WESTCHESTER URBAN  
COUNTY CONSORTIUM

HOME INVESTMENT PARTNERSHIP  
PROGRAM-AMERICAN RESCUE PLAN



## Summary

The Westchester Urban County Consortium (“WUCC”) has been receiving HOME Investment Partnership Program (“HOME”) funds since 2019 after a nine-year lapse. As an Urban County entitlement, the WUCC receives approximately \$1,000,000 per year administered by the Westchester County Department of Planning.

In Program Year 2021, the United States Department of Housing and Urban Development (“HUD”) provided HOME-American Rescue Plan (“HOME-ARP”) funds as a one-time allocation to help communities provide housing, shelter, and services for the most vulnerable populations. These funds are in addition to the \$1,000,000 annual allocation. The one-time allocation of HOME-ARP funds to the WUCC is \$4,005,057.

HOME-ARP funding allows for significant new resources to address homeless assistance needs by allowing for the creation of affordable housing for non-congregate shelter units and providing tenant-based rental assistance or supportive services. HOME-ARP funds are available to the WUCC for expenditure until September 30, 2030 under Grant Number M-21-UP-36-0211.

HOME-ARP funds must be used for one of five populations further defined under 24 CFR 91.5 et al:

1. Homeless – tracked in the point in time study
2. Households at risk of homelessness – who are defined as a rapidly rehoused population such as a shelter.
3. Other households where providing services would prevent homelessness or would reduce housing **instability** defined under 42 USC 12742(a)- these are a population on the brink of homelessness but do not meet the same criteria as 1 and 2.
4. Persons fleeing domestic violence, sexual assault, stalking or human trafficking defined under 24 CFR 5.2003
5. Veteran Households that meet one of the first four criteria

There are four eligible activities for the above populations:

1. Production or preservation of affordable housing
2. Tenant-based rental assistance
3. Supportive services
4. Purchase of non-congregate care shelter for individuals experiencing homelessness

Up to 15% of the funding may be used for administration (\$600,759); and an additional 5% (\$200,253) needs to be used for Community Housing Development Organizations (“CHDOS”).

The WUCC adopted a Consolidated Plan for PY 2019-2023 which provides guidance as to the goals established by the WUCC. One metric of plan success is an increase in affordable housing and a second is providing a sustainable investment in the communities/neighborhoods in need.

## Consultation and Public Participation

### Consultation Process

Before writing a plan, all jurisdictions from Westchester County who will receive HOME-ARP funds, including the WUCC, held a public forum to discuss funding needs. In that meeting, over 60 stakeholders, non-profits and municipalities attended with some speaking about the needs on January 11, 2021. The recording can be found at [HOME ARP Open Forum - January 11, 2022 - YouTube](#). Most comments supported eviction prevention programming and support services for special needs communities. A summary of the citizen participation, at both the virtual open forum and other opportunities to comment is summarized in the table below with their feedback:

<b>AGENCY</b>	<b>Type of Organization</b>	<b>Method of Consultation</b>	<b>FEEDBACK</b>
<b>Westchester County COC</b>	Continuum of Care	WebEx-Open Forum	Supports expanding rapid rehousing subsidies
<b>Legal Services of Hudson Valley</b>	Legal Services/Civil Rights	WebEx-Open Forum	Recommends homelessness/eviction prevention funding through increased legal representation funds
<b>New Rochelle Housing Authority (non-consortium)</b>	Housing Authority	WebEx-Open Forum	Seeks all services for Veterans
<b>Family Services of Yonkers (non-consortium)</b>	Non-profit	WebEx-Open Forum	Rental subsidies & case management
<b>Program Design &amp; Development</b>	Non-profit	WebEx-Open Forum	Rental subsidies and counseling
<b>Westchester County Dept. of Community Mental Health</b>	Government	WebEx-Open Forum	Support for kinship families, hoarding intervention, rental subsidies
<b>AGENCY</b>	<b>Type of Organization</b>	<b>Method of Consultation</b>	<b>FEEDBACK</b>

<b>Westchester Disabled on the Move</b>	Non-profit	WebEx-Open Forum	Affordable housing for the disabled
<b>Westchester County Veterans Service Agency</b>	Government	WebEx-Open Forum	Housing assistance and counseling for PTSD veterans and senior veterans
<b>Guidance Center of Westchester</b>	Non-profit	WebEx-Open Forum	Increased street outreach and support services
<b>First Steps to Heal</b>	Non-profit	WebEx-Open Forum	More DV emergency shelter funds
<b>Lifting up Westchester</b>	Non-profit	WebEx-Open Forum	Prioritize DV, and affordable rental units
<b>Public Housing Authorities (PHAs)</b>	Non-profit	Web-Ex Open Forum on 1/6/23	Stakeholders believe targeted communities should be cost burdened. Two stakeholders have closed wait lists over 2,000 households.
<b>Continuum of Care- meeting #2 Follow up</b>	Continuum of Care for Westchester County	Regular CoC meeting on 1/18/23	Solicited feedback
<b>Community Development Advisory Group</b>	Citizen representatives of the WUCC municipalities	WebEx Open Forum on 1/23/23	Solicited feedback – no comments
<b>WUCC Participants</b>	Consortium municipality representatives	WebEx Open Forum on 1/24/23	Solicited feedback – no comments

Public Comment Period as Required Under Citizen Participation Plan

In addition to a WebEx public forum, there were other meetings that are documented here. The Westchester County Department of Planning solicited feedback from Public Housing Authorities (PHAs), shelters and non-profits by sending a public notice for a virtual meeting directly during the open comment period, which was from January 9, 2023 to February 7, 2023, consistent with the Westchester Urban County Council’s Citizen Participation Plan.

On January 9, 2023, a public meeting was advertised to open the public comment period at 9:00 am. That meeting was held in the conference room located on the fourth floor of the County building. The comment period was left open for additional feedback and is included here.

In addition, there was a meeting with Community Development Advisory Group (CDAG) representatives on January 17, 2023, a meeting with member Municipalities on January 18, 2023, a meeting with the Westchester Continuum of Care also on January 18, 2023, and a meeting with other stakeholders on January 9, 2023.

The County advertised the open comment period in the newspaper of record, LoHud also known as the Journal News. The notice appeared on January 4, 2023 in English. The County also increased its consultation by posting in Westchester Hispano, a Spanish speaking newspaper that provides a circulation of 25,000 additional stakeholders.

The County did not receive any feedback at the public comment meeting or during the subsequent open period.

Both notices are attached.

In addition, the County met with other municipalities that are receiving HOME ARP funds and reviewed their proposed plans.

### **Needs Assessment and Gap Analysis**

There were multiple sources of data used to consider the assessment, including:

1. *American Community Survey Data- HUD (2017-2021)*
2. *The Westchester County Housing Needs Assessment* - Compiled data for the purpose of understanding the housing issues in the County and its municipalities. Report dated November 2019.
3. *CHAS Data* – Specialized data using ACS data for HUD’s purposes *2015-2019*.
4. *Other County Jurisdictions ARPA Plans-New Rochelle and, Mount Vernon*
5. *Annual Gap Analysis of COC* – based on the annual Point in Time Counts that they conduct of the street homeless. (attached) 2022.
6. *Asset Limited Income Constrained Employed (ALICE)-2020 Report* - United Way of Putnam and Westchester County. (attached)

### **GAP ANALYSIS**

#### **1. \_HOMELESS POPULATION**

The COC analysis concluded in their County-wide annual report for 2022 that in the homeless population, there was a deficit of empty shelter beds for certain sub-populations:

Sub-population	Population Size	Dedicated Units	Client to Unit Ratio
<b>Physically Disabled/Chronic Health Condition</b>	212	39	<b>5.43</b>
<b>Unaccompanied Youth</b>	32	18	<b>1.78</b>
<b>Substance Abuse</b>	162	94	<b>1.72</b>
<b>Fleeing Domestic Violence</b>	57	45	<b>1.26</b>
<b>Mental Health Problem</b>	264	421	0.62
<b>HIV/AIDS</b>	4	16	0.25
<b>Veterans</b>	25	347	0.07

Sub-populations in red have a need for additional beds.

The data above is for known shelter beds in institutional settings and does not consider other sources. ESG funds have been awarded to First Steps to Heal, a domestic violence non-profit, where the WUCC is funding 12 families or 36 people with emergency shelter at hotels which may offset the need documented here. Nonetheless, funds are consistently targeting this sub-population annually as it is a difficult population to predict.

All data and consultation demonstrates the need for affordable housing first and foremost, and the continuation of providing temporary support for those in unstable housing situations. Since HOME-ARP funds are one-time money, funds are better used to provide new housing as opposed to providing services that will leave clients without opportunities after a certain time period.

These are the unstable population described below, qualifying under 42 USC 12742(a) and is listed as “Other households where providing services would prevent homelessness or would reduce housing instability” and “Homeless” and “Households at risk of homelessness,” as defined by 24 CFR 91.5.

**2. POPULATIONS AT RISK UNDER 24 CFR 91.5**

This is a rapidly rehoused population that has probably experienced homelessness as defined above. This population is currently served by section 8 programs in the County. It is not an emergency program, and there are 17 section 8 programs administered in Westchester County.

The largest concern of this program was documented in the Atlantic Magazine in June 24,2015.

To begin with, Section 8 is poorly designed. It works like this: Families lucky enough to get off lengthy waiting lists are allowed to look for apartments up to a certain rent, which varies for each metro region. This figure is called the “fair market rent,” and is calculated by HUD every year for each metro area. The tenant pays about 30 percent of his income, and the voucher covers the rest of the rent (this is based on the idea that families should not spend more than one-third of their income on rent).

But the fair market rent cut-off point often consigns voucher-holders to impoverished neighborhoods. This is in part because of how that number is calculated: HUD draws the line at the 40th percentile of rents for “typical” units occupied by “recent movers” in an entire metropolitan area, which includes far-flung suburbs with long commutes and, as a result, makes the Fair Market Rent relatively low. In New York City, for example, the Fair Market Rent for a one-bedroom is \$1,249, a price that would relegate voucher-holders to the neighborhood of Brownsville in Brooklyn, one of the most dangerous places in the city, and where the most public housing is located.

The 2023 fair market rent in Westchester for a two-bedroom is \$2029. While an occupied unit in Westchester averages \$1800, Westchester low and moderate income populations struggle with a less than 5% vacancy rate, and a shortage of over 18,000 units in the County. Further adding to the complexity, the landlords must agree to participate in the program with its inspections and rental caps.

Besides conceptual issues with Section 8, the program is temporary and doesn't actually solve the underlying affordability issues. The County views rent subsidies as a temporary solution that does not deal with the heart of the problem: supply and demand.

**3. UNSTABLE POPULATION UNDER 42 USC 12742(a) (population 3 above or “other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD” or Persons fleeing domestic violence, sexual assault, stalking or human trafficking defined under 24 CFR 5.2003 or Veteran Households that meet one of the first four criteria**

Westchester County is directly north of New York City and is bordered by the Hudson River on the west, the Long Island Sound and Connecticut on the east and Putnam County to the north. The County is made up of 45 municipalities and is often described as an affluent suburb of New York City; however, the County also has a number of low income communities. In five jurisdictions with the Urban County Consortium, (Port Chester, Sleepy Hollow, Mount Kisco, Greenburgh and Ossining), over half the population has an AMI under 80% according to ACS data. The WUCC includes 30 of the county's 45 Municipalities, many of which have concentrations of poverty.

While only 7.6% of Westchester County residents live in poverty (2020 Census Small Area Income and Poverty Estimate), this statistic does not consider the high cost of living in Westchester. This high cost of living is expressed in a series of examples of stress which create a large at risk clientele.

Financial stress was found in the 2020 Census data. The Census Bureau's 2021 Supplemental Poverty Threshold for a family with two adults and two children is \$31,453 for the United States, but adjusted for the New York-Newark-Jersey City Metropolitan Statistical Area's cost of

living it rises to \$37,385. The County's expensive housing market exacerbates the homeless and high at risk populations.

The ALICE in Westchester Report (2020) also showed two examples of economic hardship. Alice stands for **Asset Limited Income Constrained, Employed** and the report is generated by the United Way of Westchester and Putnam with local data. One of the first things noted in the report is that the structure of households has been altered, which is a sign of increased hardship as more people need to live together to reside in Westchester.

In the past few decades, there have been major shifts in household composition. The share of American adults who have never been married is at a historic high, as is the number of senior households. There is also a growing number of people who live alone or with roommates, and an increasing share of grown children who live with their parents. Yet all types of households continue to struggle.<sup>1</sup>

The ALICE Report, using 2018 data, calculated that all costs of maintaining a single adult would need a wage rate of \$29.25 per hour to live in Westchester. Similarly, a family of four including two school-age children, would need a wage rate of \$79.07. The 2018 minimum wage in Westchester County was between \$12.00- \$15.00 and is currently \$15.00 per hour for all groups.

Despite signals indicating growth of an unstable population in the County, the financial resources available continues to triage and serve the population with highest needs first.

In 2023, the Westchester County Department of Social Services budgeted about \$10,000,000 for homeless populations and approximately \$8,000,000 per year for non-homeless populations. The Westchester County Continuum of Care ("CoC") receives \$ 21,000,000 per year for homeless population programs. The at risk population receives disproportionately less funds than homeless populations, though the numbers for at risk are higher in the consortium jurisdictions.

Westchester County, in conjunction with the WUCC, has recognized and addressed the increased need for affordable housing based on economics, and has developed a two prong approach. As a result, the first goal is to construct affordable housing by leveraging State and County funds and utilizing the \$1,000,000 of HOME funds. The County has created a total of 1,414 affordable housing units (both rental and homeownership) in the last ten years. The following 1414 projects are in process in the 31 urban county jurisdictions, and does not include the 750 units that were completed from 2009 to 2020 as a result of the Housing Settlement, or the units outside of the Consortium. In the last 13 years, the County has provided funding for the development of over 2164 units.

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<sup>1</sup> ALICE in Westchester: A Financial Hardship Study, County specific information for Westchester, United Way of Westchester and Putnam, 2020 Report, page 5.



TENURE	TYPE	UNIT	LOCATION
rent	senior	74	Town of Greenburgh
rent	senior	34	Village of Port Chester
own	fam	1	Village of Pleasantville
rent	fam	33	Village of Croton-on-Hudson
rent	senior	70	Town of Greenburgh
own	fam	2	Town of Greenburgh
rent	fam	4	Village of Mamaroneck
own	fam	4	Village of Rye Brook
rent	fam	82	City of Peekskill
rent	senior	109	Village of Tarrytown
rent	fam	106	Village of Tarrytown
rent	fam	134	Village of Tuckahoe
rent	fam	1	Town of Yorktown
rent	fam	45	Town of Greenburgh
rent	fam	3	Village of Pelham
rent	fam	6	Village of Pelham
rent	senior	135	Town of Cortlandt
rent	supportive	11	Village of Port Chester
rent	senior	74	Village of Ossining
rent	fam	80	Village of Ossining
rent	fam	225	City of Peekskill
rent	fam	74	Village of Port Chester
rent	fam	42	Town of Lewisboro
rent	fam	65	Village of Irvington
<b>total units</b>		1,414	

The second goal has been to focus ESG funds on eviction prevention for identified at risk residents. In 2021 and 2022, there was the added benefit of one-time federal Emergency Rental Assistance Program (ERAP) funds utilized to reduce the impact of the Covid-19 pandemic with \$67 Million spent in Westchester County’s 44 of 45 jurisdictions administered by the State of New York (the City of Yonkers ran its own eviction prevention program). In addition, approximately \$2,850,000 in 2020 ESG-CV funds have been used for rapid rehousing, shelter costs, and support services for homeless populations and an additional \$140,000 has been used for rental assistance for at risk for homelessness families.

Unstable populations have not been easy to program due to ESG requirements. Yet the need is there. HUD defines “cost burdened” households as those that spend more than 30% of their

income on housing costs, while “severe cost burdened” households spend more than 50% of their income on housing costs.

While severe cost burdened owner households in Westchester have a diverse range of incomes, the majority (66%) of renter households that are severely cost burdened have incomes at or below 30% of the HUD Area Median Income, which HUD includes in its criteria for being “at risk of homelessness” (42 USC § 11360(1)).

Data found in the Westchester County Housing Needs Assessment prepared by Hudson Valley Pattern for Progress in 2019 states that 47 percent of family rental households have incomes less than or equal to 30% of the Household Average Median Family Income (“HAMFI”).

In the following chart, Comprehensive Housing Affordability Strategy (“CHAS”) data was used to identify all unstable households:

**All Renter-Occupied Households with Income Less Than or Equal to 30% of HAMFI**

	<b>Total Renter-Occupied Households</b>	<b>Housing Cost Burden Greater Than 30% but Less Than or Equal to 50%</b>	<b>Housing Cost Burden Greater Than 50% of Income</b>
<b>Westchester County</b>	44,759	6,968	28,869
<b>Westchester County, excluding the 4 big cities</b>	14,049	2,148	9,305
<b>Westchester County Urban Consortium</b>	<b>12,105</b>	<b>1,998</b>	<b>8,000</b>

The data shows that the rent overburdened population, who receive less funding than the homeless populations, is a very real concern for the County as 28,869 households are living at risk but only 8,000 live in consortium jurisdictions; or 66 percent of the total renter occupied households living within the WUCC have a housing cost burden that is greater than 50 percent of their income.

The chart also reflects that 19,564 (28,869 minus 9,305) of the cost burdened households are in the four largest cities, none of which are in the WUCC. The four big cities make up 42.28% of the population of the County based on 2020 Census data, but are 68 % of the severely cost burdened (greater than 50% of income) and make up 77% percent of the homeless population.

While these cities receive their own funds and services for the homeless population are funded and represented by the Westchester Continuum of Care (“COC”), funds to assist and address the needs of the at “risk population” within the WUCC does not exist. This at risk population is not new. When one compares the 2010 Census data to the 2020 Census data, the population is consistent. The WUCC municipalities have changed slightly in membership; for consistency purposes the numbers reflect current member municipalities. This is a long term problem that should be addressed.

**Cost-Burdened Renters**  
Paying in Excess of 30% of Income on Housing  
**Westchester County and Urban County Consortium**  
**2011 and 2021**

Jurisdiction		2011			2021			2011 to 2021 Change in Households Paying 30% in Rent
		Renter Occupied Units	Households Paying 30% or more on Rent	Percent Households Paying 30% or more on Rent	Renter Occupied Units	Households Paying 30% or more on Rent	Percent Households Paying 30% or more on Rent	
Westchester County		131,143	68,212	52%	139,882	70,110	50%	1,898
Urban County Consortium		61,620	31,638	51%	65,185	31,481	48%	-157
<b>CONSORTIUM CITY</b>	Peekskill	4,101	2,531	62%	4,622	2,658	58%	127
<b>CONSORTIUM TOWNS</b>	Bedford	1,326	615	46%	1,391	838	60%	223
	Cortlandt	3,161	1,548	49%	3,209	1,536	48%	-12
	Greenburgh	8,541	3,980	47%	9,392	4,082	43%	102
	Mamaroneck	3,215	1,506	47%	2,923	1,318	45%	-188
	Mount Kisco	1,810	970	54%	1,559	487	31%	-483
	North Salem	160	61	38%	323	97	30%	36
	Ossining	4,498	2,299	51%	5,559	3,162	57%	863
	Rye	6,744	3,959	59%	7,021	3,321	47%	-638
	York	1,847	889	48%	2,026	802	40%	-87
<b>CONSORTIUM VILLAGES</b>	Ardasley	293	195	67%	330	133	40%	-62
	Briarcliff Manor	518	205	40%	466	326	70%	121
	Croton-on-Hudson	600	291	49%	629	264	42%	-27
	Dobbs Ferry	1,536	575	37%	1,531	628	41%	53
	Elmsford	949	454	48%	696	284	41%	-170
	Hastings-on-Hudson	733	273	37%	662	338	51%	65
	Mamaroneck	2,535	1,326	52%	2,626	1,085	41%	-241
	Mount Kisco	1,810	970	54%	1,559	487	31%	-483
	Ossining	3,818	2,051	54%	4,803	2,713	56%	662
	Pelham	669	275	41%	639	252	39%	-23
	Pleasantville	753	266	35%	454	239	53%	-27
	Port Chester	5,501	3,273	59%	5,566	2,624	47%	-649
	Rye Brook	503	321	64%	539	336	62%	15
	Scarsdale	566	89	16%	517	143	28%	54
	Sleepy Hollow	2,135	1,091	51%	2,611	1,331	51%	240
Tarrytown	1,981	978	49%	1,838	861	47%	-117	
Tuckahoe	1,317	647	49%	1,694	1,136	67%	489	

Source: US Census American Community Survey, 2011 and 2021.

In the last five years in Westchester County, there have been two YMCA Single Room Occupancy (“SROs”) that have been demolished and replaced with new development in Tarrytown and White Plains. Those approximately 200 units, plus others lost over the last 20 years, have affected the opportunities for affordable housing, even as costs continue to increase.

The County’s analysis and data demonstrates that access to affordable housing should be the primary goal. There is an overlap of populations that will be served by targeting overburdened or at risk renters. This unstable population, receives less service dollars even as a larger percent of the population of the County.

In April 2022, in accordance with federal guidelines, HUD produced the Westchester County 2022 Income and Rental Guidelines Area Median Income, Sales and Rent Limits. The guidelines establish HOME high rental limits for a three bedroom of \$2,291.

The average affordability gap in Westchester’s rental market is \$1578 per month when comparing market rents to County renter wage rate.<sup>2</sup> The study further finds that EVERY municipality in the County has an affordability gap although each jurisdiction’s rate is different. If a single person household makes 30% AMI at \$29,150, maximum rental based on HUD’s recommendations should be \$728.75. With the gap added, the average 30% AMI resident of Westchester is paying \$2,306.75 per month. The study further finds that there are 82,451 households that need assistance as they are living in over-crowded, cost burdened and substandard housing.

**4. Persons fleeing domestic violence, sexual assault, stalking or human trafficking” defined under 24 CFR 5.2003.**

Domestic violence populations are more of an overlapping sub-population. Domestic Violence populations that do not meet the AMI requirements should continue to receive help. They have guaranteed beds in a homeless setting as well as providing hotel services to keep children near their schools through County funding and other non-profits. We have provided help at the rapid rehousing level with ESG funds where they do not have to meet AMI restrictions. We will also provide opportunity with affordable housing projects, as we update our Fair and affordable marketing plan to ensure they are considered.

**5. Veterans that meet other criteria.**

Veterans are a subpopulation of the subpopulations. Historically, housing opportunities are provided to them through Federal relief as well as locally. As one can see in the homeless data above, there is an overabundance of beds for homeless Veterans.

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<sup>2</sup> Westchester County Housing Needs Assessment, 2019 page 131

Rapid rehousing is available as it is for all subpopulations in the County but presence is given by the VA through the SSVF through the VA. As of January 2, 2023, 4 families were placed through SSVF.

Veterans will be provided the same housing opportunities as other sub-populations.

**Conclusion:**

To this end, the County should continue its existing program by providing more units. The County and WUCC will try to find a long term solution through the rehabilitation and/or purchase of a building for non-congregate care housing. This housing will be rehabilitated to meet building codes for the disabled and marketed to households and/or individuals receiving Department of Social Services benefits or who are monitored by Consortium of Care guidelines. For those removed from juvenile institutional settings, the County will ensure compliance with the Fair Housing Act and market to everyone that meets the cost burdened and severely cost burdened criteria in all sub-populations. This \$4,000,000 million can provide units that will continue to remain affordable for a minimum of 50 years and can be leveraged with other housing funding. We estimate providing 15 affordable housing units.

**Estimated Allocation of Funds:**

Administration	\$ 500,000
Construction of New Units	\$3,405,057
Program Delivery	\$ 100,000

**Production Goals and Procurement Practice:**

Consistent with the policies and procedures drafted for the HOME program, the developer(s) who are ready to build will receive funding. If necessary, these funds may also be leveraged with the existing HOME program annual fund or other local sources. At a minimum, the units created using this funding will maintain their affordability period for a minimum of 50 years. The County estimates the production of fifteen (15) units.

The program offers an open application process that is reviewed by Planning staff for completion and compliance as related to specific program criteria that places an emphasis on revitalization of distressed neighborhoods and other community housing needs. Applications are also reviewed for:

- Clarity of Proposal
- Likelihood of Success
- Project Financial Feasibility
- Funding Need
- Track Record of Applicant Organization

- Creditworthiness of Applicant Organization
- Ability to implement the project within one year of funding

If applications are incomplete the applicant will receive written notification of any deficiencies (missing or incomplete information) of their applications. Applicants will have a certain timeframe from the date of notification to provide missing information to the County.

**Preferences:**

The Unstable population defined under 42 USC 12742(a) is a difficult population to serve and the County intends to use funds to produce housing that will be marketed to this group in compliance with the Fair and Affordable Housing Act. The priority will be given to renters with 60% AMI and 30- 50% or greater rent burden with additional points as part of the selection process. But all populations listed will have the ability to participate.

**Conclusion:**

Westchester County will use HOME ARP funds to develop affordable rental units that will be marketed to households who are at or below 30% of the County's Area Median Income and who are currently 50% or more severely cost burdened. This will cross all subpopulations and include all unstable communities. These funds will help in the County's goals to create additional affordable housing units and stabilize households that live on the edge from falling behind in rent or ultimately losing their homes.



## Public Notice

Originally published at lohud.com on 01/04/2023

WESTCHESTER URBAN COUNTY CONSORTIUM PUBLIC COMMENT AND PUBLIC HEARING NOTICE \* Notice of a 30-day Comment Period on (1) Program Year 2023 Final Draft Action Plan (2) Program Year 2021 Amended Action Plan In accordance with HUD's regulations, the County of Westchester Department of Planning, as the Lead Agency for the Westchester Urban County Consortium, must provide citizens and interested groups the opportunity to comment on the Consortium's Action Plans. A final draft of the projects included for PY 2023 and the Amended Action Plan for PY 2021 will be available for review beginning JANUARY 9, 2023 at 9:30 a.m. for a thirty (30) day comment period to obtain citizens, non-profit organizations and or/other interested parties comments on the Action Plan and the proposed amended plan. An Action Plan reflects the activities to be implemented during the program year with Community Development Block Grant (CDBG), HOME investment Partnerships Program (HOME), HOME ARP (COVID), and Emergency Solutions Grant (ESG) funds. The Public is invited to attend and comment at the opening thirty-minute meeting of the comment period as well as for 30 days by email: Opening Meeting: Tuesday January 9, 2023 at 9:30 a.m. Michaelian Office Building Conference Room 420 148 Martine Avenue White Plains, NY 10601 Draft copies of the report will be available after January 9, 2023 and can be requested by email at [pjtt@westchestergov.com](mailto:pjtt@westchestergov.com). Comments may be submitted electronically beginning January 9, 2023 and received no later than February 7, 2023 at 5:00 pm to [pjtt@westchestergov.com](mailto:pjtt@westchestergov.com) and written comments may be mailed to: Pamela Tarlow, Program Administrator 148 Martine Room #414 Michaelian Office Building White Plains, NY 10601 For more information, call (914) 995-1920. To request assistance for the visually impaired or a Spanish translation, please call (914) 995-1920 one week prior to the meeting date. 5540922



AFFIDAVIT OF PUBLICATION  
FROM



State of Wisconsin  
County of Brown, ss.:

On the 4<sup>th</sup> day of January in the year 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tutt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their capacity(ies.) and that by his/her/their signature(s) on the instrument, the individual(s.) or the person upon behalf of which the individual(s) acted, executed the instrument.

Linda Tutt, being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the date(s) below:

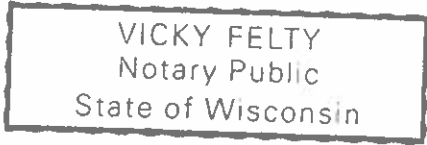
Zone:  
Westchester

Run Dates:  
01/04/2023

Linda Tutt  
Signature

Sworn to before me, this 4<sup>th</sup> day of January 2023

Vicky Felty  
Notary Public, State of Wisconsin, County of Brown,  
91925



My commission expires

Legend:

**WESTCHESTER:**  
Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Gamson, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolnale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Paterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

**ROCKLAND:**  
Blauvelt, Congers, Garnerville, Haverstraw, Millburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0005540922