NASSAU URBAN COUNTY CONSORTIUM

FIVE YEAR (2015-2019) CONSOLIDATED PLAN & ANNUAL ACTION PLAN

DRAFT

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Federal Fiscal Year 2015

DRAFT

Nassau Urban County Consortium

Five Year Consolidated Plan & Annual Action Plan

2015-2019

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Executive Summary

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

1. Introduction

The Nassau County Office of Housing and Community Development (OHCD) is the overall administrative agent for the Federal Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program, which are all funded through the Federal U.S. Department of Housing & Urban Development (HUD). These programs are intended to support the goals of providing decent housing, providing a suitable living environment and expanding economic opportunities for low and moderate income people.

As of 1995, HUD has required Nassau County to consolidate the submission requirements for all of the above formula grants programs in order to provide coordinated neighborhood and community development strategies to revitalize communities. It also creates the opportunity for citizen participation to occur in a comprehensive context. This document represents Nassau County's Consolidated Strategy and Plan designed through a collaborative process to establish housing and community development actions that will be undertaken and/or supported over the five year period of Federal Fiscal Years 2015 through 2019.

Nassau County, New York encompasses a 287 square mile-area on Long Island and is bounded on the west by the Borough of Queens, on the north by the Long Island Sound, on the east by Suffolk County, and on the south by the Atlantic Ocean. Nassau has evolved during over the years, from a bedroom community with strong economic ties to New York City, to a densely developed suburban and urban county with a strong economic base of its own. The County has been participating in the Federal Community Development Block Grant Program since its inception in 1975. The Urban County Consortium, one of the largest in the nation, currently includes 31 separate municipalities encompassing over 90% of Nassau's population.

The Nassau County Consolidated Plan presents a five-year strategy for addressing housing and community revitalization needs within the 31 member Urban County Consortium. It includes a One Year Action Plan for spending approximately $12,737,711 in CDBG, $1,696,597 in HOME, and $1,142,545 in ESG funds as well as program income funds. These funds will he spent on housing and community development related activities along with program administration and planning.

The Urban County Consortium was established by the United States Department of Housing and Urban Development (HUD) as one vehicle to facilitate the distribution of Federal community development funding to local communities. Nassau County has been participating in the federal Community Development Block Grant (CDBG) Program as an urban county consrtium since the Program's inception in 1975. As it is currently comprised, the Nassau County Consortium is one of the largest in the United States, encompassing 31 communities. The Consortium includes: three (3) towns: Hempstead, North Hempstead and Oyster Bay; two (2) cities: Glen Cove and Long Beach; and 26 villages: Bayville, Bellerose, Cedarhurst,

East Rockaway, Farmingdale, Floral Park, Freeport, Great Neck Estates, Great Neck Plaza, Hempstead, Island Park, Lynbrook, Malverne, Manorhaven, Massapequa Park, Mineola, Munsey Park, New Hyde Park, Rockville Centre, Roslyn, Sea Cliff, South Floral Park, Stewart Manor, Valley Stream, Westbury and Williston Park.

Nassau County's general approach to housing and community development has been to establish a composite of programs that provide an opportunity for each member community to establish its own priorities. These priorities, however, must be designed to meet the objectives of the County's overall housing and community development activities. This includes improvement of housing stock, elimination and prevention of slums and blight, provision of new housing opportunities, upgrading of neighborhoods and retention and creation of jobs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Goals and Objectives of the Consolidated Plan each address the three objectives of the HUD Office of Community Planning and Development (CPD) Performance Measurement Framework: (1) Decent, Affordable Housing; (2) Suitable Living Environment; and (3) Economic Opportunities. The outcome indicators outlined in the Strategic Plan and Annual Plan sections offer an estimate of the expected five-year and annual accomplishments of the OHCD. These outcomes are based on assumed funding levels, previous performance, and priority needs of the County and its Consortium members. Each outcome corresponds with one of the three outcomes of the CPD Performance Measurement Framework: (1) Availability/Accessibility; (2) Affordability; and (3) Sustainability.

Following is a summary of the objectives and outcomes identified in this five-year Consolidated Plan:

<u>Availability/Accessibility of Decent, Affordable Housing</u>

- New production or rehabilitation of rental housing: construct 75 rental units and rehabilitate 200 rental units.

<u>Affordability of Decent, Affordable Housing</u>

- Expansion of housing through new construction: construct 40 homeowner housing units.
- Rental assistance for low income households: 3.031 households assisted through tenant-based rental assistance per year.
- Direct homeownership assistance: 160 households to receive direct financial assistance.
- Substantial rehabilitation for homeownership: substantially rehabilitate 20 homeowner housing units.

Availability/Accessibility of Suitable Living Environment

- Owner occupied housing rehabilitation: rehabilitate 500 owned housing units.
- Housing support services for homeless persons: assist persons at homeless person overnight shelter.
- Housing support services for special needs populations: assist 6,500 households.

Sustainability of Decent, Affordable Housing

- Housing support services for low/mod income households.

Sustainability of Suitable Living Environment

- Homeless prevention: assist 250 persons.
- Provision of public services: assist communities through senior, youth and other programs.
- Public facilities and improvement projects: fund PF&I projects such as streetscape and park improvements and architectural barrier removal.
- Elimination of blight through demolition: demolish 50 buildings.

Sustainability of Economic Opportunities

- Upgrade physical condition of local businesses: facade and commercial rehabilitation for 100 businesses.

3. Evaluation of past performance

Following are the accomplishments of the OHCD for years 2010, 2011, 2012, and 2013 as outlined in the FY 2013 Consolidated Annual Performance and Evaluation Report (CAPER):

- 159 new affordable rental units have been constructed.
- 17 new affordable homeowner units have been produced.
- 120 households have received downpayment assistance.
- 3,031 Housing Choice Vouchers continue to provide rental assistance to households in need.
- 343 rental units have been rehabilitated or preserved.
- 29 ownership housing units have been substantially rehabilitated.
- 7,266 households have received housing support services.
- Approximately 4,000 households annually continue to receive homeless housing support services.
- 511 ownership housing units have received rehabilitation assistance.
- 50,000 low and moderate income persons continue to be served annually through senior, youth and other programs and services.
- 48 housing units or public facilities have received funding for architectural barrier removal.
- 164 urban renewal and annual plan projects/activities have received funding to eliminate and prevent blight through rehabilitation, demolition, redevelopment, and/or code enforcement.
- 155 Public Facilities and Improvements (PF&I) projects have received funding.

- 600 housing units have been inspected for lead based paint and had hazards removed.
- Approximately 3,500 households per year continue to receive services targeted toward reducing the number of households living in poverty.
- 89 projects or businesses have been assisted through physical upgrades to local business areas.

4. Summary of citizen participation process and consultation process

In preparation of the Consolidated Plan, OHCD consulted and coordinated with over 100 agencies serving the County, including Consortium communities, public housing authorities, urban renewal agencies, and numerous County departments and not-for-profit organizations that are interested in providing input on housing and community development needs and strategies. Three public hearings were held after being publicized in a County-wide newspaper (Newsday). These public hearings were held on February 10, May 5, and June 30, 2015. Prior to the third hearing, a draft of the Consolidated Plan was available for public review for a 30 day period. Citizen comments received at each hearing, and in writing, are responded to in the final Plan, which will be submitted to HUD. In addition, OHCD, which is responsible for program administration (including preparation of this Consolidated Plan), established a team including representatives from the Nassau County Office of Housing and Homeless Services (Housing Choice Voucher Program), Long Island Coalition for the Homeless (Continuum of Care), Nassau County Planning Commission, and various County health and human services departments, as well as representatives from public housing authorities. These representatives provided input to County staff and consultants in the preparation of the Consolidated Plan and helped coordinate information gathering.

The Plan will be submitted to the Nassau County Legislature for review and approval during two consecutive Legislative sessions held on June 29 and July 13, 2015. The final Plan will be submitted to HUD following Legislative approval. A revised Citizen Participation Plan accompanies the Consolidated Plan document. It calls for public hearings and also specifies when program changes require amendment to the Consolidated Plan.

5. Summary of public comments

Public comments from the first and second public hearings are provided as an attached document in the Administration section of this Consolidated Plan. Please refer to this document for public comments.

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

All public comments have been accepted at this time.

7. Summary

The Consolidated Plan is the guide for receiving funding through the Department of Housing and Urban Development (HUD). It outlines how funds will be utilized from the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) programs for the 31

Consortium member communities within Nassau County. The Plan also contains the One Year Annual Action Plan for funding.

This Consolidated Plan process incorporates citizen engagement and outreach. It also integrates input from various neighborhood, civic, and not-for-profit organizations that serve the County. Other organizations include public housing authorities, urban renewal agencies, County departments, and staff from the Consortium communities. The citizen participation process has helped to ensure that the Plan meets the needs of various populations within the Consortium including racial and ethnic minorities, disabled individuals, and other persons who have special needs. The Plan also outlines the goals and objectives to be achieved within the next five years regarding housing (including affordable and public housing) and community development needs (including homeless needs, public services, economic development, and community facilities).

The Plan has particular focus on "Big 8" consortium members, which consists of the Towns of Hempstead, North Hempstead, and Oyster Bay, the Cities of Long Beach and Glen Cove, and the Villages of Hempstead, Freeport, and Rockville Centre. These are the larger communities with urban renewal agencies and public housing authorities that generally work on multi-year projects. They all have been receiving planning and program administration funding consistently over the past years. The remaining Consortium members are funded on a competitive basis based on the three year planning process.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NASSAU COUNTY	John R. Sarcone, OHCD
HOME Administrator	NASSAU COUNTY	John R. Sarcone, OHCD
ESG Administrator	NASSAU COUNTY	John R. Sarcone, OHCD

Table 1 – Responsible Agencies

Narrative

The Nassau County Office of Housing and Community Development (OHCD) is the lead agency for the coordination of the consolidated planning and submission process. To enhance coordination between public and assisted housing providers, and among private and governmental health, mental health, and service agencies, OHCD carried out a mass outreach by mail and email prior to each of the three public hearings. Mailings went to over 100 organizations, representing all of the above types of housing providers and community organizations. The outreach material described the consolidated planning process, and solicited input from these various organizations.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

In the preparation of the Consolidated Plan, OHCD consulted and coordinated with appropriate public and private agencies to assure that the Consolidated Plan is a comprehensive document that addresses statutory requirements. Consultation and coordination efforts included outreach, in person, by mail, e-mail and/or by telephone, to over 100 agencies serving Nassau County including 31 member communities of the Nassau County Consortium, nine public housing authorities, seven County departments, and approximately 50 non-profit community development/social service agencies.

Outreach meetings and/or materials described the Consolidated Plan process, HUD's intent in consolidating grant submissions, and the importance of participation by interested agencies in providing input on housing and community development needs and strategies.

Special efforts were made to consult with social service agencies regarding housing needs of children, elderly persons, persons with disabilities, homeless persons, and others with special needs. These included discussions with: the Nassau County Office of the Aging, regarding senior citizen housing needs; the Nassau County Office of Physically Challenged, regarding the housing problems encountered by mobility impaired persons; the Nassau County Office of Youth Services, regarding the needs of children; the Nassau County Department of Social Services (DSS), regarding the needs of individuals and families that are homeless or are threatened with homelessness; and various non-profit groups that deal with special needs populations such as persons with HIV/AIDS.

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

The Nassau Urban County Consortium, through the Office of Housing and Community Development, will work with municipalities, not-for-profit organizations, and other County agencies to provide supportive services and housing for individuals who are in need.

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

The Nassau-Suffolk Continuum of Care group identifies and addresses the needs of the homeless within the Consortium. The CoC has encouraged and facilitated information-sharing, planning and strategizing among Nassau County's various public and private agencies, community and religious organizations, banks, foundations, and advisory committees concerned with housing services for the homeless populations, including chronically homeless individuals and families, families with children, veterans,

and unaccompanied youth. Â The need for persons at-risk of homelessness are also assessed and addressed in order to prevent these persons from becoming homeless and provide opportunities for permanent supportive housing. Â

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

The Continuum of Care group maintains and administers the Homeless Management Information System (HMIS). HMIS provides CoC the ability to assess the performance of emergency shelters and idenfity and track persons who are chronically homeless. HMIS also allows CoC to manage the needs of homeless facilities. All ESG funding now provides homelessness prevention and rapid re-housing services through qualified providers.

The NC OHCD director or staff attends CoC meetings when appropriate.

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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Nassau County Office of Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency participated on agency committee. Their needs were provided and requested continuation of funding for their programs and discussed housing and other community needs.
2	**Agency/Group/Organization**	Destination Long Island
	Agency/Group/Organization Type	Community building and education organization
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
3	**Agency/Group/Organization**	Community Mainstreaming Association
	Agency/Group/Organization Type	Services-Persons with Disabilities Medicaid service
	What section of the Plan was addressed by Consultation?	Special needs - Community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative attended a Public Hearing for Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
4	**Agency/Group/Organization**	Kimmel Housing Development Foundation
	Agency/Group/Organization Type	Charitable organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended the first Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
5	**Agency/Group/Organization**	Operation SPLASH
	Agency/Group/Organization Type	Environmental advocacy organization
	What section of the Plan was addressed by Consultation?	Community development needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
6	**Agency/Group/Organization**	PJ Alizo Realty
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
7	**Agency/Group/Organization**	Nassau BOCES / Barry Tech
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Community development needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
8	**Agency/Group/Organization**	HISPANIC BROTHERHOOD OF ROCKVILLE CENTRE, INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
9	**Agency/Group/Organization**	GLORY HOUSE RECOVERY, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Charitable organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
10	**Agency/Group/Organization**	Momma's Inc.
	Agency/Group/Organization Type	Housing Services-Children Housing/services for young mothers
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
11	**Agency/Group/Organization**	Building Homes for Heroes
	Agency/Group/Organization Type	Housing Services - Housing Housing services for Veterans
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs Non-homeless needs for Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
12	**Agency/Group/Organization**	Long Island Housing Services, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
13	**Agency/Group/Organization**	Haitian American Family Association of Long Island
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Community development needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
14	**Agency/Group/Organization**	Tobacco Action Coalition
	Agency/Group/Organization Type	Services-Health Health Agency Civic Leaders Smoking prevention community partnership
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They discussed housing and other community needs.
15	**Agency/Group/Organization**	Concerned Citizens of the Plainview-Old Bethpage Community
	Agency/Group/Organization Type	Civic Leaders Environmental advocacy
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
16	**Agency/Group/Organization**	Coalition of Nassau Civics
	Agency/Group/Organization Type	Civic Leaders General community services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Community development needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
17	**Agency/Group/Organization**	Baldwin Civic Association
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community development needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
18	**Agency/Group/Organization**	LA FUERZA UNIDA COMMUNITY DEVELOPMENT CORP., INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
19	**Agency/Group/Organization**	Lakeview Community Council, Inc.
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Community development needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
20	**Agency/Group/Organization**	Long Island Youth Foundation
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
21	**Agency/Group/Organization**	HISPANIC COUNSELING CENTER
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Mental health services

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended a Public Hearing for the Consolidated Plan. They requested continuation of funding for various programs and discussed housing and other community needs.
22	**Agency/Group/Organization**	NASSAU COUNTY COMMISSION ON HUMAN RIGHTS
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency participated on agency committee. Their needs were provided and requested continuation of funding for their programs and discussed housing and other community needs.
23	**Agency/Group/Organization**	Nassau County Department of Social Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services - Victims Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency participated on agency committee. Their needs were provided and requested continuation of funding for their programs and discussed housing and other community needs.
24	**Agency/Group/Organization**	Nassau County Department of Human Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency participated on agency committee. Their needs were provided and requested continuation of funding for their programs and discussed housing and other community needs.

25	**Agency/Group/Organization**	Nassau County Department of Planning
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The department's needs were provided and requested continuation of funding for their programs and discussed housing and other community needs.
26	**Agency/Group/Organization**	Coordinating Agency for Spanish Americans
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community development needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency's needs were provided and requested continuation of funding for their programs and discussed housing and other community needs.
27	**Agency/Group/Organization**	Veterans Service Agency
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Veterans service and advocacy
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency participated on agency committee. Their needs were provided and requested continuation of funding for their programs and discussed housing and other community needs.

28	**Agency/Group/Organization**	Nassau County Office of Mental Health Chemical Dependency & Developmental Disabilitites
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency participated on agency committee. Their needs were provided and requested continuation of funding for their programs and discussed housing and other community needs.
29	**Agency/Group/Organization**	Nassau County Office of Youth Services
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency participated on agency committee. Their needs were provided and requested continuation of funding for their programs and discussed housing and other community needs.
30	**Agency/Group/Organization**	Nassau County Health Department
	Agency/Group/Organization Type	Services-Health Other government - State Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency's needs were provided and requested continuation of funding for their programs and discussed housing and other community needs.

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

No agencies were specifically excluded from the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		The goals of the Continuum of Care group overlap the goals of the Consolidated Plan regarding homelessness.
Implementation Plan for Sustainable Development	New York-Connecticut Sustainable Communities Consortium	The goals of the plan overlap with the goals of community development and strategic planning.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Nassau County: The Nassau County OHCD cooperated and coordinated with other County governmental agencies including the Department of Social Services, Department of Health, Department of Human Services, Department of Planning, Department of Public Works, Office of Youth Services, Office for the Aging, Office of Minority Affairs, Office for the Physicallly Challenged, Veterans Service Agency, Coordindating Agency for Spanish Americans (CASA), and Human Rights Commission. These agencies participated in ongoing coordination with the Consortium to discuss the needs to be appropiately incorporated into the Consolidated Plan.

Federal Government: The Department of Housing and Urban Development (HUD) provides funding for CDBG, HOME, and ESG grant programs that are contained in this document.

Narrative (optional):

PR-15 Citizen Participation

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

In preparation of the Consolidated Plan, the Nassau County Office of Housing and Community Development (OHCD) consulted and coordinated with over 100 agencies serving the County, including Consortium communities, public housing authorities, and numerous County departments and not-for-profit organizations that were interested in providing input on housing and community development needs and strategies. Three public hearings were held after being publicized in a County-wide newspaper (Newsday), via email, and on the internet at Nassau County's website. These public hearings were held on February 10, May 5, and June 30, 2015. Prior to the third hearing, a draft of the Consolidated Plan was available for public review for a 30 day period. Citizen comments received at each hearing, and in writing, are responded to in the final Plan, which will be submitted to HUD. In addition, the County Office of Housing and Community Development, which is responsible for program administration (including preparation of this Consolidated Plan), established a team including representatives from the Nassau County Office of Housing and Community Development (Housing Choice Voucher Program), Long Island Coalition for the Homeless (Continuum of Care), Nassau County Planning Commission, and various County health and human services departments, as well as representatives from public housing authorities. There was also outreach to numerous civic associations in the County. These representatives provided input to County Staff and consultants in the preparation of the Consolidated Plan and helped coordinate information gathering.

The Plan will be submitted to the Nassau County Legislature for review and approval during two consecutive Legislative sessions held on June 29 and July 13, 2015. The final Plan will be submitted to HUD following Legislative approval. A revised Citizen Participation Plan accompanies the Consolidated Plan document. It calls for public hearings and it also specifies when program changes require amendments to the Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper, website, Public Hearing	Minorities Non-English Speaking - Specify other language: Language interpretation available for Spanish, Chinese, Italian, Persian, Haitian Creole Persons with disabilities Non-targeted/broad community	Attendees included NC OHCD representatives, NC Office of the Physically Challenged, NC DPW, NC Legislative Minority Counsel, Planners, Housing Developers, Realtors, Non-Profit Agencies, Long Island Housing Services, Destination LI Representative, Residents of Nassau County, Veterans Organization, Emergency Shelter Providers, Housing Authority Representatives, Consortium members including, Sea Cliff, Hempstead Town, Glen Cove, Floral Park, Hempstead Village, Lynbrook, East Rockaway, Mineola, Oyster Bay, Long Beach, Farmingdale, Bellerose, Valley Stream, Westbury.	See attached comments in appendix.	All public comments have been accepted.All questuions were answered by appropriate NC OHCD staff present.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper, website, Public Hearing	Minorities Non-English Speaking - Specify other language: Language interpretation available for Spanish, Chinese, Italian, Persian, Haitian Creole Persons with disabilities Non-targeted/broad community Civic Associations	Attendees included NC OHCD representatives, NC Office of the Physically Challenged, NC Legislative Counsel, Coalition of Nassau Civic, Civic Association members, Planners, Non-Profit Agencies, and Consortium members including Freeport, Glen Cove, Hempstead Town, Massapequa Park, Sea Cliff, Manorhaven, Rockville Centre, Floral Park, Mineola, East Rockaway, Oyster Bay, Representative from Adults and Children with Learning and Developmental Disabilities.	See attached comments in appendix.	All public comments have been accepted.All questuions were answered by appropriate NC OHCD staff present.	
3	Newspaper, website, Public Hearing	Minorities Non-English Speaking - Specify other language: Language interpretation available for Spanish, Chinese, Italian, Persian, Haitian Creole Persons with disabilities Non-targeted/broad community Civic Associations	Summary to be provided after public hearing.	Summary to be provided after public hearing.	Summary to be provided after public hearing.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Housing Needs Assessment is performed to determine which issues should be addressed regarding housing in the Consortium. The Needs Assessment also captures the needs experienced with public housing, homeless population, non-homeless special needs populations, and non-housing community development.

The Needs Assessment especially takes into account the cost of housing. To determine the need of assistance, households were categorized based on the level of income – extremely low-income, low-income, moderate income, and middle-income.

The data in this section is based on HUD-provided data, Comprehensive Housing Affordability Strategy (CHAS) for 2007-2011. Cost burden is the most significant housing problem that occurs, which is determined based on the household income of residents. In 2011, the median household income (MHI) in Nassau County was $95,823, compared to the MHI of the United States ($50,054) and New York State ($58,003) in 2011. Despite the relatively high MHI, significant cost burden afflicts the County due to soaring housing costs.

The following sections provide an indepth look at the housing needs for the citizens of the Nassau Urban County Consortium. The needs are then focused on the disproportionately greater need resulting from housing problems, severe housing problems, and housing cost burdens. Needs are also analyzed for public housing and homeless individuals and families within the Consortium. Special needs (non-homeless) and community development needs are also reviewed and discussed.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Housing problems were categorized as the following: substandard housing conditions (lack of complete plumbing or kitchen facilities), severely overcrowded, overcrowded, cost burden greater than 30%, cost burden greater than 50% and zero/negative income and no problems. Cost burden was the housing problem reported the most often, especially cost burden greater than 50%.

In the Nassau Urban County Consortium, there are 408,850 households, as seen in the Table 1 – Housing Needs Assessments Demographics. This is a decrease of 1% of total households from in 2000. Small family households (2-4 related persons) are the most common household type identified within the Consortium. Households that contain at least one person age 62-74 is another significant household population, especially in the >100% HUD Area Median Family Income (HAMFI) category.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	1,231,510	1,226,952	-0%
Households	413,467	408,850	-1%
Median Income	$72,030.00	$95,823.00	33%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	44,915	41,185	57,658	41,059	224,055
Small Family Households *	11,644	13,228	22,749	18,143	132,205
Large Family Households *	2,506	4,962	7,992	6,821	32,944
Household contains at least one person 62-74 years of age	9,779	8,662	13,021	9,423	44,511
Household contains at least one person age 75 or older	15,220	13,280	11,616	6,014	19,566
Households with one or more children 6 years old or younger *	5,403	6,756	9,126	6,685	13,524
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	515	426	344	165	1,450	210	78	240	230	758
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	695	505	389	174	1,763	65	73	44	75	257
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,115	970	848	200	3,133	219	371	783	492	1,865
Housing cost burden greater than 50% of income (and none of the above problems)	12,287	4,770	1,402	250	18,709	17,760	13,923	15,354	6,685	53,722
Housing cost burden greater than 30% of income (and none of the above problems)	2,468	4,047	5,784	2,129	14,428	2,494	8,857	12,877	12,092	36,320
Zero/negative Income (and none of the above problems)	878	0	0	0	878	1,250	0	0	0	1,250

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or

complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	14,613	6,690	2,972	789	25,064	18,250	14,443	16,419	7,504	56,616
Having none of four housing problems	6,136	6,543	11,118	6,596	30,393	3,739	13,514	27,093	26,178	70,524
Household has negative income, but none of the other housing problems	878	0	0	0	878	1,250	0	0	0	1,250

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,360	4,519	3,089	13,968	4,225	6,748	12,818	23,791
Large Related	1,383	1,430	793	3,606	956	2,964	5,174	9,094
Elderly	5,526	2,545	1,443	9,514	13,765	11,797	8,174	33,736
Other	3,592	1,820	2,271	7,683	1,757	1,675	2,843	6,275
Total need by income	16,861	10,314	7,596	34,771	20,703	23,184	29,009	72,896

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,786	2,309	441	8,536	3,997	5,145	8,386	17,528
Large Related	1,244	600	233	2,077	911	2,501	2,905	6,317
Elderly	3,927	1,463	425	5,815	11,568	5,318	2,981	19,867
Other	3,207	899	343	4,449	1,668	1,346	1,478	4,492
Total need by income	14,164	5,271	1,442	20,877	18,144	14,310	15,750	48,204

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,695	1,080	933	249	3,957	139	226	528	302	1,195
Multiple, unrelated family households	145	404	239	125	913	95	202	304	273	874
Other, non-family households	25	55	70	0	150	50	15	0	0	65
Total need by income	1,865	1,539	1,242	374	5,020	284	443	832	575	2,134

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

Single person households in need of housing assistance are categorized as "other" in Tables 5-7 above. This category, described as non-elderly, single persons, includes 7,683 renters and 6,275 owners who experience cost burden greater than 30%. Of these 7,683 renters, 3,592, or 47%, are within the 0-30% Area Median Income (AMI) range.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Data records regarding the number and types of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking are currently unavailable for the County.

What are the most common housing problems?

The most common housing problems include housing cost burden greater than 50% of income and housing cost burden greater than 30% of income. Cost burden refers to the percentage of household income that is spent on housing. Of households within the Consortium earning 100% or less of AMI, there were 18,709 renters and 53,722 owners who experienced housing cost burden greater than 50% of their income, and 14,428 renters and 36,320 owners who experienced housing cost burden greater than 30% of their income.

Substandard housing as defined by HUD, lacking complete plumbing or kitchen facilities, is not a significant problem in Nassau County. The OHCD, however, has identified a significant need for housing rehabilitation as a means to preserve affordable housing. Several homeowners in the Consortium have housing issues such as a need for weatherization or handicap conversion that they cannot undertake themselves due to a lack of sufficient income. The OHCD has found that rehabilitating these homes allows homeowners to stay in their homes longer and if weatherization is provided, it may even reduce their energy costs. While these homes are not counted as substandard, they are a significant issue for the County.

Are any populations/household types more affected than others by these problems?

From the CHAS data presented, elderly homeowners and small households in which all of the household members are related are the households and populations that are most affected by housing problems.

Anecdotally, the OHCD notes that elderly homeowners are more in need of residential rehabilitation assistance.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children who are currently housed but are also at risk of homelessness tend to experience heavy cost burdens for housing. Those at risk often are also experiencing mental, medical or social problems, such as substance abuse, AIDS/HIV, mental illness, and/or domestic violence. Families, especially those with children, with household incomes less than 30% of AMI are most at risk. Veterans are another population that often are at risk of homelessness.

The 10-Year Plan to End Homelessness, which was finalized in June 2008 by the Continuum of Care and Homeless Task Force, seeks to address the needs of persons who are homeless and persons at risk of becoming homeless, and the cases of homelessness in Nassau County. This plan identifies the types of homelessness and defines needs, key causes of homelessness, existing County assets to fight homelessness, impediments to reducing and ending homelessness, costs, recommended goals and actions, and plans for implementation.

Funds under the Emergency Solutions Grants (ESG) are intended to target individuals and families who are at risk of homeless (homeless prevention) as well as those who are already homeless (rapid re-housing). The funds provide for a variety of assistance, including: short-term or medium term rental assistance, housing relocation, security or utility deposits, utility payments, moving cost assistance, and stabilization services such as mediation, credit counseling, and case management.

Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance often need social services aimed at gaining employment or reducing their costs so they can continue to afford housing payments. These services include job training, child care, access to public transportation, medical care, substance abuse programs and other services intended to break the cycle of poverty.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Nassau County does not currently provide estimates of the at-risk population. Generally, this population is defined as individuals and families in danger of losing permanent housing. The Continuum of Care (CoC) estimates the number of homeless persons in the Consortium.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics that are associated with instability and an increased risk of homelessness include the increase of housing market prices, insufficient supply of affordable housing, insufficient supply of senior housing, and lack of financial assistance to owners experiencing financial issues. Marginally housed populations, such as veterans and other at-risk individuals, live with family, friends, or "doubled up". Some of these living conditions lead to overcrowding and unsafe environments. Individuals who live in these temporary housing conditions increase their risk of becoming homeless.

Discussion

The most significant housing problem in the Consortium is housing cost burden, which is determined based on the household income of residents and housing costs. In 2011, the median household income (MHI) in Nassau County was $95,823. Compared to the MHI of the United States ($50,054) and New York State ($58,003) in 2011. Despite the County's relatively high median household income, 48% of households in the Consortium earning up to 80% of AMI had a housing cost burden greater than 50%. Elderly homeowners within 0-30% AMI was the largest category for households experiencing a cost burden of greater than 50%.

Another housing need not identified by the HUD data presented in this section is the County's need for residential rehabilitation. This need is typically for weatherization or handicap accessibility and tends to be a greater need for elderly homeowners. In the past, the County has demonstrated that these smaller residential rehabilitation projects provide a cost effective method for preserving affordable housing, reducing energy costs, and improving handicap access to housing.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The data organized in the tables below includes the number of households experiencing one or more of the four housing problems which include lacking complete kitchen facilities, lacking complete plumbing facilities, more than one person per room, and cost burden greater than 30%. The data are broken down further according to area median income levels. Households are categorized by their identified race/ethnicity. Disproportionately greater need has been defined to occur when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	37,825	4,928	2,121
White	23,830	3,258	1,519
Black / African American	5,422	1,004	124
Asian	1,577	159	188
American Indian, Alaska Native	65	0	0
Pacific Islander	0	0	0
Hispanic	6,392	475	250

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	33,899	7,148	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	21,484	5,376	0
Black / African American	3,789	783	0
Asian	1,683	162	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	6,449	747	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	37,994	19,559	0
White	24,474	14,063	0
Black / African American	4,233	2,108	0
Asian	2,395	681	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	6,527	2,527	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,474	18,502	0
White	13,928	14,346	0
Black / African American	3,168	1,647	0
Asian	1,561	755	0
American Indian, Alaska Native	0	28	0
Pacific Islander	0	0	0
Hispanic	3,552	1,507	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Based on the 2007-2011 CHAS data (as seen in the tables above provided by HUD), as income increases, percentage of problems decreases. Of the households that earned between 0%-30% of the Area Median Income (AMI), 88% of the the households that identified themselves as White had one or more of the four housing problems. Of the households that identified themselves as Black/African American within this same income category, 84.4% of these households experienced at least one of the four housing problems. Of the households that identified themselves as Hispanic, 93.1% of these households experienced at least one of the four housing problems. This is slightly greater than percentage of householders that experienced at least one housing problem for the jurisdiction as a whole (88.5%). The Nassau County Urban Consortium is considered the jurisdiction as a whole.

Comparing these percentages to the subsequent Area Median Income category (30%-50%), 80.0% of White households experienced at least one housing problem. Of Black/African American and Hispanic households within this income category, 82.9% and 89.6% experienced at least one housing problem respectively. Again, the Hispanic household percentage was greater than percentage of households experiencing at least one housing problem for the jurisdiction as a whole (82.6%), however this is not considered disproportionately greater as it is less than 10%.

Within the 50%-80% AMI category, 63.5% of White households experienced at least one of the housing problems, while the percentage of Black/African American and Hispanic households that experienced at least one housing problem was 66.8% and 72.1% respectively. The percentage of households that experienced at least one housing problem for the jurisdiction as a whole was 66%. Thus, none of these percentages can be considered

disproportionately greater as they are all less than 10% greater than the percentage for the jurisdiction as a whole, except for the percentage of Asian households, which was 11.9% higher (77.9%).

Within the 50%-80% AMI category, 49.3% of White households reported that they have experienced at least one housing problem. For the Black/African American and Hispanic categories, the percentages of households that experienced a housing problem were 65.8% and 70.2% respectively. Since these percentages are greater than 10% of the percentage of households that experienced at least one housing problem for the jurisdiction as a whole, they can be considered disporportionately greater. The percentage for Asian households within this AMI catergory can also be considered disporportionate greater (67.2%)

Lastly, it can be concluded that as income of households increase, the percentage of households experiencing at least one of housing problems decreases, regardless of the identified ethnicity/race.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate need for households includes households with one or more of four identified severe housing problems. These four severe housing problems are defined as: 1. lacking complete kitchen facilities; 2. lacking complete plumbing facilities; 3. more than 1.5 persons per room; and 4. cost burden of greater than 50%. The tables below provide the numbers of households, categorized by race/ethnicity, experiencing one or more of the four identified severe housing problems. The tables are also categorized by Area Median Income (AMI).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	32,870	9,897	2,121
White	20,480	6,596	1,519
Black / African American	4,589	1,823	124
Asian	1,497	248	188
American Indian, Alaska Native	50	15	0
Pacific Islander	0	0	0
Hispanic	5,877	985	250

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,009	20,089	0
White	12,251	14,599	0
Black / African American	2,499	2,090	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	1,338	518	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4,605	2,581	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,355	38,154	0
White	10,773	27,744	0
Black / African American	2,344	3,983	0
Asian	1,625	1,460	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	4,389	4,672	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,236	32,719	0
White	4,851	23,384	0
Black / African American	1,250	3,561	0
Asian	693	1,632	0
American Indian, Alaska Native	0	28	0
Pacific Islander	0	0	0
Hispanic	1,320	3,752	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Among the 32,870 households that earn less than 30% of the Area Median Income (AMI), 75.6% of the White households identified that they have experienced one or more severe housing problems, which is less than the jurisdiction as a whole (76.9%). Nassau County Urban Consortium is considered the jurisdiction as whole. Of the Black/African American households that earn less than 30% of the AMI, 71.6% experienced one or more severe housing problems. Also within this income cohort, 85.6% of both Hispanic and Asian households experienced at least one severe housing problem, which meets the threshold to be considered to have a disporportionately greater need (10% more than the jurisdiction as a whole).

Of the households that earn between 30% and 50% of the AMI, 51% of the households experienced at least one severe housing problem for the jurisdiction as a whole. The percentage of White households within this AMI cohort that experienced at least one severe housing problem is 45.6%. Black/African American and Hispanic households that experienced at least one severe housing problem were 54.5% and 64.1% respectively. Thus, the percentage of Hispanic households that experienced at least one severe housing problem can be considered to have a disproportionately greater need (13% greater than the jurisdiction as a whole). Asian households that experience at least one severe housing problem can also be considered a disporportionately greater need as the percentage is 72.1%, 22% greater than the percentage for the jurisdiction as a whole.

Of households that earn between 50% and 80% of the AMI, the percentage of households that experienced at least one of the severe housing problems is 33.7% for the jurisdiction as a whole. The percentage of White

households that experienced at least one severe housing problem is 28%. The percentages of Black/African American households that experienced at least one of the severe housing problems is 37%. The percentage of Hispanic households that experienced at least one severe housing problem is 48.4%, which can be considered a disproportionately greater need as this figure is 10% greater than the percentage for this jurisdiction as a whole. This is also true for the percentage of Asian households (52.7%) that experienced at least one severe housing problem as this figure is also greater than 10% than the jurisdiction as whole.

Among households that earn between 80% and 100% of the AMI, 20.1% of the households experienced at least one severe housing problem. The percentage of White households and Black/African American households that experienced at least one severe housing problem were 17.2% and 26% respectively. The percentages for Hispanic and Asian households that experienced at least one severe housing problem were 26% and 29.8% respectively. Although the Asian households percentage is close to being considered a disproportionately greater need, none of the racial/ethnic categories for this AMI cohort can be considered a disproportionately greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section assesses whether any racial or ethnic group has a disproportionately greater cost burden.

For this purpose, disproportionately greater need exists when the percentage of households in a category who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of households in the category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	226,447	93,179	81,056	2,190
White	176,092	64,362	51,048	1,558
Black / African American	19,831	10,478	10,754	124
Asian	12,652	6,072	5,177	218
American Indian, Alaska Native	151	25	50	0
Pacific Islander	10	0	0	0
Hispanic	17,711	12,242	14,027	290

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
Greater Need: Housing Cost Burdens AMI
Data Source Comments:

Discussion:

The data presented in Table 17 shows that approximately 23% of the jurisdiction as a whole has a housing cost burden of 30-50%. When broken down by racial or ethnic group, the percentages range from 22% to 28% (not including American Indian/Alaskan Native or Pacific Islander whose populations are relatively small). Approximately 20% of the jurisdiction as a whole has a housing cost burden greater than 50%. When broken down by racial or ethnic group, the percentages range from 17% to 32% (not including Pacific Islander). The threshold for disproportionate need is any given racial or ethnic group with at least 10 percentage points higher than the percentage of the jurisdiction as a whole. Based on this threshold, Hispanic households, of which 32% have a housing cost burden greater than 50%, are disproportionately affected by housing cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The disproportionate needs identified in the Needs Assessment are as follows: Black/African American, Hispanic and Asian households earning 50-80% AMI disproportionately experience housing problems; Hispanic and Asian households earnning less than 30% AMI, 30-50% AMI, and 50-80% AMI disproportionately experience severe housing problems; and Hispanic households are disproportionately affected by housing cost burden greater than 50%.

If they have needs not identified above, what are those needs?

No other needs have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Areas with concentrations of lower income Hispanic households include the City of Glen Cove and the Villages of Freeport, Hempstead, Island Park, Mineola, Valley Stream, and Westbury. Concentrations of lower income Black/African American households are found in the Villages of Freeport, Hempstead, South Floral Park, Valley Stream and Westbury. Specific areas with concentrations of lower income Asian households have not been identified but it should be noted that the Towns of North Hempstead and Oyster Bay have seen significant growth in their Asian populations in recent years.

NA-35 Public Housing – 91.205(b)

Introduction

Within the Nassau Urban County Consortium, there are nine (9) public housing authorities. These include the Town of Hempstead Public Housing Authority, Town of Oyster Bay Public Housing Authority, Town of North Hempstead Public Housing Authority, City of Glen Cove Public Housing Authority, City of Long Beach Public Housing Authority, Village of Great Neck Public Housing Authority, Village of Hempstead Public Housing Authority, Village of Freeport Public Housing Authority, and Village of Rockville Centre. Collectively, these housing authorities operate and manage 3,749 units of public housing. Of these public housing units, 3,211 are designated as senior housing and 538 are designated as family housing units. These housing agencies also maintain approximately 1,350 Section 8 Housing Choice Vouchers.

The Town of North Hempstead is planning to construct two new senior housing developments. These developments are currently in the planning phase. The Town of North Hempstead also owns 292 affordable family units which are operated by a separate management company. These units are not considered public housing so are not included in the total number of public housing units.

The City of Glen Cove removed 38 units from its inventory. These units on Lee Gray Court and Hill Street, are being converted from 38 duplexes to 60 private townhomes.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	3,749	1,241	24	1,217	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:
Number of Public Housing Units and Vouchers

Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	2,770	192	10	182	0	0
# of Disabled Families	0	0	478	351	3	348	0	0
# of Families requesting accessibility features	0	0	3,583	1,241	24	1,217	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	2,381	398	3	395	0	0	0
Black/African American	0	0	1,079	842	21	821	0	0	0
Asian	0	0	111	1	0	1	0	0	0
American Indian/Alaska Native	0	0	9	0	0	0	0	0	0
Pacific Islander	0	0	3	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	474	206	1	205	0	0	0
Not Hispanic	0	0	3,109	1,035	23	1,012	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The range of needs identified by the Public Housing Authorities (PHAs) within the Consortium include a need for accessible features and compliance with ADA regulations. These features include elevators and handicapped ramps, grab bars, and higher toilets.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The needs identified as the most immediate by residents of Public Housing and Housing Choice voucher holders were decent, affordable housing and availability of and access to such housing.

The total number of entries on the waiting lists for public housing is 3,548. This total includes the waiting lists for senior units and family units. The Village of Rockville Centre has a waiting list of 1,000 and the Village of Freeport has a waiting list of 916. The City of Long Beach has a waiting list of 882, with 342 waiting for family units and 540 waiting for senior units. The Town of North Hempstead has a waiting list of 271. The Village of Great Neck has a waiting list of 205 for senior units. The City of Glen Cove has a waiting list of 274. The Village of Hempstead, Town of Hempstead, and Town of Oyster Bay do not have infomation available relative to their waiting lists.

How do these needs compare to the housing needs of the population at large

Affordable housing is also a major issue for the population of Nassau County as a whole primarily due to the limited availability of these units and the high demand occurring concurrently. High cost burden for housing has been noted as the largest housing problem within the Consortium.

Discussion

The lack of affordable housing is anticipated to be a continuous issue during the next five years. It is anticipated that the waiting lists for public housing and Section 8 Housing Choice Vouchers will remain long and demand for public housing will continue.

With all public housing developments at full capacity and with long wait lists, there is a significant need for the PHAs to maintain their safe, decent, affordable units. If feasible, construction of new public housing units and addition of Housing Choice Vouchers is also needed to meet the current demand for these options.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The data regarding homeless populations within Nassau County is gathered and provided by the Nassau, Suffolk Counties and Babylon/Islip/Huntington Continuum of Care Group (CoC). This Point-In-Time (PIT) count of sheltered and unsheltered homeless persons has been extracted for Nassau County which derives from the CoC's Homeless Management Information System (HMIS) database, which includes participants in the County's Emergency Solutions and Transitional Housing programs. Note that the data reflects all of Nassau County, not just the Consortium. The data is also based on the Nassau HUD Geocode in CoC's HMIS database.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	3	198	737	573	589	39
Persons in Households with Only Children	0	0	76	76	70	17
Persons in Households with Only Adults	117	0	485	433	408	89
Chronically Homeless Individuals	6	3	19	17	13	218
Chronically Homeless Families	2	13	5	3	3	212
Veterans	4	18	37	22	18	658
Unaccompanied Child	0	1	77	75	71	5
Persons with HIV	0	0	6	6	6	21

Table 26 - Homeless Needs Assessment

Data Source Comments:	Data is Point In Time Summary as of 1/22/2014 for Nassau County. The first two columns, number of persons experiencing homelessness on a given night (Unsheltered, Sheltered) is taken from the HMIS PIT Report from 1/22/14. Number of experiencing homelessness each year is an unduplicated count of clients who were active in a program roster at some point during 2014 (date range: 1/1/14 > 12/31/14). Number of becoming homeless each year is an unduplicated count of clients whose program admission date occurred within the 1/1/14 > 12/31/14 date range. Number of exiting homeless each year is an unduplicated count of clients whose program discharge date occurred within the 1/1/14 > 12/31/14 date range. Number of days persons experience homelessness is an average of the days for all clients experiencing homelessness at some point during 2014.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to data from the CoC, at some point during the year 2014, approximately 1,205 persons became homeless and approximately 1,178 persons exited homelessness in Nassau County. Of those becoming homeless, most (48%) are persons in households with adults and children, followed by persons in households with only adults (36%). Persons in households with only children and unaccompanied children each represent 6% of those becoming homeless. Chronically homeless individuals, chronically homeless families, veterans, and persons with HIV represent small portions of the total (2% or less).

The number of days that persons experience homelessness is estimated by the CoC in the table above. These data show that chronically homeless individuals, chronically homeless families, and veterans are typically homeless the longest. Persons in households with only adults are likely to be homeless longer than persons in households with adults and children or just children.

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments: Data is not available.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the information provided by the CoC, families with children represent the largest subcategory of homeless in the County. During the January 22, 2014 Point-In-Time (PIT) count, 201 persons in households with adults and children were counted, which is approximately 55% of the total homeless persons counted on that day. Persons in these households were more likely to be sheltered than the other populations counted.

Veterans continues to be a significant population within Nassau County that faces issuing regarding housing. There were 22 veterans counted during the 2014 PIT count of which 18 were in shelters and 4 were unsheltered. It was estimated that these persons experienced homelessness for 658 days, which was signifcantly greater than any other homeless population category.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Data regarding the nature and extent of homelessness by racial and ethnic group is currently unavailable for Nassau County.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The Point-In-Time Count identified 365 persons experiencing homelessness on January 22, 2014. Approximately 36% of that total were unsheltered. Only 1% of persons in households with adults and children were unsheltered, however, 100% of persons in households with only adults and 67% of chronically homeless individuals were unsheltered.

Discussion:

The data presented above suggest that more persons in families with children become homeless each year than persons in households without children. However, families are more likely to spend less days homeless than persons without children. Unaccompanied youth do not appear to be a significant problem for the County, and individuals and families who are chronically homeless represent a minor portion of the total number of homeless in the County.

Different groups within the homeless population have distinct needs: Veterans are homeless for the longest duration of time. Persons in households with childrens have the highest homeless population (within the categories of Homeless Needs Assessment in the table above).

• Families with children require immediate shelter and food and may also need medical attention, clothing, child care, family counseling and transportation to schools.
• The elderly require shelter and food and may also require medical services, clothing, treatment for alcoholism and assistance in obtaining financial benefits to which they are entitled.
• The mentally ill require food, clothing and shelter but also special evaluations by trained medical staff to determine what type of treatment, counseling and shelter facilities are appropriate to each individual.
• Veterans require shelter and food and are also likely to need medical attention, psychological and vocational counseling and assistance in obtaining information about their legal rights and the financial benefits for which they qualify.

The Nassau County Department of Social Services, as well as an array of non-profit agencies and organizations, offers information and referral services to the various subpopulations of homeless people.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless special needs populations include the elderly and frail elderly, persons with mental disabilities, persons with alcohol and drug addictions, persons diagnosed with HIV/AIDS, persons who are physically disabled, victims of domestic violence and other related crimes and persons returning to the community from psychiatric hospitals. Each of these groups has difficulty in obtaining affordable housing which is suitable to meet their needs.

Describe the characteristics of special needs populations in your community:

According to the 2013 ACS 3-year estimates, there 112,799 persons in Nassau County who had a disability, representing 8.4% of the total population of the County. Of these persons identified with a disability, 7,313 were between the ages of 5 and 17, 45,036 were between the ages of 18 and 64, and 60,157 were 65 years old and older. Of the individuals who have a disability, 4.8% have hearing difficulty, 5.1% have vision difficulty, 5.6% have cognitive difficulty, 5.6% have ambulatory difficulty, 5.6% have self-care difficulty, and 5.5% have independent living difficulty.

What are the housing and supportive service needs of these populations and how are these needs determined?

Service providers for special needs populations indicate the following needs, in addition to affordable housing:

- Elderly and frail elderly need assistance with activities of daily living and transportation, and access to housing alternatives that integrate age-accommodating design features and access to supportive assistance.
- The physically disabled require adaptive housing free of architectural barriers.
- Persons with mental disabilities who are being discharged from hospitals, and do not have family or friends to stay with temporarily, need supportive group living environments, including supervised living and apartment living.
- Other special populations, such as persons with AIDS, victims of domestic violence, substance abusers, and others also have specialized housing needs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Long Island region continues to have the highest number of cumulative cases of AIDS among all suburban metropolitan statistical areas in the United States. The most recent data available for Nassau County was provided by the New York State Department of Health, which reported that in 2014, approximately 5,781 persons with HIV/AIDS resided in the County. According to the 2012-2015 Comprehensive Plan for HIV/AIDS Services by the Nassau-Suffolk Planning Council and United Way of Long Island, those most affected by HIV/AIDS in Nassau and Suffolk Counties are people of color, homosexual men and IV drug users. The majority of those living with HIV/AIDS are over the age of 45, however, most new cases of HIV are among people ages 20-44. This report also finds that access to affordable housing and public transportation are significant issues for the HIV/AIDS population living in Long Island.

Discussion:

There is a significant need for supportive and affordable housing for special needs populations, especially those leaving institutions who do not have family or an established network to return to. Finding and/or developing housing for Nassau County's special needs population continues to be a high priority for the County. The County has worked with non-profit special needs housing providers to acquire and rehabilitate homes to be used as group homes and regularly provides grants toward housing related expenses.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The need for Public Facilities incorporates items such as providing acessibility features for the physically disabled, creation of new public parks, and construction of new public buildings and facilities. This typically includes the upgrades and expansions of public buildings.

How were these needs determined?

These needs are typically determined by the individual communities within the Consortium and then submitted to the County for approval. The individual communities determine these needs through input from municipal agencies and officials, citizens, businesses, civic organizations, service providers, and other community stakeholders.

Describe the jurisdiction's need for Public Improvements:

Improvements to public parks, neighborhood facilities, streets, sidewalks, and parking areas, and upgrades to existing utilities are needed in several of the lower income neighborhoods. In the Consortium communities, this often includes senior center and park improvements, as well as, commercial rehabilitation and streetscaping projects that are part of local downtown revitalization programs. Public improvements also incorporate enhancement and maintenance of existing infrastrucuture.

How were these needs determined?

These needs are typically determined by the individual communities within the Consortium and then submitted to the County for approval. The individual communities determine these needs through input from municipal agencies and officials, citizens, businesses, civic organizations, service providers, and other community stakeholders.

Describe the jurisdiction's need for Public Services:

The needs for Public Services within the Nassau Urban County Consortium include programs for veterans, seniors, youths, disabled, and other low income persons. Public Service needs are also in the form of various activities, such as economic (workforce and job training programs), counseling, education, and other activities to assist various persons in need.

How were these needs determined?

These needs are determined by assessing these population groups and collaborating with the governmental agencies and non-profit organizations that provide these services and work with populations in need.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

During the latter half of the 20th Century, Nassau County evolved from a bedroom community that relied heavily on New York City to a largely self-sufficient, densely developed suburban and urban county.

During the post-World War II building boom, Nassau County's proximity to New York City and its large undeveloped tracts of land led to significant housing construction and population growth. Large residential subdivisions and single-family homes were developed in the County.

New challenges have developed over the past 25 years as Nassau County has matured into a suburban landscape. Significant increases to housing cost have led to shortages in housing availability, particularly for seniors and young families. It has become necessary to increase the supply of suitable affordable housing while maintaining the residential characteristics of the County. In addition, certain areas with older housing stock have suffered from deterioration and social and economic decline. Some of the County's communities exhibit challenges faced in many of the Country's urban areas.

Adding to the challenges of significant increases to the cost of housing, in 2007 the United States economy slid into a recession, resulting in skyrocketing rates of unemployment and foreclosures. This led to even greater challenges for community development programs in the County. While the economy is improving, the County still faces strains from high taxes, utility costs and interest rates, thereby maintaining demand for subsidized housing.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

As indicted in Table 1 - Residential Properties by Unit Number, there are 430,316 housing units within the Nassau County Urban Consortium. Approximately 77% of these residential units are owner-occupied. The primary type of housing within the County is single-family detached homes and, in particular, have 3 or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	325,426	76%
1-unit, attached structure	9,851	2%
2-4 units	44,592	10%
5-19 units	15,295	4%
20 or more units	34,269	8%
Mobile Home, boat, RV, van, etc	883	0%
Total	***430,316***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,052	0%	5,563	7%
1 bedroom	11,171	3%	24,761	32%
2 bedrooms	35,828	11%	24,376	32%
3 or more bedrooms	283,405	86%	22,694	29%
Total	***331,456***	***100%***	***77,394***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Consortium has an estimated 7,000 housing units with some type of federal assistance. Of these, 3,749 are public housing, and approximately 3,200 are other project based assisted housing developments built under Section 202, Section 8 and Section 236 Programs, as well as tenant based assistance under the Section 8 Certificate and Voucher Programs. These units serve seniors, families, and special needs populations and are primarily targeted to extremely low and low income households. The HOME program funds are used for low and moderate income housing.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No affordable housing units are expected to be lost.

Does the availability of housing units meet the needs of the population?

The availability of housing units does not meet the needs of the County's population. This is mostly due to the lack of available affordable housing units and high in demand.

Describe the need for specific types of housing:

Affordable housing is a major need within the Nassau County Consortium, specifically affordable housing for seniors, families of all sizes, rentals, owned units, and other types. The majority of housing in the County is single-family houses. More diverse housing options are needed to address the need for more affordable housing and to provide alternatives for smaller households that do not want a single-family house with 3 or more bedrooms.

Discussion

The overwhelming majority of residential units within the Consortium are single-family detached dwelling units, representing 76% of all residential units. Eighty-one percent (81%) of the residential units within the Consortium are owned while 19% are renter-occupied residential properties. The majority of owner-occupied residential units within the Consortium also contain 3 or more bedrooms (86%). The County needs to expand its housing opportunities to include more multi-family housing to provide smaller units for smaller households and to provide more affordable housing options.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

It has been documented that Nassau County is one of the most expensive places to live in the United States. As the economic recession is in the process of recovery, the cost of housing in the County continues to grow. As shown in Table 3, median home values have increased by 99% and median contract rent has increased 49% since the year 2000, according to US Census (2000) and American Community Survey (2007-2011) data. Affordability is expected to remain low due to lack of available sites to pursue development.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	240,200	478,600	99%
Median Contract Rent	898	1,336	49%

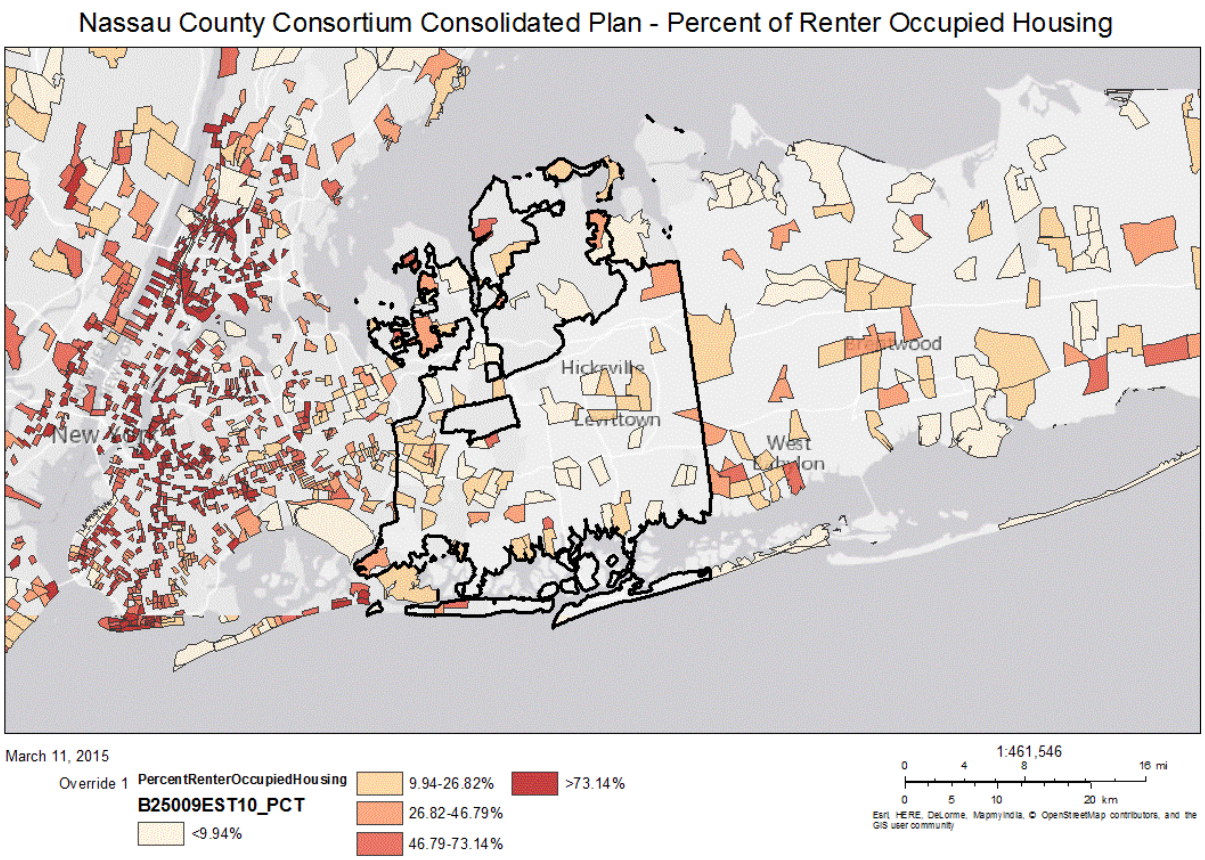
Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	11,692	15.1%
$500-999	13,466	17.4%
$1,000-1,499	23,512	30.4%
$1,500-1,999	18,636	24.1%
$2,000 or more	10,088	13.0%
Total	***77,394***	***100.0%***

Table 30 - Rent Paid

Data Source: 2007-2011 ACS



Nassau County Consortium Consolidated Plan - Percent of Renter Occupied Housing

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	7,807	No Data
50% HAMFI	16,097	3,193
80% HAMFI	39,802	11,006
100% HAMFI	No Data	28,854
Total	***63,706***	***43,053***

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,014	1,285	1,583	2,058	2,370
High HOME Rent	1,033	1,199	1,441	1,656	1,828

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	941	1,008	1,210	1,397	1,558

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Regarding affordability, only 12% of rental housing units (7,807) were affordable to households earning 30% of HAMFI (Housing Urban Development Area Median Family Income). At 50% HAMFI, only 25% of rental housing units (16,097) and 7% of owner-occupied units were considered affordable. The Housing Affordability Table above shows that there are 19,290 housing units that are affordable to households earning 50% HAMFI, however, the Number of Households Table in Section NA-10 states that there are 41,185 households in the Consortium earning >30-50% HAMFI. Other income categories are affected as well. According to the Housing Affordability Table, there are 77,905 units affordable for those earning up to 80% HAMFI, however, there are 143,758 households earning up to 80% HAMFI (see Number of Households Table). The data presented illustrate that there is not sufficient housing for households earning below 100% HAMFI.

How is affordability of housing likely to change considering changes to home values and/or rents?

Based on the steep increases in housing prices and rent, the affordability of housing is likely to decrease.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to HUD User, the FY 2015 Fair Market Rents include $1,100 for Efficiency units, $1,395 for 1-Bedroom units, $1,718 for 2-Bedroom units, $2,234 for 3-Bedroom units, and $2,572 for 4-Bedroom units. A review of rental listings on www.apartments.com reveals that most rentals in the County are single-family homes. Apartment buildings and two-family homes are availble in some communities. Listings included Hempstead, Glen Cove, Farmingdale, Freeport and Long Beach. Apartments located above stores are rare. The average rent for Efficiency units is $1,330, for 1-Bedroom units is $1,535, for 2-Bedroom units is $2,200, for 3-Bedroom units is $2,820, and for 4-Bedroom units is $3,180. A review of 52 listings found that only two 1-Bedroom units, three 2-Bedroom units and three 3-Bedroom units had rents that corresponded with the HUD Fair Market Rents.

OHCD will continue to target new and newly available affordable units within HUD fair market rents, which are typically slightly below area median rents.

(Source: www.apartments.com was accessed on June 11, 2015.)

Discussion

A search for current rental listings illustrates the difficulty of finding affordable housing in the County. New affordable units are needed to keep up with demand and existing affordable units need to be preserved. Production of new units and preservation of existing units will continue to be a significant goal for the County.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section discusses the condition of housing within the Consortium, based on the housing conditions defined in the Needs Analysis (including (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%). The aging housing stock, need for handicap accommodations for seniors and need for housing rehabilitation is also reviewed.

Definitions

The Nassau County definition of "substandard condition" refers to housing units that do not meet applicable local and State regulations. The County's definition of "substandard condition but suitable for rehabilitation" is housing units that are substandard as defined above but structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	137,878	42%	37,671	49%
With two selected Conditions	2,636	1%	4,157	5%
With three selected Conditions	449	0%	213	0%
With four selected Conditions	0	0%	17	0%
No selected Conditions	190,493	57%	35,336	46%
Total	***331,456***	***100%***	***77,394***	***100%***

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,537	2%	3,289	4%
1980-1999	18,165	5%	7,239	9%
1950-1979	187,705	57%	38,173	49%
Before 1950	118,049	36%	28,693	37%
Total	***331,456***	***100%***	***77,394***	***99%***

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	305,754	92%	66,866	86%

Housing Units build before 1980 with children present	4,160	1%	1,924	2%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Vacant Units Table

Data for vacant units is not available by HUD or other data sources.

Need for Owner and Rental Rehabilitation

With 36% of owner-occupied housing and 37% of renter-occupied housing built before 1950, there is a need for rehabilitation for both types of housing, as these percentages represent 1/3 of the housing units in the Nassau County Consortium. With a little less than half of the housing stock experiencing one of the selected conditions (including (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%), this reinforces the need for residential rehabilitation for both owner and renter-occupied housing units.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

There were 137 housing units in the Consortium in 2012 that were inspected for lead based paint and had hazards removed. In 2013, only 70 housing units were inspected and had hazards removed. Seventy housing units were inspected for lead based paint and hazards were removed for 2014. Nassau County OCHD will continue to arrange for testing to be performed in coordination with its Residential Rehabilitation Program and all regulatory requirements.

Discussion

Approximately 36% of all housing units were constructed before 1950 and 55% of all housing units were constructed between 1950 and 1979, leaving only 9% of the housing stock constructed within the past 35 years. Further, approximately 45% of all units are currently experiencing one or more selected housing conditions. There is a demonstrated need for housing rehabilitation in the Nassau County Consortium. The Nassau County OHCD has found that most of the units in need of rehabilitation are

structurally and financially feasible for such rehabilitation. The County has further found that with the severe lack of developable land for the construction of new affordable housing units, housing rehabilitation is an important part of their strategy for preserving the stock of affordable housing.

The County also notes a need for seniors to have handicap modifications made to their homes so that they may live in their homes longer. While these units may not be considered "substandard" by the definition presented in this section, these housing units provide a significant opportunity for the County to further maintain its current stock of affordable homes.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

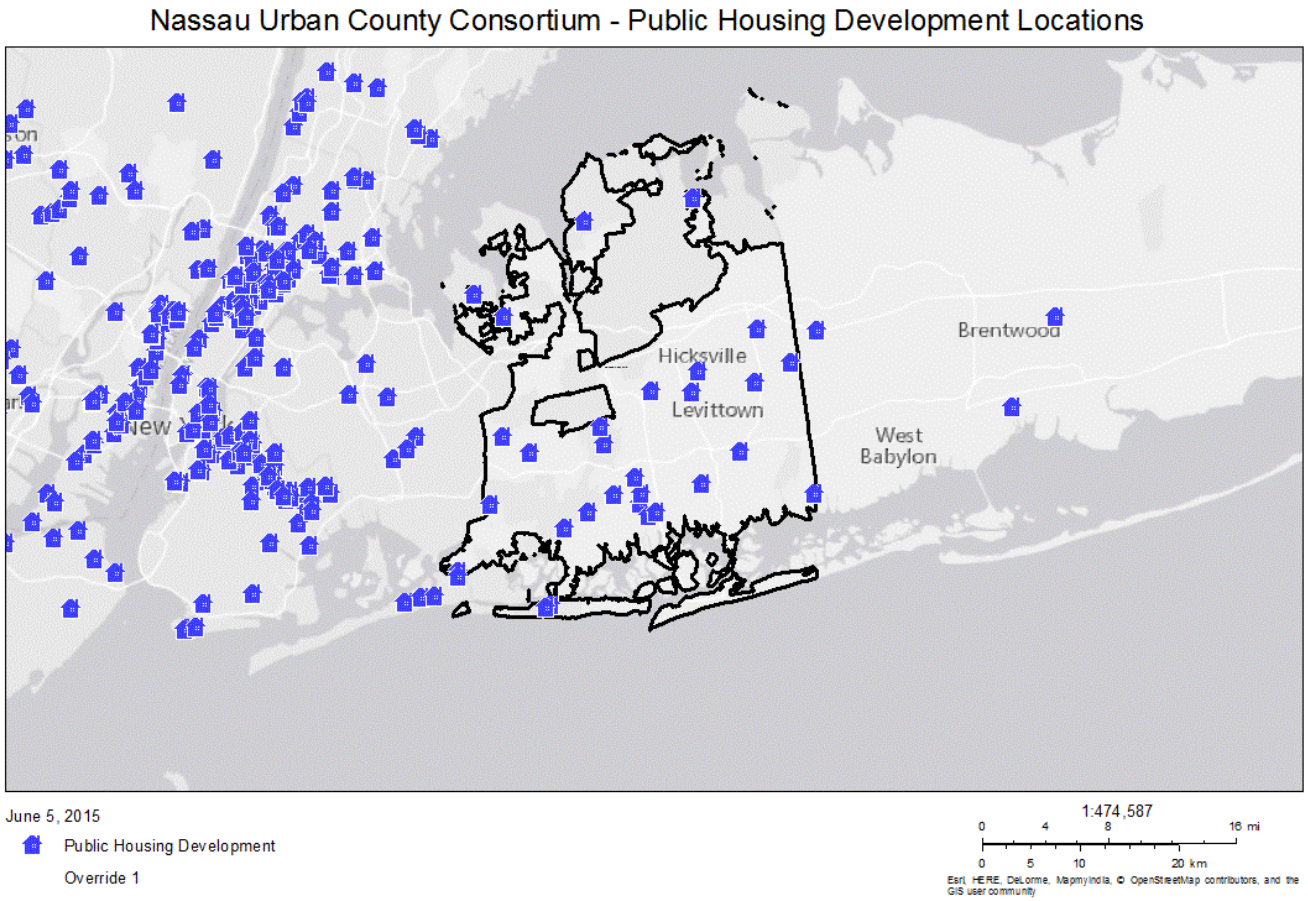
Within the Nassau Urban County Consortium, there are nine (9) public housing authorities. These include the Town of Hempstead Public Housing Authority, Town of Oyster Bay Public Housing Authority, Town of North Hempstead Public Housing Authority, City of Glen Cove Public Housing Authority, City of Long Beach Public Housing Authority, Village of Great Neck Public Housing Authority, Village of Hempstead Public Housing Authority, Village of Freeport Public Housing Authority, and Village of Rockville Centre. Collectively, these housing authorities operate and manage 3,749 units of public housing, of which 3,211 are designated as senior housing and 538 are designated as family housing units. These housing agencies also maintain approximately 1,350 Section 8 Housing Choice Vouchers.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	7,540	2,700	48	402	0	0	0
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:
Number of Public Housing Units and Vouchers
Data Source Comments:



Nassau Urban County Consortium - Public Housing Development Locations

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are nine separate public housing authorities in the Nassau County Consortium, operating a total of 3,749 units of public housing.

The Village of Freeport Housing Authority maintains 9 housing developments with a total of 351 housing units. Of these, 250 units are designated for seniors and 101 units are for families. Two of the developments have an average inspection score of 90 and 91 respectively. The remaining 7 housing developments have an average inspection score of 69.

The City of Long Beach maintains 5 housing developments with a total of 374 units, of which 266 are senior units and 108 are family units. The average inspection scores for these developments range from 95 to 96.

The City of Glen Cove Housing Authority maintains 212 public housing units in its 3 housing developments. Of these, 70 units are for seniors and 142 units are for families. The average inspection score for these developments is 34.

The Town of North Hempstead Housing Authority maintains 186 senior public housing units in 2 developments. The average inspection scores for these developments are currently unavailable. The Town of North Hempstead Housing Authority is currently in the process of developing additional units public housing units in 2 separate developments.

The Town of Hempstead Housing Authority maintains public housing 1,309 units. These include 1,248 senior units and 61 family units. The average inspection scores for these developments range from 83 to 95.

The Town of Oyster Bay Housing Authority maintains 10 housing developments with a total of 911 units, including 847 senior units and 64 family units. These developments range in average inspection scores from 90 to 100.

The Village of Hempstead Housing Authority maintains 281 units in its 4 housing developments. There are 219 senior units and 62 family units. The average inspection scores for these developments are currently unavailable.

The Village of Rockville Centre Housing Authority maintains 50 senior housing units in one development. The average inspection score for this development is currently unavailable.

The Village of Great Neck Housing Authority maintains 75 senior housing units in one development. The average inspection score for this development is 83.

Public Housing Condition

Public Housing Development	Average Inspection Score
Town of Hempstead HA - Brookside Gardens, Baldwin	95
Town of Hempstead HA - Bellmore Gardens, Bellmore	93
Town of Hempstead HA - Westover Gardens, Elmont	91
Town of Hempstead HA - Dogwood Terrace, Franklin Square	87
Town of Hempstead HA - Newbridge Gardens, Levittown	95
Town of Hempstead HA - Mill River Gardens, Oceanside	90
Town of Hempstead HA - Meadowbrook Gardens, Uniondale	94
Town of Hempstead HA - Park Gardens, Uniondale	89
Town of Hempstead HA - Green Acres, Valley Stream	95
Town of Hempstead HA - Eastover Gardens, Wantagh	94
Town of Hempstead HA - Centennial Gardens, Roosevelt	83
Town of Hempstead HA - 460 Salisbury Park Drive, Westbury	94
Town of Hempstead HA - Bayview Gardens, Inwood	92
Town of Hempstead HA - Inwood Gardens, Inwood	90
Town of North Hempstead HA - Manhasset Valley Residence, Manhasset	n/a
Town of North Hempstead HA - Magnolia Gardens, New Cassel	n/a
Village of Rockville Centre HA - 579 Merrick Road, Rockville Centre	n/a
City of Long Beach HA - Morton Cohen Apartments, Long Beach	95
City of Long Beach HA - Sonny Duckman Apartments, Long Beach	95
City of Long Beach HA - Michael J. Valenti Apartments, Long Beach	95
City of Long Beach HA - Sol Scher Apartments, Long Beach	95
City of Long Beach HA - Channel Park Homes, Long Beach	96
Village of Freeport HA - Rev. John J. Madden Senior Apartments, Freeport	90
Village of Freeport HA - Dr. E. Mitchell Mollette, Freeport	91
Village of Freeport HA - 17 Buffalo Avenue, Freeport	69
Village of Freeport HA - 25 Buffalo Avenue, Freeport	69
Village of Freeport HA - 33 Buffalo Avenue, Freeport	69
Village of Freeport HA - 20 Albany Avenue, Freeport	69
Village of Freeport HA - 30 Albany Avenue, Freeport	69
Village of Freeport HA - 36 Albany Avenue, Freeport	69
Village of Freeport HA - 88 Evans Avenue, Freeport	69
Village of Great Neck HA - 700 Middle Neck Road, Great Neck	83
Town of Oyster Bay HA - 7 Burkhardt Avenue, Bethpage	96
Town of Oyster Bay HA - 355 Newbridge Road, Hicksville	90
Town of Oyster Bay HA - 125 W Main Street, Oyster Bay	95
Town of Oyster Bay HA - 20 Lake Street, Massapequa	99
Town of Oyster Bay HA - 50 Hicksville Road, Plainedge	96

Public Housing Development	Average Inspection Score
Town of Oyster Bay HA - 40 Eastwood Road, Syosset	99
Town of Oyster Bay HA - 80 Barnum Avenue, Plainedge	90
Town of Oyster Bay HA - 201 Oakley Avenue, Massapequa	99
Town of Oyster Bay HA - 115 Central Park Road, Plainview	100
Town of Oyster Bay HA - 108 Round Swamp Road, Old Bethpage	95
City of Glen Cove HA - Harold Seidman Village, Glen Cove	34
City of Glen Cove HA - Kennedy Eights, Glen Cove	34
City of Glen Cove HA - Dan Daly Glen Cove	34
Village of Hempstead HA - Totten Towers, Hempstead	37
Village of Hempstead HA - Gen. Douglas MacArthur Senior Village, Hempstead	37
Village of Hempstead HA - Yale Street, Hempstead	37
Village of Hempstead HA - Gladys Avenue & Henry Street, Hempstead	37

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The following includes items identified by several of the public housing authorities as restoration and revitalization needs:

- Repair or replace roofing
- Replace building entry doors
- Bulkhead replacement
- Install new exterior seating areas
- Restore building interiors
- Upgrade emergency call to aid systems
- Upgrade bathrooms and/or restore bathtubs for elderly units
- Improve security systems
- Regular maintenance of properties
- Install new elevators
- Replacing and upgrade mechanical system, boilers, and electric systems
- Restore kitchens
- Make more units handicap accessible
- Restore streets and sidewalks

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The following includes the PHAs' strategies for improving the living environments of low-moderate-income resident families:

- Continue to upgrade landscaping, security cameras and properties
- Upgrade the streets and walkways
- Upgrade heating and electrical systems in the units
- Update baths and kitchens
- Explore plans to develop building in order to add second elevator to building
- Fix worst offending units first
- Work with not-for-profit to upgrade all of the facilities for the residents
- Maintain decent low income and affordable housing

Discussion:

Overall, the public housing units in the Nassau County Consortium are well operated and maintained, although as noted in the Public Housing Condition table above, some developments are in need of substantial improvement to strengthen their inspection scores. Given a lack of funding and developable land, the addition of new public housing units is typically not feasible. The Town of North Hempstead Housing Authority, however, is currently in the process of developing new public housing units for seniors.

The nine public housing authorities will continue to utilize available funding and implement structural and programmatic improvements to their public housing developments in order to continuously improve the living environment of the families who reside there.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Nassau-Suffolk Continuum of Care (CoC) group allocates funding for programs including transitional housing, emergency shelter, permanent supportive housing, and supportive service programs. The CoC oversees and manages the needs of individuals who are homeless.

The Nassau-Suffolk Continuum of Care Group (CoC) utilizes HUD SHP funds on behalf of Nassau County service providers and housing developers for the acquisition and rehabilitation of housing for transitional and permanent housing for the homeless and special needs homeless. The Nassau-Suffolk Continuum of Care Group is an open committee, consisting of members of non-profit organizations, government entities, grassroots and faith-based organizations, as well as consumers. The mission of this group is strategic planning, networking and coordination of housing and services in order to ensure a seamless continuum of care for homeless persons in the region. The ultimate goal is the reduction/elimination of long-term homelessness through the development and maintenance of programs, increase in access to housing and services for the homeless, and prevention activities.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	385	0	78	421	0
Households with Only Adults	106	0	42	300	0
Chronically Homeless Households	0	0	0	35	0
Veterans	0	0	19	23	0
Unaccompanied Youth	7	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Source: CoC

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

The Nassau County Department of Social Services works to provide homeless persons with shelter placements and assists with emergency housing needs. Additionally, public service programs are carried out by numerous non-profit organizations throughout the Consortium. These public service programs include assistance with employment training, food pantries/soup kitchens, substance abuse prevention, mental health counseling, crime awareness, fair housing counseling testing and enforcement, English as a Second Language (ESL) training, veteran's organizations, economic development, and public health programs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following is a list of homeless facilities, funded through the Emergency Solutions Grants, that serve the homeless populations in the Consortium:

- Peace Valley Haven
- Eager to Serve - Sunshine Residence
- Mommas, Inc.
- The Safe Center
- Bethany House of Nassau County Corp.
- The INN (The Interfaith Nutrition Network)
- Family & Children's Association

The Safe Center, LI, formally known as Nassau County Coalition Against Domestic Violence focuses on breaking the cycle of violence and building self-sufficiency and locating post shelter permanent housing. Family and Children’s Association focuses on serving homeless runaway and at-risk youth in Nassau County. The organization oversees the only emergency shelter for adolescents between the ages of 10 and 21 years old. Momma’s House offers group residential care to single mothers, pregnant women and their children. Bethany House, much like Momma’s House, provides housing and services for homeless women and children. The INN, which has several shelters in Nassau County as well as numerous soup kitchens, has a broad base of available shelters for all types of homeless families and individuals. Eager To Serve, Inc. is a charity youth organization established in 1990 to promote, foster and advance the health, welfare and well-being of children and their families by providing educational, recreational, cultural and residential services. Peace Valley Haven provides safe, supportive, emergency housing for men and a comprehensive range of additional programs and resources to bridge the gap to finding permanent housing. All shelters provide case management, support services, referrals and access to a Social Worker on site.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations must also have their needs assessed and analyzed regarding supportive housing. These populations include the elderly, frail elderly, persons with disabilities (whether it is mental, physical, or developmental), persons with mental illnesses, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, domestic violence victims, and any other types of special needs populations within the Nassau County Consortium. The Nassau-Suffolk Continuum of Care group (CoC) works to assist populations that are in need of supportive housing. The CoC utilizes HUD DHP funds on behalf of Nassau County service providers and housing developers for the acquisition and rehabilitation of housing for transitional and permanent housing for the homeless and special needs homeless. HOME program funds may also be used to assist with the development and/or rehabilitation of group homes benefitting the mentally disabled.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

1. Elderly

As is typical of trends throughout New York State, Nassau County is experiencing growing numbers of the oldest elderly population remaining in the community and requiring increasing services and supportive assistance to maintain a viable life style. The frail elderly are defined by the Older American Act of 1965 as persons 75 years and older. In 2010, approximately 7.9% (or 106,374 persons) of the County's population was considered frail elderly, an increase of 11,494 from the 2000 Census.

In contrast to the past preferences of moving to warm weather climates, the current elderly populations prefer to remain living in their communities. Communities need to continue to design and develop appropriate housing models and programs that will ensure that the living environments of aging residents will remain viable and accommodating over time. This challenge involves addressing substandard maintenance of owner and renter properties, rental subsidies, financial assistance for elderly homeowners, and development of a variety of affordable housing alternatives that integrate age-accommodating design features and access to congregate meals, supportive assistance and health related care.

The Nassau County Office of the Aging offers various services to the elderly population; however, a significant number of calls for assistance are in relation to housing. The Nassau County housing authorities operate public housing and Section 8 programs and currently have extensive waiting lists for seniors.

Over time, as elderly residents are aging in place, there is an increasing need to provide services to the elderly in areas of personal hygiene, nutrition and transportation. There is a great need for the development of Enriched Housing units for the frail elderly which couples important support services with housing for the frail elderly.

The Nassau County Office of the Aging has an extensive program to assist the elderly and frail elderly, which includes: transportation, referral assistance, case management, homemaker/person care, Alzheimer's service, legal assistance, home delivered meals, congregate meals, care assistance, counseling, adult day care, health promotion, employment service, recreation, long term care service, housing assistance, weatherization, energy assistance, emergency fuel and volunteers.

CDBG funds will continue to assist the eldery populations in the Consortium.

2. Persons with Mental Disabilities

Nassau County currently provides community residence, supportive housing and independent living facilities for the mentally ill. The County needs planning activities and a facility(ies) to meet the needs of patients who are being discharged from hospitals and do not have families or friends to reside with on a temporary basis.

Supportive housing, including supervised residences and supportive apartment living, are offered to adults with severe psychiatric conditions by the several agencies under contract with the New York State Office of Mental Health. The agencies and non-profits include, but are not limited to:

- Central Nassau Guidance and Counseling Services;
- Family Residences and Essential Enterprises (FREE);
- Federation of Organizations for the NYS Mentally Disabled;
- Long Island Jewish Medical Center;
- Melillo Center for Mental Health;
- Mental Health Association of Nassau County;
- Mercy Haven;
- Mercy Medical Center;
- Residential Experience in Adult Living;
- South Shore Association for Independent Living;
- Family and Children's Association;
- Federation Employment & Guidance Service;
- Catholic Charities; and
- Hispanic Counseling Center.

3. Alcohol and Drug Addiction Services

The Nassau County Department of Drug and Alcohol Addiction provides administrative, fiscal and clinical oversight to two community residence programs and residential crises centers.

Chemical Dependency Services

The Nassau County Department of Mental Health, Chemical Dependency and Developmental Disabilities Services has oversight responsibility for the non-profit contract agencies providing treatment and/or prevention services, as well as to two community residential programs and a crisis center.

4. Persons Diagnosed with HIV/AIDS

Nassau County government has HIV/AIDS-Sexually Transmitted Disease Services through the Health Department and an AIDS Services Coordinator through the Social Services Department. These two services are responsible for ensuring that those testing positive for HIV/AIDS are aware of and receive all necessary services provided by the County. The Health Department also provides free testing.

The Health Department focuses on education, testing and counseling, as well as coordinating a referral program. In addition, the HIV/AIDS Bureau administers the Ryan White Care Act grant, which provides services to those living with HIV/AIDS, including ambulatory care, outpatient medical care, transportation, dental services, emergency financial assistance and client advocacy.
The Social Services Department is responsible for providing awareness of the availability of public and private agencies that specialize in care and services for those with HIV/AIDS.

The Long Island Association for AIDS Care is a non-profit agency, which advocates for the needs of the population and provides educational services to the general population. Community residences have been developed by the agency.

HOPWA grants funds are can be used to provide shelter and other services to persons with HIV/AIDS. HOPWA is administed by the Town of Islip.

5. Physically Disabled

An individual with a disability is defined by the ADA as a person who has a physical or mental impairment that substantially limits one or more major life activities. According to estimates from the Nassau County Office of Physically Challenged, federal figures indicate that 20% of the total population has one or more verifiable disabilities.

Accessible housing for the severely disabled is essential for growth, development, and success in many areas of an otherwise able individual's life; be it family, education, employment or community involvement. Without appropriate housing opportunities for the severely disabled, life's day to day challenges are magnified and chances for a stable and secure future are threatened.

The housing needs of the physically disabled vary depending upon the type of disability and the extent of physical barriers that exist in their housing needs. Persons in wheelchairs require barrier free design in entryways, doorways and hallways, and accessible fixtures and appliances. Those on life support

systems, using guide dogs, or who have hearing or visual impairments would have other housing related needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There is a wide array of treatment, vocational and other support services available in Nassau County, to promote recovery and reduce re-hospitalization.

Nassau County provides housing for individuals with a serious mental illness through the Single Point of Access for housing. An application must be completed and include a current psychiatric and psychosocial evaluation. Priorities are based on risk and need. There are three levels of housing, including 24 hour supervised housing, apartment treatment and supportive housing, which is the most independent level of housing. The housing targets various populations of individuals with mental illness and is offered by non-profit agencies under contract with the New York State Office of Mental Health.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Nassau County is home to a wide array of social service agencies, which provide support programs for the mentally ill, developmentally disabled, alcohol/substance addicts, elderly and frail elderly, at risk youth and others.

The County allocates CDBG funds for its single-family, owner-occupied residential rehabilitation program. Handicapped accessibility improvements are undertaken in order for residents to remain comfortably in their homes.

CDBG funds are also allocated to neighborhood revitalization projects including housing. These projects involve acquisition, relocation and clearance of properties with the goal of developing new affordable housing units. HOME funds may then be used for project costs and/or down payment assistance.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Nassau County is not an entitlement/consortia grantee.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The following are obstacles that Nassau County faces in addressing its affordable housing and community development needs.

High Cost of Land - A limited supply of developable land and high demand results in higher property costs, particularly for undeveloped land. The property values for parcels of land are cost prohibitive and generally preclude the development of affordable housing. Typically, increasing the number of dwelling units on a site would help to offset the high land costs. However, there are very few high density residential sites left in the County. Throughout the County, non-profit organizations are searching for ways to secure parcels of land through non-conventional sources, such as land donations made by municipalities, the County or the State. High property taxes also contribute to the high costs of land.

Limited Funding Availability - There is a strong competition for available affordable housing funding. The County's annual allocations of CDBG and HOME funds have declined and remained stagnant in recent years, and there are often more requests for funding than monies available. Other Federal and State funds are also limited. Not-for-profit and for-profit developers seeking to build affordable housing are all competing for the same limited pool of funds. Limited funding for not-for-profit organizations also hampers their capacity to provide essential services.

High construction costs further contribute to the barriers to constructing additional affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Complementing the housing market analysis, an economic development market analysis is imperative to analyze the employment characteristics of the workers who reside in the Nassau County Consortium. This analysis will provide insight as to what types of sectors employ the most workers and what types of business sectors are in demand. Other characteristics that contribute to understanding the Consortium's workforce include educational attainment, unemployment rates, travel duration for commutes, and median earnings of these workers. Economic trends and other economic development initiatives provide additional support to determine where businesses and the workforce are headed.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	366	146	0	0	0
Arts, Entertainment, Accommodations	45,040	44,877	10	11	1
Construction	22,978	21,336	5	5	0
Education and Health Care Services	111,855	115,482	25	27	2
Finance, Insurance, and Real Estate	47,879	34,876	11	8	-3
Information	16,757	11,726	4	3	-1
Manufacturing	21,388	17,258	5	4	-1
Other Services	24,298	26,268	5	6	1
Professional, Scientific, Management Services	49,972	38,170	11	9	-2
Public Administration	2	6	0	0	0
Retail Trade	62,733	75,133	14	18	4
Transportation and Warehousing	18,011	13,248	4	3	-1
Wholesale Trade	28,875	25,380	6	6	0
Total	450,154	423,906	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Business Activity Table - It is noted that there is an error in the calculation of the 'Public Administration' jobs and workers. However, no alternative data sources were available.

Labor Force

Total Population in the Civilian Labor Force	647,274
Civilian Employed Population 16 years and over	604,735
Unemployment Rate	6.57
Unemployment Rate for Ages 16-24	18.99
Unemployment Rate for Ages 25-65	4.28

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	159,506
Farming, fisheries and forestry occupations	25,821
Service	48,959
Sales and office	163,753
Construction, extraction, maintenance and repair	41,873
Production, transportation and material moving	25,380

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	289,937	51%
30-59 Minutes	168,025	29%
60 or More Minutes	113,965	20%
Total	***571,927***	***100%***

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	36,720	2,531	15,018
High school graduate (includes equivalency)	106,587	7,625	33,998
Some college or Associate's degree	134,886	8,291	27,942
Bachelor's degree or higher	234,546	9,678	38,703

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,737	6,388	7,112	12,347	17,500
9th to 12th grade, no diploma	8,580	7,484	7,136	13,802	17,094
High school graduate, GED, or alternative	23,613	22,615	34,998	90,627	70,532
Some college, no degree	40,656	21,592	28,564	60,308	26,532
Associate's degree	6,911	11,648	17,334	31,919	6,167
Bachelor's degree	17,732	39,958	44,693	78,579	22,673
Graduate or professional degree	1,863	24,934	30,842	64,101	23,722

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,238
High school graduate (includes equivalency)	36,814
Some college or Associate's degree	45,637
Bachelor's degree	64,867
Graduate or professional degree	81,785

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the ACS 2007-2011, the major employment sectors within Nassau County include Education and Health Care Services, Retail Trade, Professional, Scientific, Management Services, Finance, Insurance, and Real Estate, and Arts, Entertainment, Accommodations.

Describe the workforce and infrastructure needs of the business community:

The unemployment rate for the portion of the labor force ages 18-24 is 18.99%, which is 14.71% higher than the unemployment rate for the labor force with workers ages 25-65 (4.28%). Although this high unemployment rate may be attributed to enrollment in higher education, job creation and training should be geared towards serving this portion of the labor force.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The proposed redevelopment of the Nassau Memorial Coliseum in Uniondale could provide thousands of construction and permanent jobs (including in the retail, healthcare, and hospitality industries). This redevelopment would allow this area to become a major job hub for Long Island as a whole.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the Business Activity table, there are 12,400 more jobs than workers in the Retail Trade sector. Additionally, there are 3,627 and 1,970 more jobs than workers in the Education and Health Care Services and Other Services sectors respectively.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Nassau Board of Cooperative Education Services (BOCES) provides adult education programs, job training courses, ESL, and GED courses. Nassau BOCES also provides disability support services. Nassau County Department of Public Works has a partnership with Nassau BOCES as well for students who are interested in obtaining technical skills (electrical, plumbing, carpentry, etc.).

The Hempstead Works program also contributes to the Nassau County workforce through its mission of ensuring that skilled workers are available to employers, helping jobseekers to find employment, and fostering economic development. The Occupational Resources Department of the Town of Hempstead also assists individuals who are seeking jobs and operates the Hempstead Works Career Center.

The Workforce Investment Boards throughout the County works to coordinate, link and develop workforce activities with economic development strategies.

Other partnering agencies and organizations that are also encouraging workforce development include Nassau County Community College, Nassau Placement Network, Job Corps, Long Island Regional Adult Education Network, Economic Opportunity Commission of Nassau County, and Goodwill Industries of Greater NY.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

According to the 2013 Progress Report of the Strategic Economic Development Plan for Nassau and Suffolk Counties, the key strategy of the Long Island Regional Economic Development Council is to revitalize Long Island's poorest places by targeting the region's collective resources on new community-driven initiatives that can create jobs, homes, and businesses and ensure that all communities are participating fully in the state's economic revitalization. Priority projects include workforce training and education investments and multiple innovative initiatives. This Consolidated Plan incorporates this objective in contributing to the creation of new diverse jobs for the residents of Nassau County and the development of affordable housing for these workers.

Discussion

Economic development initiatives were also emphasized in a strategic plan produced in 2012. According to this report by the Long Island Regional Economic Development Council, industries that are emerging as major employment sectors include pharmaceutical manufacturing, biotechnology, and high tech agriculture. Also noted within the report are various STEM (Science, Technoloy, Engineering, and Mathematics) initiatives regarding workforce training. Another major economic development project mentioned is the Hempstead Village Renaissance which involves replacing and reconstructing the aging, deteriorating, sewage system in the Village's Business District. The increased sewer capacity is essential in the train-oriented redevelopment of the Village as it will stimulate business activity and support a vibrant and growing local economic base while revitalizing the regional transit center at Hempstead.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Based on the HUD CPD (Community Planning and Development), most areas within the Consortium have a substantial housing cost burden (44.93-72.98%) and are paying greater than 30% of household income for housing. Severe housing problems for those with low or extremely low incomes exist within portions of the City of Long Beach and areas within the Town of Hempstead including Elmont, Franklin Square, West Hempstead, Village of Hempstead, Lakeview, and Inwood. In the Town of Oyster Bay, concentrations of severe housing problems for those with extremely low or low incomes exist in the City of Glen Cove, and the Village of Sea Cliff, and the unincorporated areas of Town of Oyster Bay including Jericho, Woodbury, and Plainview. In the Town of North Hempstead, severe housing problems for those with extremely low or low incomes are found in New Cassel and the Village of Westbury. Patterns of overcrowding exist in the Village of Hempstead, and within the Villages of Freeport, Cedarhurst and Westbury in the Town of Hempstead, and in the New Cassel and Sea Cliff areas of the Town of Oyster Bay. Substandard housing, as defined by HUD, is not a significant housing problem within the Consortium.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Low-income and moderate-income family concentrations are also present within the Consortium. Low and moderate-income concentrations are defined as Census Tracts and Block Groups where at least 37.98% of the households earn less than or equal to 80% of the County's median family income (according to 2010 Low and Moderate Income Survey Data from HUD). In particular, they are located in the Towns of Hempstead, North Hempstead, and Oyster Bay; the Cities of Glen Cove and Long Beach; and the Villages of Bayville, Cedarhurst, East Rockaway, Farmingdale, Floral Park, Freeport, Great Neck Estates, Great Neck Plaza, Hempstead, Island Park, Lynbrook, Malverne, Manorhaven, Massapequa Park, Mineola, New Hyde Park, Rockville Centre, Sea Cliff, Valley Stream, and Westbury.

A community is considered to have a racial/ethnic concentration when the Census Tract has a higher percentage than the Consortium as a whole (Black/African American is 11.1% and Hispanic is 14.6%). Concentrations of race and ethnicity are located in Census Tracts and Block Groups in the following communities in the Consortium:

Black/African American:

- Town of Hempstead, Town of Oyster Bay, Town of North Hempstead, City of Glen Cove, City of Long Beach, Village of Freeport, Village of Hempstead, Village of Rockville Centre, and Village of Valley Stream

Hispanic:

- Town of Hempstead, Town of Oyster Bay, Town of North Hempstead, City of Glen Cove, City of Long Beach, Village of Cedarhurst, Village of Freeport, Village of Hempstead, Village of Island Park, Village of Lynbrook, Village of Manorhaven, Village of New Hyde Park, Village of Rockville Centre, Village of Valley Stream, Village of Westbury

Additionally, the maps below also display the low-moderate income and racial/ethnic concentrations within the Consortium communities.

What are the characteristics of the market in these areas/neighborhoods?

Because the identified areas are distributed throughout the county, they exhibit a range of housing market conditions. As a suburban area, Nassau's market has long been dominated by single-family ownership housing; one in which housing prices have been relatively high. Overall, the county's housing market has only recently emerged from the slow-down of the recession, with housing prices and rents beginning to rise. Some of the identified locations are within or adjacent to areas with relatively strong markets and higher incomes. Others are themselves extensive areas within which housing markets have long been geared to lower priced units.

Are there any community assets in these areas/neighborhoods?

Significant community assets with the Nassau Urban County Consortium include various colleges and univerisities, healthcare facilities, public transit access, roadways and state parks. Colleges and universities include Hofstra University, Molloy College, Adelphi University, Nassau County Community College, Farmingdale State College, LIU Post, and the State University of New York at Old Westbury. Hospitals and major community healthcare facilities include Long Beach Medical Center, Mercy Medical Center, Nassau University Medical Center, North Shore University – Long Island Jewish Health System, Franklin Hospital Medical Center, Glen Cove Hospital, Plainview Hospital, St. Francis Hospital, St. Joseph Hospital, South Nassau Communities Hospital, and Winthrop University Hospital. . Transit access is another major community asset in the Consortium. The Long Island Railroad (LIRR) has train stations in the City of Long Beach, Village of Hempstead, New Hyde Park, Floral Park, Bellerose, Mineola, Valley Stream, Lynbrook, Rockville Centre, Baldwin, and Freeport. Bus access is also provided through the Consortium. Major roadways within the County provide East-West access via the Northern State Parkway, Northern Boulevard, Southern State Parkway, Long Island Expressway, and Sunrise Highway, and North-South access via Meadowbrook State Parkway, Wantagh State Parkway, Cross Island Parkway and the Seaford-Oyster Bay Expressway. Some of the state parks within the County include Jones Beach State Park, Bethpage State Park, Hempstead Lake State Park, and Valley Stream State Park.

Are there other strategic opportunities in any of these areas?

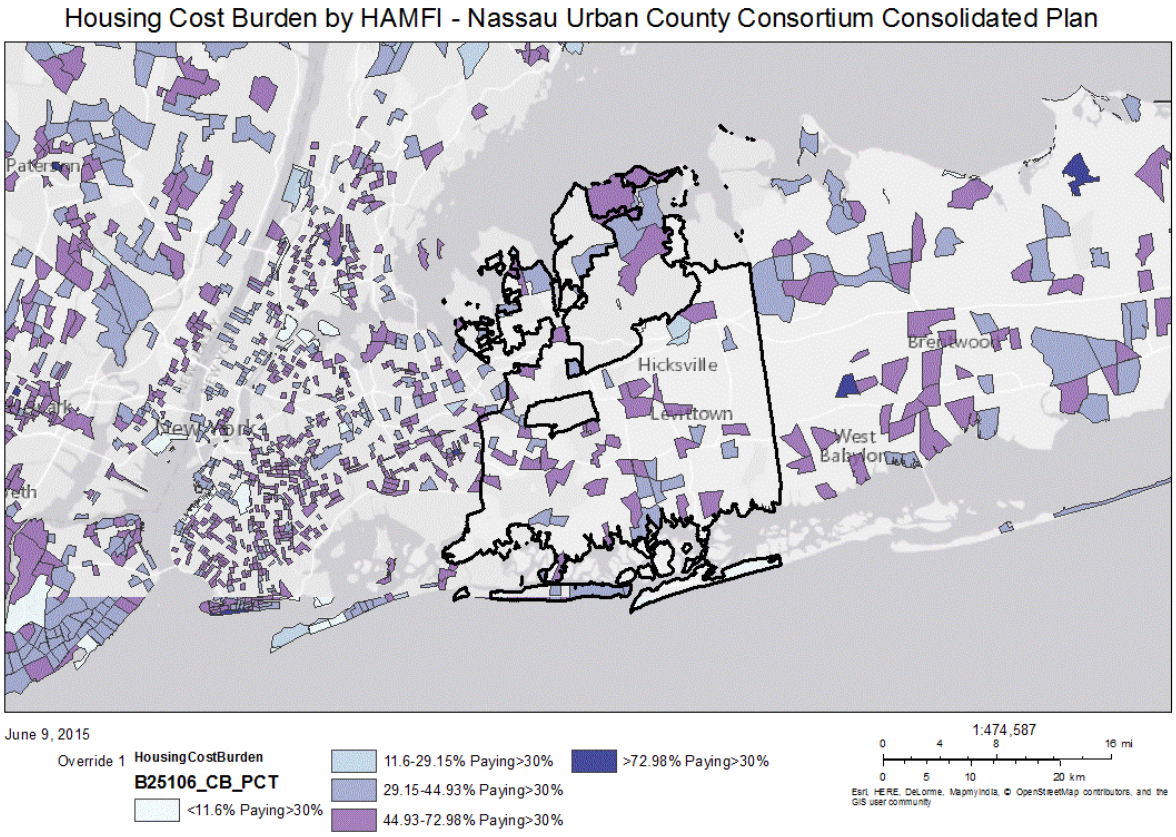
Potential strategic opportunities exist within the Consortium which will allow for appropriate growth and development. Generally throughout the County, there are opportunities for transit-supported or transit oriented development (TOD) on sites that are in close proximity to transit facilities and walking distance to various other amenities. These sites are prime for redevelopment where suitable public transit and utilities

provide opportunities for such development. The County has undertaken a study to analyze the feasibility of transit-supported development around twenty-one LIRR stations. In this 'Nassau County Infill Redevelopment Feasbility Study', three stations were selected for pilot projects to catalyze economic growth and encourage new location-efficient housing opportunities. These stations include the Villages of Lynbrook and Valley Stream, and the Hamlet of Baldwin in the Town of Hempstead.

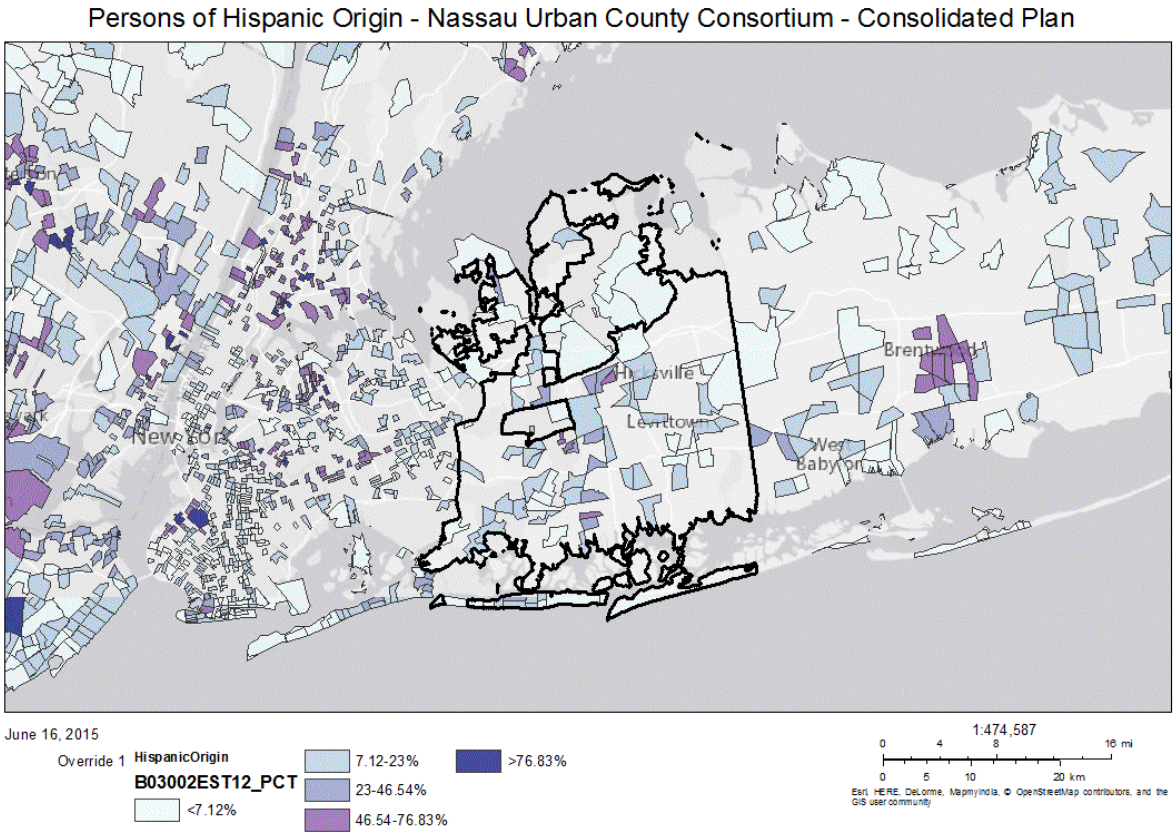
Another strategic opportunity is transitioning former industrial sites to new, mixed-use developments. This is also the same for vacant and declining office park sites, where repositioning is also being considered. The redevelopment of the the Nassau Memorial Coliseum and its surrounding area, known as the HUB, is intended to bring in substantial jobs and revenue for Nassau County.

Various plans have been completed or are underway regarding redevelopment in downtown centers, including in the Town of Hempstead (hamlets of Roosevelet, Elmont, Inwood, and Uniondale), the Village of Hempstead, the Village of Farmingdale, the City of Glen Cove, and the Town of North Hempstead (hamlets of New Cassel and Port Washington). The OHCD considers these planning efforts and the local support of revitalization and rezoning of locally designated target areas in making its CDBG and HOME funding decisions.

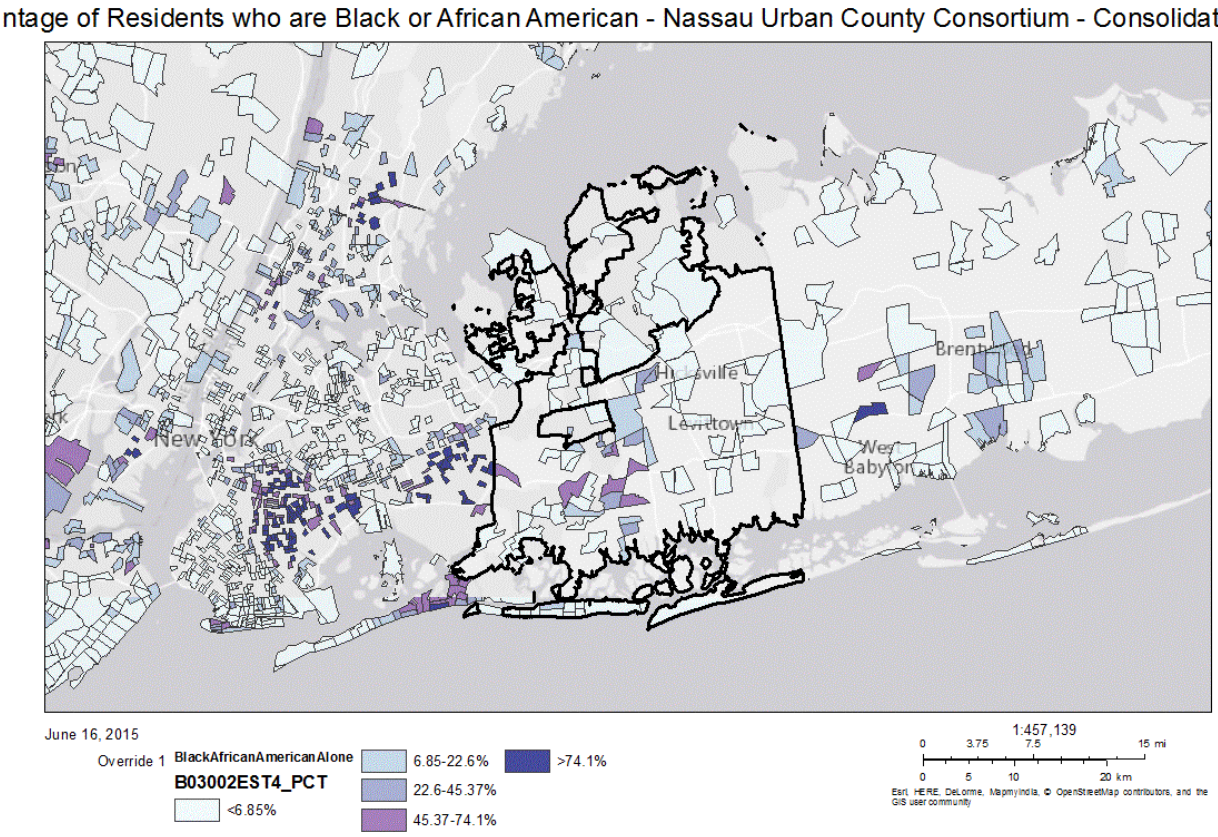
The redevelopment of brownfields is also a strategic opportunity that can contribute to establishing future assets in the County.



Housing Cost Burden by HAMFI - Nassau Urban County Consortium Consolidated Plan



Percentage of Residents who are of Hispanic Origin - Nassau Urban County Consortium Consolidated Plan



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Percentage of Residents who are Black or African American - Nassau Urban County Consortium - Consolidated Plan

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Nassau County's Strategic Plan identifies objectives that have been developed in accordance with goals for providing decent housing, a suitable living environment, and expanding economic opportunities for low and moderate income persons. It builds upon several County and community-initiated planning efforts and furthers the goals of the County and its Consortium members.

Given these efforts, the Consolidated Plan has identified the following priority needs:

- Substandard housing rehabilitation
- Assist cost burdened households
- Address homeless needs
- Address special needs
- Community development needs
- Affordable housing
- Public services
- Rehabilitation of public housing complexes
- Continued administration, regulatory compliance and planning.

The Strategic Plan also identifies the geographic priority areas where the activities will take place, the influence of market conditions on the use of funds, and anticipated resources. The Strategic Plan further examines the institutional delivery structure, barriers to affordable housing, and program monitoring. The County's strategies for addressing homelessness, lead-based paint hazards and anti-poverty efforts, and public housing accessibility and involvement are also presented in the Strategic Plan. The Strategic Plan outlines 17 goals for the County's OHCD. These goals and objectives form the basis for the Consolidated Plan and provide guidance to the County and its Consortium members in determining specific projects and activities. These goals are intended to address the identified priority needs and provide a five-year plan for affordable housing and community development in the County.

The Strategic Plan goals include:

- Owner occupied housing rehabilitation and lead paint abatement
- Expansion of housing through new construction
- Rental assistance for low income households
- Expansion of rental housing
- Direct homeownership assistance
- Substantial rehabilitation for homeownership
- Housing support services for low/moderate income households

- Housing support services for homeless persons
- Homeless prevention
- Provision of public services
- Public facility and improvements projects
- Housing and support for special needs populations
- Elimination of blight through demolition
- Upgrades to the physical condition of local businesses
- Brownfield remediation
- Administration and planning
- Section 108 loan repayment

The Consolidated Plan will be carried out with assistance by numerous public and private organizations, with primary responsibility by the OHCD, the administering agent for overseeing the CDBG, HOME, Emergency Solutions Grants, and several Section 8 Existing Programs. Section 8 programs are also operated by other housing authorities, including some of the nine public housing authorities which apply directly to HUD for Comprehensive Grant funds. Many non-profit organizations are involved in carrying out homeless and affordable housing activities, and State agencies and local lenders provide competitive housing grants.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	Administration
	Area Type:	Project administration for the consortium
	Other Target Area Description:	Project administration for the consortium
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	Nassau County Consortium
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	**Area Name:**	New Cassel Urban Renewal Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Union Ave. & Brushollow Rd., Old Country Rd. & Wantagh State Pkwy.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with MF units and mixed-use on major roads. Commericial and industrial properties are prevalent near to railroad tracks and Old Country Rd.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Visioning Plan was developed with significant resident input.
	Identify the needs in this target area.	Blighted and vacant homes; deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to address vacant commercial space.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
4	**Area Name:**	Elmont Urban Renewal Area

	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Housing and Commercial
	Identify the neighborhood boundaries for this target area.	Area along Hempstead Trnpk. From Queens line east to Meacham Ave.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with MF units and mixed-use and retail uses on major roads. Western portion includes Belmont racetrack and related services and large parking lots.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Master Plan of area developed with significant resident input.
	Identify the needs in this target area.	Blighted and vacant homes; deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to address vacant commercial space.
	What are the opportunities for improvement in this target area?	Possible development of racetrack area controlled by NYS. Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
5	**Area Name:**	Bayville Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Eastern portion of Village

	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with some commercial properties along Bayville Ave.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance, weatherization improvements accessibility improvements are needed; revitalization of downtown commercial areas to address vacant commercial space.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs limit opportunities for low/mod income residents.
6	**Area Name:**	Bellerose Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units and accesibility improvements. Vacant or under utilized properties will be considered for redevelopment.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with some commercial properties along major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.

	Are there barriers to improvement in this target area?	Relatively high land costs limit opportunities for low/mod income residents.
7	**Area Name:**	East Rockaway Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Acquisition For Parking
	Identify the neighborhood boundaries for this target area.	North and south side of Main Street at intersection of Dock Street at Baisley Avenue
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with some commercial properties along major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance, weatherization improvements accessibility improvements are needed; revitalization of downtown commercial areas to address vacant commercial space.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Continuing impact of Hurricane Sandy; relatively high land costs; local economy; attractiveness of commercial real estate market.
8	**Area Name:**	Farmingdale Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	Rte. 109 (Fulton St.) from the intersection with Rte. 24 (Conklin St.) east of village border, Rte. 24 from Secatogue Ave east of village border.
	Include specific housing and commercial characteristics of this target area.	Area is a mix of SF & MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Visioning Plan of area with zoning changes was developed with significant resident input.
	Identify the needs in this target area.	Blighted and vacant homes; deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to address vacant commercial space. Community has also expressed a desire for transit-oriented housing development.
	What are the opportunities for improvement in this target area?	Attracting new residents and businesses by revitalization of commercial areas and redevelopment of downtown through construction of MF housing near LIRR station.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
9	**Area Name:**	Floral Park Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Street Improvements
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units and accesibility improvements. Commercial are around the LIRR station is targeted for revitalization improvements.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with MF units. Commercial and industrial properties and mixed-use and retail uses are primarily clustered in downtown area near to LIRR station.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance, weatherization improvements accessibility improvements are needed; revitalization of downtown commercial areas to address vacant commercial space.
	What are the opportunities for improvement in this target area?	Maintain affordability of housing stock by assisting low/moderate income homeowners to reamin in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
10	**Area Name:**	Freeport Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units and accesibility improvements. Village has also targeted North Main St. area for commercial and public facility improvements.
	Include specific housing and commercial characteristics of this target area.	Area is a mix of SF & MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Visioning Plan of North main St. area was developed with significant resident input.
	Identify the needs in this target area.	Blighted and vacant homes; deferred maintenance of some residentail properties; revitalization of downtown commercial areas to address vacant commercial space.

	What are the opportunities for improvement in this target area?	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.
	Are there barriers to improvement in this target area?	Continuing impact of Hurricane Sandy; relatively high land costs; local economy; attractiveness of commercial real estate market.
11	**Area Name:**	Glen Cove City
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Entire City is targeted for residential rehabilitation of low/mod income occupied units and accesibility improvements. City has also targeted Glen Cove Creek area and Orchard neighborhood for MF residential & commercial, recreational and public facility improvements.
	Include specific housing and commercial characteristics of this target area.	Area is a mix of SF & MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Visioning Plans of Glen Cove Creek area and Orchard neighborhood were developed with significant resident input.
	Identify the needs in this target area.	Major redevelopment of former Superfund site at Glen Cove Creek is planned. Deferred maintenance, weatherization & accessibility improvements are needed at residential properties; revitalization of downtown commercial areas to address vacant commercial space.
	What are the opportunities for improvement in this target area?	Attracting new residents and businesses by revitalization of commercial areas and redevelopment of GC Creek area through construction of MF housing, and creation of recreational and commercial opportunities.

	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
12	**Area Name:**	Hempstead Town
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Entire unincorporated area of Town is targeted for residential rehabilitation of low/mod income occupied units and accesibility improvements. Other target areas are identified separately.
	Include specific housing and commercial characteristics of this target area.	SF residential units are predominant housing type in the Town.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Need for continuing residential rehabilitation was determined by local municipality in response to resident concerns and review of Program regulations. Demand is evident from waiting list of interested homeowners.
	Identify the needs in this target area.	Deferred maintenance, weatherization improvements accessibility improvements are needed.
	What are the opportunities for improvement in this target area?	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.
	Are there barriers to improvement in this target area?	Lack of funding.
13	**Area Name:**	Hempstead Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units and accesibility improvements. Village has also targeted downtown area near LIRR station area for MF housing development, commercial and public facility improvements.
	Include specific housing and commercial characteristics of this target area.	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Visioning Plans for re-zoning and development of downtown was developed with significant resident input.
	Identify the needs in this target area.	Blighted and vacant homes; deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to address vacant commercial space.
	What are the opportunities for improvement in this target area?	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
14	**Area Name:**	Hicksville
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Streetscape
	Identify the neighborhood boundaries for this target area.	Entire hamlet is part of TOB's residential rehab program which targets residential rehabilitation of low/mod income occupied units and accesibility improvements. Town has also targeted downtown area near LIRR station area for public facility improvements.

	Include specific housing and commercial characteristics of this target area.	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to address vacant commercial space.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
15	**Area Name:**	Island Park Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Acquisition To Create Open Space - Park
	Identify the neighborhood boundaries for this target area.	Southern portion of Village is targeted for public facilities improvements including streetscapes and drainage improvements. Village may also participate in residential rehabilitation program assisting low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with some commercial properties along major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.

	Identify the needs in this target area.	Drainage issues made more acute during Hurricane Sandy. Public facilities including parking in the commercial district. Deferred maintenance of some owner-occupied units.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Continuing impact of Hurricane Sandy; relatively high land costs; local economy; attractiveness of commercial real estate market.
16	**Area Name:**	Long Beach City
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Entire City is targeted for residential rehabilitation of low-moderate income occupied units. Vacant or under utilized properties will be considered for redevelopment. Some planned projects are related to impact of Hurricane Sandy.
	Include specific housing and commercial characteristics of this target area.	Area is a mix of SF & MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Major redevelopment of site near boadrwalk is planned. Deferred maintenance, weatherization & accessibility improvements are needed at residential properties; revitalization of downtown commercial areas to address vacant commercial space. Upgrade and improvements to recreation areas are planned.
	What are the opportunities for improvement in this target area?	Attracting new residents and businesses by revitalization of commercial areas and development of MF housing, and improvements to recreational and commercial areas.

	Are there barriers to improvement in this target area?	Continuing impact of Hurricane Sandy; relatively high land costs; local economy; attractiveness of commercial real estate market.
17	**Area Name:**	Lynbrook Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Streetscape Improvements
	Identify the neighborhood boundaries for this target area.	Area along Sunrise Hwy. and the LIRR tracks.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with some commercial properties along major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to attract more viable mix of commercial tenants.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
18	**Area Name:**	Malverne Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with some commercial properties along major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs limit opportunities for low/mod income residents.
19	**Area Name:**	Manorhaven Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	PF& I: Dock Restoration
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with some commercial properties along major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Improvements Village dock to attract businesses and shoppers to downtown.

	What are the opportunities for improvement in this target area?	Re-establishment of Village dock near downtown is expected to bring increased commercial activity and additional jobs.
	Are there barriers to improvement in this target area?	Relatively high land costs limit opportunities for low/mod income residents.
20	**Area Name:**	Massapequa Park Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Public Facilities Improvements
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with some commercial properties along major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas. Accessibility improvements will benefit residents and visitors to village.
	Are there barriers to improvement in this target area?	Relatively high land costs limit opportunities for low/mod income residents.
21	**Area Name:**	Mineola Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive

	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units and accesibility improvements. Village has also targeted downtown area near LIRR station area for MF housing development, commercial and public facility improvements.
	Include specific housing and commercial characteristics of this target area.	Area is a mix of SF & MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to attract more viable mix of commercial tenants.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
22	**Area Name:**	New Hyde Park Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to attract more viable mix of commercial tenants.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
23	**Area Name:**	North Hempstead Town
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Entire unincorporated area of Town is targeted for residential rehabilitation of low/mod income occupied units and accesibility improvements. Other target areas are identified separately.
	Include specific housing and commercial characteristics of this target area.	SF residential units are predominant housing type in the Town.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Need for continuing residential rehabilitation was determined by local municipality in response to resident concerns and review of Program regulations. Demand is evident from waiting list of interested homeowners.
	Identify the needs in this target area.	Deferred maintenance, weatherization improvements accessibility improvements are needed.
	What are the opportunities for improvement in this target area?	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.

	Are there barriers to improvement in this target area?	Lack of funding.
24	**Area Name:**	Oyster Bay Town
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Entire unincorporated area of Town is targeted for residential rehabilitation of low/mod income occupied units and accesibility improvements. Upgrades to public housing developments in Town are also planned.Other target areas are identified separately.
	Include specific housing and commercial characteristics of this target area.	SF residential units are predominant housing type in the Town.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Need for continuing residential rehabilitation was determined by local municipality in response to resident concerns and review of Program regulations. Demand is evident from waiting list of interested homeowners.
	Identify the needs in this target area.	Deferred maintenance, weatherization improvements accessibility improvements are needed.
	What are the opportunities for improvement in this target area?	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.
	Are there barriers to improvement in this target area?	Lack of funding.
25	**Area Name:**	Rockville Centre Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive

	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	Include specific housing and commercial characteristics of this target area.	Area is a mix of SF & MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to attract more viable mix of commercial tenants.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
26	**Area Name:**	Roosevelt
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Area bordered by the Southern State Pkwy, the Meadowbrook Parkway, Brookside Avenue, and the Freeport Village line.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with mixed-use and retail on major roads.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Vision Plan of area developed with significant resident input.

	Identify the needs in this target area.	Blighted and vacant homes; deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to address vacant commercial space.
	What are the opportunities for improvement in this target area?	Possible development of Nassau Coliseum area to the north will have significant impact on the area and will be a source of employment opportunities. Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
27	**Area Name:**	Sea Cliff Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Residential Rebabilitation and Public Services
	Identify the neighborhood boundaries for this target area.	Area east of Carpenter Ave. is low/mod area eligible. Entire Village is eligible for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with some commercial properties along major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas. New CDBG-assisted sewer line should make commercial space more attractive in the downtown.
	Are there barriers to improvement in this target area?	Relatively high land costs limit opportunities for low/mod income residents.
28	**Area Name:**	South Floral Park Village

	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with very little commercial space.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers.
	Are there barriers to improvement in this target area?	Relatively high land costs limit opportunities for low/mod income residents. Village has a relative lack of commercial space.
29	**Area Name:**	Stewart Manor Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Residential Rehabilitation and Public Facilities Improvement
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.

	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with some commercial properties along major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs limit opportunities for low/mod income residents.
30	**Area Name:**	Uniondale
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Area bordered by Hempstead Trnpk., the Southern State Pkwy,, the Meadowbrook Parkwy and the Hempstead Village line.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with mixed-use and retail on major roads. Northern portion includes major university and large office complexes.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Vision Plan of area developed with significant resident input.
	Identify the needs in this target area.	Blighted and vacant homes; deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to address vacant commercial space.

	What are the opportunities for improvement in this target area?	Possible development of Nassau Coliseum area to the north will have significant impact on the area and will be a source of employment opportunities. Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
31	**Area Name:**	Valley Stream Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Residential Rehabilitaion and Public Facilities Improvement
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	Include specific housing and commercial characteristics of this target area.	Area is a mix of SF & MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Visioning Plans of area near LIRR station was developed with significant resident input.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to attract more viable mix of commercial tenants.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
32	**Area Name:**	Westbury Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	

	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Street Improvements and Public Service
	Identify the neighborhood boundaries for this target area.	Area along Post Ave. and Union Ave. from Old Country Road to Northern State Pky.
	Include specific housing and commercial characteristics of this target area.	Area is a mix of SF & MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to attract more viable mix of commercial tenants.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs; local economy; attractiveness of commercial real estate market.
33	**Area Name:**	Willston Park Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Residential Rehabilitaion and Public Facilities Improvement
	Identify the neighborhood boundaries for this target area.	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	Include specific housing and commercial characteristics of this target area.	Area is primarily SF residential with some commercial properties along major roadways.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.

	Identify the needs in this target area.	Deferred maintenance of some owner-occupied units.
	What are the opportunities for improvement in this target area?	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	Are there barriers to improvement in this target area?	Relatively high land costs limit opportunities for low/mod income residents.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG Program funds are allocated via an application process. Municipal consortium members submit funding applications in response to local concerns to address locally-indentified needs. Nassau County OHCD reviews applications for eligibility, need and evidence of ability to complete planned projects in a timely fashion.

HOME funds are awarded to projects through an application process. Factors considered include the type of development (owner/renter; new construction/rehab/conversion), degree of low/mod income benefit, location, need, leveraging of resources, and readiness to proceed.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Rehabilitation of Substandard Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Nassau County Consortium
	Associated Goals	Owner Occupied Housing Rehab & LeadPaint Abatement
	Description	Elimination of substandard housing is a priority need for all household types and income categories. Most of the substandard housing units identified throughout the consortium are likely occupied by households earning less than 80% of median income. Many of these units need energy efficiency improvements and may also have lead based paint. It is more cost effective to rehabilitate existing housing than have it deteriorate and need to be replaced.
	Basis for Relative Priority	Rehabilitating substandard housing has been assigned a high priority for all owner households. Among renter households, substandard housing is given a medium priority for small and elderly households and low priority for large households, based on each household type's proportionate share of total households earning less than 80% of median income.
2	**Priority Need Name**	Assist Cost Burdened Households
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly

	Geographic Areas Affected	Nassau County Consortium
	Associated Goals	Expansion of Housing through New Construction Rental Assistance for Low Income Households Homeless Prevention
	Description	The Needs Assessment section of the Consolidated Plan identifies cost burden, households paying more than 30% of income for housing, as the most significant housing problem for households throughout the consortium.
	Basis for Relative Priority	Assisting cost burdened households is a High priority because the Needs Assessment section of the Consolidated Plan identifies cost burden as the most significant housing problem for households throughout the consortium.
3	**Priority Need Name**	Address Homeless Needs
	Priority Level	High
	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Nassau County Consortium
	Associated Goals	Housing Support Services Homeless Persons Homeless Prevention
	Description	Homeless needs in Nassau County are met by the Nassau County Office of Housing and Community Development (OHCD), the Nassau Continuum of Care Group (CoC), and a network of housing organizations who provide housing and services for the homeless. Most of the funds and programs earmarked for homeless assistance emanate from these agencies.

	Basis for Relative Priority	In regard to homeless outreach and assessment, a rating of **High** has been established for families and individuals. The Department of Social Services assesses the needs of persons reporting for homeless housing and support services. The Department of Housing and Homeless Services manages emergency housing to ensure that all clients in need of shelter are appropriately housed. With funding through the Emergency Solutions Grants Program, the OHCD provides assistance to persons who are in danger of becoming homeless and are not eligible for emergency assistance. The need for placement in emergency housing is given a **Low** priority. This includes households that have no housing resources available to them. The needs for transitional and permanent supportive housing are given a **Medium** priority, and will be funded over the next five years by the CoC. The need for permanent housing is assigned a **High** priority, and will be funded over the next five years by the CoC as well.
4	**Priority Need Name**	Address Special Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Nassau County Consortium
	Associated Goals	Housing and Support for Special Needs Population
	Description	Nassau County is home to a wide array of social service agencies, which provide support programs for the mentally ill, developmentally disabled, alcohol/substance addicts, elderly and frail elderly, at risk youth and others.

	Basis for Relative Priority	Non-homeless special housing needs are assigned a High priority for the Consortium. OHCD will support applications put forth by other entities for these purposes.
5	**Priority Need Name**	Community Development Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Nassau County Consortium
	Associated Goals	Public Facility and Improvements Projects Elimination of Blight through Demolition Upgrade the Physical Condition of Local Businesses Brownfield Remediation
	Description	The County's non-housing community development priorities have been, and continue to be, the improvement of public facilities and services for low and moderate income senior citizen and disabled persons; handicapped access improvements; neighborhood stabilization through code enforcement, blight elimination and infrastructure improvements; and economic revitalization through improvement to commercial and retail facilities which expand job opportunities for County residents.
	Basis for Relative Priority	High priorities for community development include: senior and recreational facilities, Brownfield remediation and redevelopment, sidewalk and street improvements in low and moderate income areas, compliance with the American Disabilities Act, commercial rehabilitation projects, small business loans, redevelopment of local business areas with gap financing, lead based paint hazard reduction, and code enforcement. Low priorities for community development include: preservation of historic residential buildings; technical assistance provided by other agencies serving businesses in Nassau County; infrastructure activities outside of designed target areas; funding for youth centers, childcare centers and health centers; and, other businesses, economic development and commercial/industrial improvements not identified in the Consolidated Plan. Also, Nassau County Consortium communities administer and/or support a wide range of services for various needy populations residing in the County. Support for these public services is given a high priority.

6	**Priority Need Name**	Administration, Regulatory Compliance and Planning
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Project administration for the consortium
	Associated Goals	Administration and Planning Section 108 Loan Repayment
	Description	Nassau County Consortium will comply with program administration requirements and continue planning efforts.
	Basis for Relative Priority	The Nassau County Consortium needs to continue its compliance with program administration requirements.
7	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Nassau County Consortium
	Associated Goals	Expansion of Housing through New Construction Rental Assistance for Low Income Households Expansion of Rental Housing Direct Homeownership Assistance Substantial Rehabilitation for Homeownership Housing Support Services Low/Mod Income households Elimination of Blight through Demolition
	Description	This priority addresses the need for affordable housing through rehabilitation and construction of rental and owner-occupied housing units and homeownership assistance.

	Basis for Relative Priority	Affordable housing is given a High priority because overcoming the lack of affordable housing has been identified as a significant need throughout the County.
8	**Priority Need Name**	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	Nassau County Consortium
	Associated Goals	Provision of Public Services
	Description	Provide programs and services the needs of senior citizens, youth and other extremely low, low and moderate income residents.
	Basis for Relative Priority	Funding for public services is given a High priority because these activities provide vital services to low income communities.
9	**Priority Need Name**	Rehabilitation of Public Housing Complexes
	Priority Level	Low
	Population	Extremely Low Public Housing Residents
	Geographic Areas Affected	Hempstead Village Oyster Bay Town
	Associated Goals	Expansion of Rental Housing

	Description	Rehabilitation of housing units owned/operated by a public housing authority (PHA).
	Basis for Relative Priority	Rehabilitation of public housing complexes is given a Low priority. The OHCD will consider funding proposals from the public housing authorities as they are submitted.

Narrative (Optional)

The Nassau County strategic plan identifies objectives that have been developed in accordance with goals for providing decent housing, a suitable living environment, and expanding economic opportunities for low and moderate income persons. It takes into consideration the needs of the 31 consortium communities and establishes priorities and objectives on a consortium-wide basis. Nassau County has chosen to submit a 5 year plan which projects resources to be available and the needs that can be met with those resources.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	There is a significant need for rental assistance as cost burden was the housing problem that was identified most often. As rents continue to increase, subsidies for TBRA will also need to increase to cover rent costs. Nassau County OHCD will address this need through the Housing Choice Voucher system.
TBRA for Non-Homeless Special Needs	Non-homeless special needs populations are often in need of rental assistance as they find difficulties obtaining housing. Also, as the Baby Boomer population ages, the eldery population will continue to expand, creating a greater demand for rental assistance. Special needs individuals and families who are at risk of homelessness will continue to need access to short- and medium-term rental assistance. Nassau County OHCD will address this need through the Housing Choice Voucher system.
New Unit Production	Communities in the Consortium are built up, meaning that little land is available for new development. The lack of land has driven up demand and cost of developable property, influencing the ability of the County to support the production of new units. The County typically supports infill projects and seeks opportunities to assemble and redevelop larger tracts of land where possible. Since the majority of residential units in the County are single-family detached homes, various other types of multi-family units are needed to balance the demand for a variety of unit types.
Rehabilitation	An examination of factors including age of housing and housing overcrowding indicates that approximately 3% to 4% of units can be considered substandard. Based on the experience of the Nassau County Consortium, most of the substandard units are suitable for rehabilitation, defined as those units for which rehabilitation costs would not exceed 75% of replacement value. The County recognizes that rehabilitation of existing residential units is an important strategy for preserving affordable housing. The County's residential rehabilitation program provides weatherization and improvements to accessibility so that families can continue to live longer in their homes. As the County's housing stock continues to age, with few new units being constructed, rehabilitation will continue to be an essential program for the County.
Acquisition, including preservation	Lack of developable land has been identified as a significant barrier to the construction of new affordable housing units. Therefore, acquisition of blighted or vacant properties to be redeveloped as affordable housing will continue to be an important strategy for the Consortium. When feasible, the County may also consider acquisition of existing housing as a means of preserving affordable units.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Nassau County anticipates that funding will be available from federal, state and private sources. Federal resources include the Community Development Block Grant, HOME Investment Partnerships (HOME), Emergency Solutions Grants, Housing Choice Voucher Program (Section 8 Housing) and Project-Based Voucher Program, Comprehensive Grants for PHA's, and Low Income Tax Credit programs, among others. Resources available from the State of New York are likely to include funds made available through the Affordable Homeownership Development Program and Housing Trust Fund. Private resources include financing made available through local banks, and programs made available through the Federal Home Loan Bank and SONYMA.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	12,737,711	1,000,000	300,000	14,037,711	48,000,000	The CDBG Program is a Federal entitlement program with the objective of assisting low and moderate income persons, eliminating slums and blight and/or addressing urgent community development needs. These needs are described in Nassau County's Five Year Consolidated Plan. In Federal Fiscal Year 2015, $12,737,711 in CDBG funds will be provided to the Nassau Urban County Consortium and non-profit agencies for use on eligible projects within the Consortium and allocated to participating municipalities and other eligible entities .It is expected that approximately $1,000,000 in CDBG program income will be generated and utilized by the Towns of Hempstead, North Hempstead, and Oyster Bay, the City of Glen Cove, and the Villages of Freeport and Hempstead. The receipt and use of program income are reported by consortium members on a monthly basis. CDBG funds and program income can be used for a wide range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities. An estimated 90% of CDBG funds will be used to benefit extremely low, low and moderate income persons.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,696,597	10,000	1,000,000	2,706,597	6,000,000	The HOME Investment Partnerships (HOME) Program is a federal housing initiative with the primary objectives of expanding the supply of owner and rental housing for low income households. The HOME program is administered by the Nassau County Office of Housing and Community Development. Nassau County has been allocated $1,696,597 in HOME funds for Federal Fiscal Year 2015. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low, low and moderate income households through new construction, acquisition, and substantial rehabilitation activities. HOME funds can be used for housing related activities including real property acquisition, rehabilitation, new construction, tenant based rental assistance, home buyer assistance, and support services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,142,545	0	0	1,142,545	4,400,000	Nassau County has been allocated $1,142,545 in Emergency Solutions Grant funds for the 41st Program Year. The Emergency Solutions Grant (ESG) Program is a federal entitlement program which provides funding to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. Additionally, the funds are allocated to homeless shelters to undertake shelter rehabilitation, operations and essential services. Eligible applicants under the ESG Program include units of local government and private non-profit organizations.

Table 50 - Anticipated Resources

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

Nassau County anticipates that funding will be available from federal, state and private sources during the full five-year period covered by the Consolidated Plan and the first year covered by the Action Plan. In awarding funds under the CDBG, HOME, and ESG Programs, the County considers leveraging of other sources of funds. Particularly because funding allocations under the three Consolidated Programs have been reduced over the last several years there is a greater need to identify leveraged funds in order to make projects financially feasible.

The HOME Program requires a 25% match of funds from non-federal sources. In FFY 2015, match funds for the Nassau County HOME Program will likely be derived from private funding and from New York State housing programs such as the Housing Trust Fund, and Low Income Housing Tax Credit equity.

ESG Program funds must be matched with an equal amount of funds from other sources. In calculating the match, applicants may include the value of donated buildings; the value of any lease on a building; any salary paid to staff in carrying out programs; and the time and services contributed by volunteers to carry out the programs. Funding applications are required to demonstrate how the matching requirement will be met.

Project-based Housing Choice Vouchers can also be used to assist developers of rental housing. These redevelopments often leverage other sources of financing such as tax exempt bonds, Federal and State Low Income Housing Tax Credits, HOME funds or other sources to encourage further development.

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

Discussion

The amounts allocated for the HUD grant programs in this Consolidated Plan (CDBG, HOME, and ESG) are provided in the attached **FFY 2015 Action Plan - One Year Use of Funds** document as part of the appendix. Program descriptions and allocations are also provided for the following programs: Housing Opportunities for Persons with AIDS (HOPWA), Public Housing Programs, Housing Choice Voucher Program (Section 8 Housing), Tenant-Based "Housing Choice Vouchers", Project-Based Voucher Program, Family Self-Sufficiency (FSS) Program, Financial Literacy, Family Unification - Homeless Program, Homeownership Voucher Program, Mainstream Program, Housing Counseling, Comprehensive Grant Program, Low Income Housing Tax Credit Program, and EPA Brownfield Revitalization Program. Non-Federal Public Sources described include the New York State Affordable Homeownership Development Program (AHC), New York State Housing Trust Fund (HTF), New York State Housing Tax Credit Program, Tax Exempt, SONYMA, Homeownership and Economic Stabilization for Long Island Program (HELP Long Island), and NY State Department of Grants. Local resources include Nassau County Community Revitalization Program, Nassau County Environmental Bond Act, and others. Private resources listed include local banks, Grown Nassau Fund, Federal Home Loan Bank (FHLB), and numerous non-profit organizations.

Please see the attached **FFY 2015 Action Plan - One Year Use of Funds** in the **Grantee Unique Appendices** for further details regarding these programs and their one year use of funds.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
LONG ISLAND HOUSING PARTNERSHIP	Non-profit organizations	Ownership Rental	Region
LONG ISLAND HOUSING SERVICES (LIHS)	Non-profit organizations	Ownership Rental	Region
FAIR HOUSING DEVELOPMENT FUND CORP.	Non-profit organizations	Ownership Rental	Jurisdiction
Public Housing Authorities	Housing Authorities	Public Housing	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system through which Nassau County carries out its housing and community development strategies includes participation by public agencies and non-profit organizations which have various levels of experience in carrying out housing and community development projects.

At the County level, OHCD administers and coordinates the CDBG, ESG, and HOME programs. Funding for the CDBG program, which constitutes the largest of the programs in terms of its funding level is allocated to 31 Consortium communities and to various non-profit organizations servicing the County. Within that context, the large Consortium communities administer most housing programs on their own, with periodic monitoring from OHCD. These large communities include the Towns of Hempstead, North Hempstead, and Oyster Bay; the Cities of Long Beach and Glen Cove; and the Villages of Freeport, Hempstead, and Rockville Centre. Each community has professional staff to administer community development and housing programs. OHCD directly administers housing rehabilitation programs on behalf of the villages and cities in the Consortium.

Section 8 Existing Programs are administered by the Towns of Hempstead and North Hempstead; the Cities of Glen Cove and Long Beach; and the Villages of Hempstead, Rockville Centre, Freeport, and Sea Cliff; and the Nassau County OHCD. OCHD also administers Section 8 for the smaller Villages of Farmingdale and Island Park. The program for the Town of Oyster Bay has been absorbed by Nassau County OHCD.

Nassau County's Department of Social Services (DSS) is the County's lead governmental agency with responsibility for meeting the needs of homeless persons. OHCD works closely with DSS in the administration of the Emergency Solutions Grants program.

Public housing authorities also play an important role in carrying out the County's housing strategy as they apply directly for federal funds available under the Comprehensive Grant program.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X		X
Mortgage Assistance			
Rental Assistance	X		X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Nassau County Department of Social Services provides assistance with various special needs populations. The Continuum of Care identifies the unmet needs of permanent supportive housing beds for individuals and families with children. The CoC assesses the needs of homeless and its subpopulations.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The organizations within the system are continuously being assessed and monitored to ensure quality and efficiency regarding the programs administered.

Gaps in the institutional structure include occasional difficulty in coordinating activities among the County's various participating agencies and departments, including the public housing authorities which provide limited input to the planning process.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In order to avoid future conflicts and difficulties regarding coordination, communication and outreach will be imperative keys to ease and streamline the planning process. The Nassau County Consortium, through the Office of Housing and Community Development, will work with municipalities, not-for-profits, and other County agencies to provide populations in need with service providers. The Nassau County OHCD will carry out a monitoring plan which includes individual and group meetings/or discussions with Consortium members on a periodic basis to ensure the timely completion of housing activities as well as to update members on new regulations, program changes, and any other important information.

Individual program reviews take into account such factors as expenditure of funds, obligation of funds, award of third party contracts, and other measures of progress. Where acommunity's progress lags behind its stated goals, further reviews are undertaken to identify and resolve problems as quickly as possible.

The Nassau OHCD expects to continue meeting regularly with Consortium members to provide technical assistance and disseminate important programmatic information. Consortium members are encouraged to share ideas on Community Development activities and implementation of regulations.

Periodic meetings are conducted with the eight large communities: the Towns of Hempstead, North Hempstead, and Oyster Bay; the Cities of Glen Cove and Long Beach; and the Villages of Hempstead, Freeport and Rockville Centre. These communities administer comprehensive revitalization and/or urban renewal programs requiring additional oversight by the County OHCD.

Periodic meetings are planned for non-profit organizations as well. The purpose of these meetings is to provide special technical assistance and training to novice organizations in the planning and implementation of activities funded by the NC OHCD through CDBG, HOME and ESG programs. Nassau County OHCD has been working with the HUD field office on providing training to staff, sub recipients,

developers, contractors and CHDO's. It will continue to seek out these opportunities to improve programmatic knowledge and capacity.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehab & LeadPaint Abatement	2015	2019	Affordable Housing	Nassau County Consortium Bayville Village Bellerose Village Farmingdale Village Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City Lynbrook Village Malverne Village Massapequa Park Village Mineola Village New Hyde Park Village North Hempstead Town Oyster Bay Town Sea Cliff Village South Floral Park Village Stewart Manor Village Valley Stream Village Willston Park Village	Rehabilitation of Substandard Housing	CDBG: $13,000,000	Homeowner Housing Rehabilitated: 500 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Expansion of Housing through New Construction	2015	2019	Affordable Housing	Nassau County Consortium	Assist Cost Burdened Households Affordable Housing	HOME: $500,000	Homeowner Housing Added: 40 Household Housing Unit
3	Rental Assistance for Low Income Households	2015	2019	Affordable Housing	Nassau County Consortium	Assist Cost Burdened Households Affordable Housing	ESG: $100,000	Tenant-based rental assistance / Rapid Rehousing: 3031 Households Assisted
4	Expansion of Rental Housing	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing Rehabilitation of Public Housing Complexes	CDBG: $400,000 HOME: $3,000,000	Rental units constructed: 75 Household Housing Unit Rental units rehabilitated: 200 Household Housing Unit
5	Direct Homeownership Assistance	2015	2019	Affordable Housing	Nassau County Consortium North Hempstead Town	Affordable Housing	CDBG: $200,000 HOME: $2,500,000	Direct Financial Assistance to Homebuyers: 125 Households Assisted
6	Substantial Rehabilitation for Homeownership	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing	HOME: $40,000	Homeowner Housing Added: 20 Household Housing Unit
7	Housing Support Services Low/Mod Income households	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: $450,000	Other: 5000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Housing Support Services Homeless Persons	2015	2019	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: $3,600,000	Homeless Person Overnight Shelter: 15000 Persons Assisted
9	Homeless Prevention	2015	2019	Homeless	Nassau County Consortium	Assist Cost Burdened Households Address Homeless Needs	ESG: $1,150,000	Homelessness Prevention: 250 Persons Assisted
10	Provision of Public Services	2015	2019	Non-Homeless Special Needs	Hicksville Nassau County Consortium New Cassel Urban Renewal Area Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City North Hempstead Town Oyster Bay Town Rockville Centre Village Sea Cliff Village Westbury Village	Public Services	CDBG: $6,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 150000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Public Facility and Improvements Projects	2015	2017	Non-Housing Community Development	Nassau County Consortium New Cassel East Rockaway Village Farmingdale Village Floral Park Village Freeport Village Glen Cove City Hempstead Town Hempstead Village Island Park Village Long Beach City Lynbrook Village Manorhaven Village Massapequa Park Village Mineola Village New Hyde Park Village North Hempstead Town Oyster Bay Town Rockville Centre Village Valley Stream Village Westbury Village Willston Park Village	Community Development Needs	CDBG: $17,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 700000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Housing and Support for Special Needs Population	2015	2019	Non-Homeless Special Needs	Nassau County Consortium	Address Special Needs	CDBG: $500,000 HOME: $75,000	Public service activities for Low/Moderate Income Housing Benefit: 6500 Households Assisted
13	Elimination of Blight through Demolition	2015	2019	Affordable Housing Non-Housing Community Development	Elmont Urban Renewal Area Nassau County Consortium New Cassel Urban Renewal Area Farmingdale Village Glen Cove City Hempstead Village	Community Development Needs Affordable Housing	CDBG: $500,000	Buildings Demolished: 40 Buildings
14	Upgrade the Physical Condition of Local Businesses	2015	2019	Non-Housing Community Development	Nassau County Consortium Bayville Village Farmingdale Village Freeport Village Glen Cove City Hempstead Town Hempstead Village New Hyde Park Village North Hempstead Town	Community Development Needs	CDBG: $2,000,000	Facade treatment/business building rehabilitation: 100 Business
15	Brownfield Remediation	2015	2019	Non-Housing Community Development	Nassau County Consortium	Community Development Needs	CDBG: $607,000	Brownfield acres remediated: 5 Acre

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Administration and Planning	2015	2016	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Administration	Administration, Regulatory Compliance and Planning	CDBG: $2,557,542 HOME: $169,659 ESG: $78,426	Other: 1 Other
17	Section 108 Loan Repayment	2015	2016	Non-Housing Community Development	Administration Hempstead Village	Administration, Regulatory Compliance and Planning	CDBG: $638,000	Other: 3 Other

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Owner Occupied Housing Rehab & Lead Paint Abatement
	Goal Description	Housing rehabilitation activities will be undertaken consortium wide to maintain existing housing stock. Assistance will be targeted to extremely low, low and moderate income households. Improvements will include weatherization improvements, elimination of code violations, structural and utility improvements, energy efficiency, and lead based paint abatement. In most cases, assistance will be provided in the form of a grant or a deferred loan. Community Development Block Grant (CDBG) funds will be the primary financial resource utilized to carry out rehabilitation efforts. To evaluate and reduce lead based paint hazards in the Consortium, OHCD and various Consortium communities have developed a lead based paint assessment program, with a HUD-approved protocol to assure that problems are addressed as part of HUD funded housing rehabilitation and related programs. Under these programs, any housing unit built before 1978 must be tested for the existence of lead-based paint. Regulations require that units be inspected for lead based paint by a certified inspector, and removed by an EPA certified contractor.

2	**Goal Name**	Expansion of Housing through New Construction
	Goal Description	New York State resources provided through the Affordable Housing Corporation (AHC) will also be tapped. AHC funds will be used similarly to CDBG and HOME funds. Private lenders will be involved to provide construction financing to housing developers and to provide permanent financing to homeowners. Affordable housing in Nassau is typically initiated by a local municipality and is frequently developed with the assistance of non-profit, neighborhood-based organization or private developer. The County is directly involved in providing affordable housing assistance through its First Time Homebuyer Down Payment Assistance Program initiative. The County will continue to support municipalities and other entities -- for-profit and non-profit -- in expanding affordable homeownership opportunities. This will include support of applications put forth by public housing agencies undertaking homeownership activities. Individual Communities undertaking affordable housing new construction will be encouraged to coordinate with the New York State Affordable Housing Corporation (AHC), New York State Division of Housing and Community Renewal (DHCR) and the State of New York Mortgage Agency (SONYMA), and local lending institutions in providing additional assistance. Municipalities, non-profits, like the Long Island Housing Partnership, and CHDOs will be encouraged to conduct additional outreach to extremely low, low and moderate income minority renter households which were identified as having disproportionate housing needs.
3	**Goal Name**	Rental Assistance for Low Income Households
	Goal Description	Nassau County will provide rental supplements to extremely low and low income households to offset the high cost of rental housing in the County. This priority will be addressed through the Federal Section 8 Existing Certificate and Housing Choice Voucher Programs and the federally funded Emergency Solutions Grant (ESG) Program. Individual households will apply for assistance through the County OHCD or nine local housing agencies which administer Section 8 Programs. Eligible households will be required to pay 30% of their income towards rent; the balance would be covered by the Section 8 Program (with housing vouchers, households have the option of paying more than 30% of their income towards rent; the balance would be covered by the program.) The County will encourage the development of multi-family housing with set-asides or incentives for below market rate rental housing development, and will provide funds to support proposed developments with an affordable rental component.

4	**Goal Name**	Expansion of Rental Housing
	Goal Description	The unavailability of affordable rental units due to low vacancy rates and co-op and condo conversions, the length of assisted housing waiting lists, and the high cost of available rentals all support the goal of developing new rental housing. Due to lack of affordable land and the high cost of construction, a priority will be placed on rehabilitating vacant buildings to re-purpose them for affordable rental housing. However, new construction rental projects will be thoroughly vetted and supported should the opportunity present itself. Nassau County will support the development of rental housing by providing HOME funds to assist in funding the construction of rental housing units for extremely low and low income households in the Consortium. Rents will be set in accordance with Section 8 Fair Market Rents and HOME Program requirements. The County will provide technical assistance to developers in leveraging HOME funds with Low Income Housing Tax Credits, and housing grants available through NYS DHCRs Housing Trust Fund Program.
5	**Goal Name**	Direct Homeownership Assistance
	Goal Description	Nassau County will support the development of low cost homeownership housing to expand its supply of affordable housing. Housing will be developed for low and moderate income first time homebuyers who will occupy the dwellings as their primary residences. CDBG and HOME funds will be used to write-down mortgages, and/or downpayment and closing costs, and/or acquire land. The County will continue to fund its highly successful First Time Homebuyer Down Payment Program which subsidizes downpayments for lower income households. New York State resources provided through the Affordable Housing Corporation (AHC) will also be tapped. AHC funds will be used similarly to CDBG and HOME funds. Private lenders will be involved to provide construction financing to housing developers and to provide permanent financing to homeowners.
6	**Goal Name**	Substantial Rehabilitation for Homeownership
	Goal Description	Several communities in Nassau County have suffered from foreclosures and abandonment resulting in scattered units of vacant, tax foreclosed housing which are not only a blight to the community, but a wasted housing resource. With substantial rehabilitation assistance, these units can avoid demolition, and return to the tax rolls.
7	**Goal Name**	Housing Support Services Low/Mod Income households
	Goal Description	Nassau County will continue to provide CDBG and HOME funds to non-profit organizations which provide housing and support services to extremely low, low and moderate income households. These organizations will likely include the Long Island Housing Partnership which provides development training seminars to non-profit community groups serving low income areas and mortgage counseling to households participating in the Downpayment Assistance Program, and Long Island Housing Services which provides fair housing services to low income persons. Nassau County will also continue to support the Nassau County Homeownership Counseling Center which routinely conducts "Money 101" classes to increase an individual's personal knowledge of financial planning through hands on training.

8	**Goal Name**	Housing Support Services Homeless Persons
	Goal Description	Nassau County will continue to utilize Emergency Solutions Grant (ESG) funds to help in providing emergency housing and services for the homeless. As per ESG program requirements, Federal funds will be matched on a one to one basis with private funds or in-kind services. The match in Nassau's ESG program is generally met through the donation of buildings for use as emergency shelters or in-kind contributions of services and fundraising. Activities to address emergency shelter needs will primarily include the rehabilitation of existing facilities and the provision of needed services such as meals, counseling, and job training. Services will also be provided to special needs homeless, such as those that are victims of domestic violence, run-away youth, etc. Primary beneficiaries will likely include single person and small family households. Assistance will also be provided to individuals and families with children (especially those with incomes below 30 percent of median) to prevent homelessness. Also, the Nassau/Suffolk County Continuum of Care Group utilizes HUD SHP funds on behalf of Nassau County service providers and housing developers for the acquisition and rehabilitation of housing for transitional and permanent housing for the homeless and special needs homeless.
9	**Goal Name**	Homeless Prevention
	Goal Description	The Homelessness Prevention and Rapid Re-Housing component of the Emergency Solutions Grants (ESG) Program will be carried out by the County. The goal of this program is to prevent individuals and families from becoming homeless and to become stabilized. The funds under this program are intended to target individuals and families who would be homeless but for this assistance. The funds will provide for a variety of assistance, including: short-term or medium-term rental assistance, security deposits, and case management.
10	**Goal Name**	Provision of Public Services
	Goal Description	Nassau County will provide assistance to senior citizens and other special needs populations through a range of CDBG public service activities. Several Consortium members provide senior citizen nutrition, transportation, and medical programs, as well as programs for youth and families.
11	**Goal Name**	Public Facility and Improvements Projects
	Goal Description	Public Facility and Improvement projects that are targeted to provide greater accessibility to disabled residents in compliance with the American Disabilities Act (ADA) will continue to be a goal for the County. Activities that make public buildings, parks, and public facilities accessible to the disabled will be carried out over the next 5 years. Additionally, sidewalk and street improvements, flood and drainage improvements, and improvements to community centers in low and moderate income areas are also consortium-wide goals. These types of activities are expected to be funded within the next five years.

12	**Goal Name**	Housing and Support for Special Needs Population
	Goal Description	Non-homeless special needs populations include the elderly and frail elderly, persons with mental disabilities, persons with alcohol and drug addictions, persons diagnosed with HIV/AIDS, the physically disabled and persons returning to the community from psychiatric hospitals. Each of these groups has difficulty in obtaining affordable housing which is suitable to meet their needs. Nassau County will continue to provide assistance to senior citizens and other special needs populations through a range of CDBG public service activities and HOME activities.
13	**Goal Name**	Elimination of Blight through Demolition
	Goal Description	The County Consortium will continue to provide CDBG funds for urban renewal planning, real property acquisition, relocation, and demolition activities and brownfield remediation to assist in the redevelopment of blighted areas. Rehabilitation and code enforcement activities will also be funded where clearance is not warranted, but where upgrading is needed to ensure safe and sanitary conditions.
14	**Goal Name**	Upgrade the Physical Condition of Local Businesses
	Goal Description	Central business districts and neighborhood commercial areas need to be enhanced through multi-faceted programs that address both the physical and economic problems in each area. The County will continue its capital funding, in coordination with CDBG funds for street improvements, parking, commercial rehabilitation and business expansion, and other eligible CD activities which will result in upgrading local business areas.
15	**Goal Name**	Brownfield Remediation
	Goal Description	Several of the Consortium's low income communities are also plagued by blight and deterioration caused by vacant, boarded up structures; overgrown vacant lots which are used for dumping debris; and other environmental deficiencies, including brownfields, which hinder improvement efforts. The Nassau County Brownfield Revolving Loan fund will be used to remediate those types of properties which will benefit the community with a purposeful re-use.
16	**Goal Name**	Administration and Planning
	Goal Description	General program management, oversight and monitoring of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grant (ESG) Programs as well as Planning.
17	**Goal Name**	Section 108 Loan Repayment
	Goal Description	Repayment of principal and interest for three (3) Section 108 Loans.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The estimated number of extremely low-income, low-income, and moderate-income families that will be provided affordable housing over the five year period are as follows:

HOME Investment Partnerships (HOME) funds are equal to approximately 415 households.

Section 8 Housing Choice Voucher Program are 3,031 households per year.

Emergency Solutions Grant (ESG) Homeless Prevention Program are 250 families prevented from becoming homeless.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

None of the nine public housing authorities that serve the Consortium expressed a requirement to increase the number of accessible units.

Activities to Increase Resident Involvements

The following includes descriptions of activities, provided by the PHAs, intended to increase resident involvement:

- Continuous communication with residents on regular basis regarding current events and soliciting feedback
- Encourage residents to serve as tenant board members to the Boards of Commissioners
- Encourage the creation of tenant committees
- Inform residents of Town services
- Hold events such as family gatherings and movie nights
- Provide amenities such as community gardening, billiards room, exercise/yoga/health programs
- Create resident watch programs

Is the public housing agency designated as troubled under 24 CFR part 902?

Yes

Plan to remove the 'troubled' designation

The PHAs that currently have troubled designations include:

- Village of Freeport
- Town of Hempstead
- Village of Hempstead

The PHAs have indicated the following as plans to work toward the removal of the troubled designation:

- The Town of Hempstead Housing Authority is currently designated troubled due to the massive losses incurred as a result of Superstorm Sandy. The Housing Authority continues to work with FEMA, NY State and HUD to recoup the funds and to remove the financially troubled designation.
- The Village of Freeport Housing Authority stated that financial assistance is not required. An asset recovery plan has been executed with HUD.
- The Village of Hempstead Housing Authority applied for CDBG funding from the Village and applied for a Safety and Security Grant as part of its plan toward removal of the troubled designation.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The following are obstacles that Nassau County faces in addressing its affordable housing and community development needs.

High Cost of Land - A limited supply of developable land and high demand results in higher property costs, particularly for undeveloped land. The property values for parcels of land are cost prohibitive and generally preclude the development of affordable housing. Typically, increasing the number of dwelling units on a site would help to offset the high land costs. However, there are very few high density residential sites left in the County. Throughout the County, non-profit organizations are searching for ways to secure parcels of land through non-conventional sources, such as land donations made by municipalities, the County or the State. High property taxes also contribute to the high costs of land.

Limited Funding Availability - There is a strong competition for available affordable housing funding. The County's annual allocations of CDBG and HOME funds have declined and remained stagnant in recent years, and there are often more requests for funding than monies available. Other Federal and State funds are also limited. Not-for-profit and for-profit developers seeking to build affordable housing are all competing for the same limited pool of funds. Limited funding for not-for-profit organizations also hampers their capacity to provide essential services.

High construction costs further contribute to the barriers to constructing additional affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies to remove or ameliorate the barriers to affordable housing include: incentive zoning/density bonuses; streamlining regulations to expedite approvals; creative use of public subsidies and tax credits; provision of extensive technical assistance to non-profit housing organizations; and greater involvement by localities in assembling blighted properties for redevelopment utilizing the power of eminent domain. The County continues to pursue and encourage affordable housing opportunities in an attempt to meet this need. When feasible, the County and communities can leverage other funds to create additional housing units, provide alternate housing arrangements to assist low income households, and encourage the redevelopment of downtown areas with housing.

Several of the identified barriers to affordable housing, such as lack of available land for development, high land costs, and limited availability of funding are problems which are difficult, or impossible, for the County to address directly. The County, however, will continue to work within its purview to remove or ameliorate the negative affects of public policies that serve as barriers to affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

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

Nassau County has implemented a plan to end homelessness called the "Ten Year Plan to End Homelessness." This plan provides for a central database and source of information that will improve programs, expand resources and target service delivery more effectively to reach individuals and families. It will also help stimulate the development and provision of affordable rental housing and appropriate supportive housing throughout the County.

Addressing the emergency and transitional housing needs of homeless persons

Emergency shelters that receive funding from HUD are listed in the table below. These facilities provide shelter and a variety of services to individuals and families in crisis.

Transitional housing with intensive support and treatment helps individuals move through the continuum to independent living. This continues to be a high priority within the Consortium as transitional housing is dependent upon funding from HUD and New York State in order to continue to provide these support services for persons in need of housing while in the midst of transferring into permanent housing.

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

With Emergency Solutions Grants (ESG) funding, the OHCD provides services to those most in need of temporary assistance, providing case management to assist the program participant to achieve stable housing, whether subsidized or unsubsidized. This program assistance is not intended to provide long-term support but to provide critical assistance for the homeless and those at risk of homelessness to achieve immediate housing stability. The OHCD works with local agencies, including the Nassau County Department of Social Services, to help households regain stability. Referrals may be made through these agencies or by self-referral. Applications are available to the public while funding is available. Applicants must prove they meet federal guidelines for homelessness or risk of homelessness and meet income requirements as required. Financial assistance is provided for rental arrears and security deposits. Other eligible costs include: rental application fees, last month's rent, utility deposits, utility payments, and moving costs.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and

private agencies that address housing, health, social services, employment, education or youth needs

Homelessness prevention services entail providing the necessary resources and support to prevent people from becoming homeless. Those at risk of homelessness are identified and assessed. Appropriate preventative measures, such as financial assistance, case management and housing stabilization are taken. ESG funding, as described above, is used to assist households at risk of homelessness.

Organization	Number of Persons Served
Peace Valley Haven	1670
Eager to Serve - Sunshine Residence	208
Mommas, Inc.	111
The Safe Center	84
Bethany House of Nassau County Corp.	684
The INN	634
Family & Children's Association	248

Table 54 - Homeless Shelters Funded by Emergency Solutions Grant

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In order to address the lead-based paint hazards in the Consortium's housing stock, especially in units built prior to 1978, households that participate in CDBG, HOME, ESG, and Housing Choice Voucher funded housing programs are notified of these potential hazards. Nassau County OCHD will continue to provide lead-based paint testing through its Residential Rehabilitation Program.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead paint becomes a hazard when dust or paint chips are released, often during home repair. By testing housing constructed prior to the elimination of lead in commercially available paint and ensuring compliance with applicable rules, the lead dust can be confined thus reducing the hazard to local residents.

How are the actions listed above integrated into housing policies and procedures?

Nassau County OCHD will continue to maintain a cooperative program with the Nassau County Department of Health where the Health Department notifies OCHD if an investigation identifies a client with a poisoned child or living in a dwelling with lead-based paint hazards.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Nassau County released its "Ten Year Plan to End Homelessness" in 2008 and is currently implementing the plan. The plan presents a graphic picture of the extent of homelessness and the numbers of Nassau residents who regularly live on the verge of homelessness. The plan provides for a central database and source of information that will improve programs, expand resources and target service delivery more effectively to reach individuals and families. The Plan will help stimulate the development and provision of affordable rental housing and appropriate supportive housing throughout the County. This was a collaborative effort on behalf of many Nassau County agencies, non-profit entities, planners, and community based and faith based organizations.

The Long Island Coalition for the Homeless continues to serve as the lead agency for the preparation and coordination of grant application preparation and program implementation for the Nassau County Continuum of Care (CoC) group which receives funding under the HUD Super NOFA.

Consortium communities have continued to leverage Community Development Block Grant funds for public services such as tutoring, mentoring, counseling, and job training in support of families seeking to attain self-sufficiency.

In addition, the Nassau Housing Choice Voucher Program administered by the Nassau County Office of Housing and Homeless Services works with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating Family Self Sufficiency (FSS) family members the skills and experience to enable them to obtain employment that pays a living wage.

Family Unification vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families. Family unification vouchers enable families to lease decent, safe and sanitary housing.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Many of the strategies set forth in the Five-Year Consolidated Plan are directed at reducing the number of households in poverty or providing housing and supportive services to prevent families and individuals from falling below the poverty line. The County uses a variety of criteria to prioritize funding requests, including activities that are designed to implement recommendations identified in the 10 Year Plan to End Homelessness and activities that show evidence of community outreach and support. The County continues to use CDBG funding for public service activities, most of which are designed to serve impoverished individuals and families.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Nassau County OHCD routinely conducts on-site monitoring of the consortium and non-profit entities. Remote monitoring and desk monitoring are conducted weekly which entails reviewing claim vouchers and back-up for compliance with all HUD regulations. The monitoring plan also includes individual and group meetings and/or discussions with Consortium members on a periodic basis to ensure the timely completion of housing activities as well as to update members on new regulations, program changes, etc.

Individual program reviews take into account such factors as expenditure of funds, obligation of funds, award of third party contracts, and other measures of progress. Where a community's progress lags behind its stated goals, further reviews are undertaken to identify and resolve problems as quickly as possible.

The OHCD expects to continue meeting regularly with Consortium members to provide technical assistance and disseminate important programmatic information. Consortium members are encouraged to share ideas on Community Development activities and implementation of regulations.

Periodic meetings are conducted with the eight large communities: the Towns of Hempstead, North Hempstead, and Oyster Bay; the Cities of Glen Cove and Long Beach; and the Villages of Hempstead, Freeport and Rockville Centre. These communities administer comprehensive revitalization and/or urban renewal programs requiring additional oversight by the OHCD.

Periodic meetings are planned with non-profit organizations as well. The purpose of these meetings is to provide special technical assistance and training to novice organizations in the planning and implementation of activities funded by the OHCD through CDBG, HOME and ESG programs.

The OHCD has been working with the HUD field office on providing training to staff, sub recipients, developers, contractors and CHDO’s. It will continue to seek out these opportunities to improve programmatic knowledge and capacity.

Expected Resources

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

Introduction

Nassau County anticipates that funding will be available from federal, state and private sources. Federal resources include the Community Development Block Grant, HOME Investment Partnerships (HOME), Emergency Solutions Grants, Housing Choice Voucher Program (Section 8 Housing) and Project-Based Voucher Program, Comprehensive Grants for PHA's, and Low Income Tax Credit programs, among others. Resources available from the State of New York are likely to include funds made available through the Affordable Homeownership Development Program and Housing Trust Fund. Private resources include financing made available through local banks, and programs made available through the Federal Home Loan Bank and SONYMA.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	12,737,711	1,000,000	300,000	14,037,711	48,000,000	The CDBG Program is a Federal program with the objective of assisting low and moderate income persons, eliminating slums and blight and/or addressing urgent community development needs. In FFY 2015, $12,737,711 in CDBG funds will be provided to the Nassau Urban County Consortium and non-profit agencies for use on eligible projects. It is expected that approximately $1,000,000 in CDBG program income will be generated and utilized by the Towns of Hempstead, North Hempstead, and Oyster Bay, the City of Glen Cove, and the Villages of Freeport and Hempstead. CDBG funds and program income can be used for a range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities. An estimated 90% of CDBG funds will be used to benefit extremely low, low and moderate income persons.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,696,597	10,000	1,000,000	2,706,597	6,000,000	The HOME Investment Partnerships (HOME) Program is a federal housing initiative with the primary objectives of expanding the supply of owner and rental housing for low income households. The HOME program is administered by the Nassau County Office of Housing and Community Development. Nassau County has been allocated $1,696,597 in HOME funds for Federal Fiscal Year 2015. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low, low and moderate income households through new construction, acquisition, and substantial rehabilitation activities. HOME funds can be used for housing related activities including real property acquisition, rehabilitation, new construction, tenant based rental assistance, home buyer assistance, and support services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,142,545	0	0	1,142,545	4,400,000	Nassau County has been allocated $1,142,545 in Emergency Solutions Grant funds for the 41st Program Year. The Emergency Solutions Grant (ESG) Program is a federal entitlement program which provides funding to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. Additionally, the funds are allocated to homeless shelters to undertake shelter rehabilitation, operations and essential services. Eligible applicants under the ESG Program include units of local government and private non-profit organizations.

Table 55 - Expected Resources – Priority Table

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

Nassau County anticipates that funding will be available from federal, state and private sources during the full five-year period covered by the Consolidated Plan and the first year covered by the Action Plan. In awarding funds under the CDBG, HOME, and ESG Programs, the County considers leveraging of other sources of funds. Particularly because funding allocations under the three Consolidated Programs have been reduced over the last several years there is a greater need to identify leveraged funds in order to make projects financially feasible.

The HOME Program requires a 25% match of funds from non-federal sources. In FFY 2015, match funds for the Nassau County HOME Program will likely be derived from private funding and from New York State housing programs such as the Housing Trust Fund, and Low Income Housing Tax Credit equity.

ESG Program funds must be matched with an equal amount of funds from other sources. In calculating the match, applicants may include the value of donated buildings; the value of any lease on a building; any salary paid to staff in carrying out programs; and the time and services contributed by

volunteers to carry out the programs. Funding applications are required to demonstrate how the matching requirement will be met.

Project-based Housing Choice Vouchers can also be used to assist developers of rental housing. These redevelopments often leverage other sources of financing such as tax exempt bonds, Federal and State Low Income Housing Tax Credits, HOME funds or other sources to encourage further development.

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

Discussion

The amounts allocated for the HUD grant programs in this Consolidated Plan (CDBG, HOME, and ESG) are provided in the attached **FFY 2015 Action Plan - One Year Use of Funds** document as part of the appendix. Program descriptions and allocations are also provided for the following programs: Housing Opportunities for Persons with AIDS (HOPWA), Public Housing Programs, Housing Choice Voucher Program (Section 8 Housing), Tenant-Based "Housing Choice Vouchers", Project-Based Voucher Program, Family Self-Sufficiency (FSS) Program, Financial Literacy, Family Unification - Homeless Program, Homeownership Voucher Program, Mainstream Program, Housing Counseling, Comprehensive Grant Program, Low Income Housing Tax Credit Program, and EPA Brownfield Revitalization Program. Non-Federal Public Sources described include the New York State Affordable Homeownership Development Program (AHC), New York State Housing Trust Fund (HTF), New York State Housing Tax Credit Program, Tax Exempt, SONYMA, Homeownership and Economic Stabilization for Long Island Progam (HELP Long Island), and NY State Department of Grants. Local resources include Nassau County Community Revitalization Program, Nassau County Environmental Bond Act, and others. Private resources listed include local banks, Grown Nassau Fund, Federal Home Loan Bank (FHLB), and numerous non-profit organizations.

Please see the attached **FFY 2015 Action Plan - One Year Use of Funds** in the **Grantee Unique Appendices** for further details regarding these programs and their one year use of funds.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehab & LeadPaint Abatement	2015	2019	Affordable Housing	Bayville Village Bellerose Village Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City Lynbrook Village Malverne Village Massapequa Park Village Mineola Village New Hyde Park Village North Hempstead Town Oyster Bay Town Sea Cliff Village South Floral Park Village Stewart Manor Village Valley Stream Village	Rehabilitation of Substandard Housing	CDBG: $2,313,700	Homeowner Housing Rehabilitated: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Expansion of Housing through New Construction	2015	2019	Affordable Housing	Roosevelt New Cassel Urban Renewal Area Hempstead Town	Affordable Housing	HOME: $980,000	Homeowner Housing Added: 11 Household Housing Unit
3	Rental Assistance for Low Income Households	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: $0 HOME: $0 ESG: $0	Tenant-based rental assistance / Rapid Rehousing: 3031 Households Assisted
4	Expansion of Rental Housing	2015	2019	Affordable Housing	Nassau County Consortium North Hempstead Town Valley Stream Village	Rehabilitation of Substandard Housing Affordable Housing	HOME: $240,000	Rental units constructed: 39 Household Housing Unit Rental units rehabilitated: 52 Household Housing Unit
5	Direct Homeownership Assistance	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing	HOME: $560,000	Direct Financial Assistance to Homebuyers: 32 Households Assisted
7	Housing Support Services Low/Mod Income households	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: $95,000	Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted Other: 1000 Other
8	Housing Support Services Homeless Persons	2015	2019	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: $685,500	Homeless Person Overnight Shelter: 3000 Persons Assisted
9	Homeless Prevention	2015	2019	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: $134,558	Homelessness Prevention: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Provision of Public Services	2015	2019	Non-Homeless Special Needs	Nassau County Consortium	Public Services	CDBG: $1,115,800	Public service activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Public Facility and Improvements Projects	2015	2017	Non-Housing Community Development	Uniondale Roosevelt Elmont Urban Renewal Area Nassau County Consortium Farmingdale Village Floral Park Village Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City Lynbrook Village Manorhaven Village Massapequa Park Village Mineola Village New Hyde Park Village North Hempstead Town Oyster Bay Town Rockville Centre Village Stewart Manor Village Valley Stream Village Westbury Village	Community Development Needs	CDBG: $3,962,547	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 140000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Housing and Support for Special Needs Population	2015	2019	Non-Homeless Special Needs	Administration	Address Special Needs	CDBG: $25,000	Public service activities for Low/Moderate Income Housing Benefit: 6 Households Assisted Other: 1300 Other
13	Elimination of Blight through Demolition	2015	2019	Affordable Housing Non-Housing Community Development	Glen Cove City North Hempstead Town	Community Development Needs	CDBG: $220,000	Buildings Demolished: 1 Buildings
14	Upgrade the Physical Condition of Local Businesses	2015	2017	Non-Housing Community Development	Uniondale Roosevelt Elmont Urban Renewal Area Nassau County Consortium Bayville Village Farmingdale Village Freeport Village Glen Cove City Hempstead Town Hempstead Village Mineola Village	Community Development Needs	CDBG: $504,000	Facade treatment/business building rehabilitation: 20 Business
15	Brownfield Remediation	2015	2019	Non-Housing Community Development	Nassau County Consortium	Community Development Needs	CDBG: $0 HOME: $0 ESG: $0	Brownfield acres remediated: 1 Acre

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Section 108 Loan Repayment	2015	2016	Non-Housing Community Development	Administration Hempstead Village	Administration, Regulatory Compliance and Planning	CDBG: $638,000	Other: 1 Other
17	Administration and Planning	2015	2016	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Administration Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City North Hempstead Town Oyster Bay Town Rockville Centre Village	Administration, Regulatory Compliance and Planning	CDBG: $1,559,164	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

1	**Goal Name**	Owner Occupied Housing Rehab & Lead Paint Abatement
	Goal Description	Maintain the stock of affordable housing by providing loans and/or grants to low and moderate income homeowners to eliminate code violations and make other needed improvements to their homes.
2	**Goal Name**	Expansion of Housing through New Construction
	Goal Description	Nassau County, through the HOME Investment Partnerships Program has allocated funding to complete new housing construction projects in the Town of North Hempstead, New Cassel area and in the Town of Hempstead - Roosevelt Scattered site project.

3	**Goal Name**	Rental Assistance for Low Income Households
	Goal Description	The goal of the Housing Choice Voucher Program (a/k/a Section 8) is to increase affordable rental housing choices for eligible very low and low -income families, senior citizens and disabled households through a rental subsidy to rent decent, safe and sanitary housing from the private rental housing market**.** The Housing Choice Voucher Program is a rental subsidy program where the tenant pays up to 30% of his/her income toward the rent and the balance is a grant paid directly to the landlord. The assisted tenants rent units in private homes and apartments throughout Nassau County. Eligible applicants must be extremely low and low income, earning less than 50% of median family income. The purpose of the program is to prevent homelessness by providing a housing subsidy. Senior citizens and the disabled on fixed incomes and working families with small children constitute the majority of grant recipients. This program is not funded with CDBG, HOME or ESG sources.
4	**Goal Name**	Expansion of Rental Housing
	Goal Description	Nassau County is committed to expanding affordable housing opportunities for low income senior citizens and families. Although affordable rental units are often difficult to obtain, Nassau County has made great strides in identifying sites that can be rehabilitated to accommodate low income senior citizens and families. A rental housing rehabilitation project has been identified in Manhasset, NY - Pondview Homes HDFC. 52 units will be rehabilitated, 10 of which are HOME assisted, for low/mod income residents. An additional rental construction project is underway in the Village of Valley Stream near the LIRR Gibson Train Station which is poised to produce 39 units of multi-family rental housing.
5	**Goal Name**	Direct Homeownership Assistance
	Goal Description	Through collaboration between Nassau County Office of Housing and Community Development (NC OHCD) and the Long Island Housing Partnership (LIHP), the First-Time Home Buyer Down Payment Assistance Program and the Employer Assisted Housing Program (EAHP) were carried out during the program year. The First-Time Home Buyer Down Payment Assistance Program provides up to $20,000 in down payment assistance to eligible households to purchase a home. The mission is to provide affordable housing opportunities to low/moderate income first-time homebuyers. The LIHP has leveraged HOME funds with New York State funds and private funding from participating employers for the County Employer Assisted Housing Program. The Employer Assisted Housing Program includes over 120 participating employers on Long Island and provides $12,000 in down payment assistance to eligible employees.

7	**Goal Name**	Housing Support Services Low/Mod Income households
	Goal Description	Housing support services are provided through the Nassau County Office of Housing and Community Development - Housing Counseling Center (HCC), Providing housing support services for Nassau County residents is an extremely high priority item. The Nassau County Homeownership Program provides the following: Pre-purchase & Post-purchase counseling, Comprehensive First Time Homebuyer Education Classes; Housing Choice Voucher Program & Homeownership Program; Financial Literacy Workshops & Counseling; Financial Counseling for Renters; Down Payment Assistance Grant Program (NCDPA); Default Prevention Hotline; Foreclosure Prevention Counseling, Predatory Lending Awareness; Referral for legal and social services; Returning Veterans referral services. The Long Island Housing Partnership provides services that include down payment assistance and housing counseling. Long Island Housing Services (LIHS) provides a wide range of fair housing services to County residents including mortgage counseling, landlord tenant mediation, discrimination testing, and similar activities. LIHS continues to affirmatively reach out to potential victims of discrimination in mortgage lending, redlining, appraisal and homeowner's insurance.
8	**Goal Name**	Housing Support Services Homeless Persons
	Goal Description	The Nassau-Suffolk Continuum of Care Group (CoC) utilizes HUD SHP funds on behalf of Nassau County service providers and housing developers for the acquisition and rehabilitation of housing for transitional and permanent housing for the homeless and special needs homeless. The Nassau-Suffolk Continuum of Care Group is an open committee, consisting of members of non-profit organizations, government entities, grassroots and faith-based organizations, as well as consumers. The mission of this group is strategic planning, networking and coordination of housing and services in order to ensure a seamless continuum of care for homeless persons in the region. The ultimate goal is the reduction/elimination of long-term homelessness through the development and maintenance of programs, increase in access to housing and services for the homeless, and prevention activities. The Homeless Hotline 1-866-Warm-Bed continues to be in operation from November 27th through March 31st. This is a 24/7 homeless hotline available to serve families and individuals seeking housing relief during the cold winter months. A total of 192 persons were assisted during the year with 115 warm bed referrals of which 75 were single adults, and 40 were families comprised of 44 adults and 73 children. By way of comparison from last program year, the number of singles remained the same but the number of families more than doubled. Emergency Shelter providers who are funded by this office carry out a variety of services for the homeless population.

9	**Goal Name**	Homeless Prevention
	Goal Description	The Emergency Solutions Grant (ESG) Program provides services to very low income residents (30% of AMI) to remain in their rental apartments while reassessing their finances. NC OHCD currently administers this program and conducts all screening and case management. It is primarily a rental arrears program which provides rental assistance for up to six (6) months which gives residents time to regain stability. When an individual or family is at risk of becoming homeless, an immediate contact and assessment is made to begin the process of stability The Homeless Hotline 1-866-Warm-Bed continues to be in operation from November 27th through March 31st. This is a 24/7 homeless hotline available to serve families and individuals seeking housing relief during the cold winter months. A total of 192 persons were assisted during the year with 115 warm bed referrals of which 75 were single adults, and 40 were families comprising of 44 adults and 73 children. By way of comparison from last program year, the number of singles remained the same but the number of families more than doubled. Emergency Shelter providers who are funded by this office carry out a variety of services for the homeless population.
10	**Goal Name**	Provision of Public Services
	Goal Description	The Consortium continues to address the needs of extremely low, low and moderate-income persons throughout Nassau County by providing funding for programs and services. Approximately 10% of our annual CDBG allocation is granted to non-profit organizations providing public services for persons with special needs such as senior citizens, the physically challenged, at-risk youth, families, and the homeless. Public service funding will also be provided to assist with employment training, food pantries/soup kitchens, substance abuse prevention, mental health counseling, crime awareness, fair housing counseling testing and enforcement, English as a Second Language (ESL) training, veteran's organizations, economic development, and for public health programs.
11	**Goal Name**	Public Facility and Improvements Projects
	Goal Description	Provision of new and improved public facilities and infrastructure improvements to improve the environment for very low, low and moderate income households in identified target areas. Public Facilities and Infrastructure Improvements are important factors in sustaining communities and ensuring the safety and well-being of residents. Investing in infrastructure provides long-term economic benefit to low and moderate-income communities. Nassau County is targeting those areas most in need.

12	**Goal Name**	Housing and Support for Special Needs Population
	Goal Description	Finding and/or developing housing for Nassau County's special needs population continues to be a high priority for the County. The County has worked with non-profit special needs housing providers to acquire and rehabilitate homes to be used as group homes and regularly provides grants toward housing related expenses.
13	**Goal Name**	Elimination of Blight through Demolition
	Goal Description	Consortium members continue to identify blighted and underutilized sites for redevelopment. These parcels must be demolished in order to undertake housing or other community development activities.
14	**Goal Name**	Upgrade the Physical Condition of Local Businesses
	Goal Description	The consortium is addressing blighted downtowns by funding commercial façade improvements. These improvements upgrade the physical condition of local business areas to eliminate and prevent blight, create and retain jobs.
15	**Goal Name**	Brownfield Remediation
	Goal Description	A priority of Nassau County is to identify brownfields sites for development and reuse. By doing so, there will be economic benefits such as creating jobs, increasing the municipal tax base, mitigating potential health or environmental risks and maximizing existing infrastructure. State and federal government entities set the environmental standards and provide resources for assessment and remediation. Nassau County relies heavily upon input from the local community to determine redevelopment options. Nassau County has received an EPA Brownfield Revolving Loan Fund which may be used for remediation of projects assisted with CDBG.
16	**Goal Name**	Section 108 Loan Repayment
	Goal Description	Repayment of Section 108 Loan principal and interest
17	**Goal Name**	Administration and Planning
	Goal Description	General management, oversight, coordination, monitoring & evaluation costs & carrying charges related to planning & execution of community development activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

Community Development Block Grant Program (CDBG). The CDBG Program is a Federal entitlement program with the objective of assisting low and moderate income persons, eliminating slums and blight and/or addressing urgent community development needs. In FFY 2015, $12,737,711 in CDBG funds will be provided to Nassau County and allocated to participating municipalities and other eligible entities. An estimated 90% of these funds will be used to benefit extremely low, low and moderate income persons. CDBG funds, and program income, can be used for a wide range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities.

HOME Investment Partnerships Program. The HOME Program is a Federal housing initiative with the primary objectives of expanding the supply of owner and rental housing for low income households. Nassau County anticipates receiving $1,696,597 in HOME funds in Federal fiscal year 2015. In addition, approximately $50,000 in HOME program income is expected to be received. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low, low and moderate income households through new construction, acquisition, and substantial rehabilitation activities.

Funds can be used for housing related activities including real property acquisition, rehabilitation, new construction, tenant based assistance, homebuyer assistance, and support services. The HOME Program requires a 25% match of funds from non-Federal sources. In FFY 2015, match funds for the Nassau County HOME Program will likely be derived from private funding and from New York State housing programs such as the Housing Trust Fund, and Low Income Tax Credit equity. In addition, the County has sufficient match contributions from previous HOME grant years that it may carry over to the FFY 2015 program year.

Emergency Solutions Grant Program (ESG). The ESG Program is a Federal entitlement program which provides funding to improve the quality of existing emergency shelters and to restrict the increase of homelessness through the funding of homeless prevention and rapid re-housing programs In FFY 2015, Nassau County is expected to receive $1,142,545 in ESG funds, which will be allocated to non-profit homeless providers in the County as well as the County's Homeless Prevention and Rapid Re-housing program. The ESG Program requires a 100% match of non-Federal funds to ESG funds. The match can be provided through State and local funds, contributions, and value of real property. ESG funds will be used for renovation, conversion of buildings, rehabilitation, essential services/social services, homelessness prevention, and operating costs.

Projects

#	Project Name
1	Residential Rehabilitation
2	Commercial Rehabilitation
3	Acquisition
4	Public Facilities and Improvements
5	Clean-up of Contaminated Sites
6	Clearance and Demolition
7	Public Housing Rehabilitation
8	Public Services
9	Economic Development
10	Administration and Planning
11	Code Enforcement
12	Direct Homeownership Assistance
13	Relocation
14	Emergency Shelter and Homeless Prevention
15	Section 108 Loan Repayment

Table 57 – Project Information

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

The Annual Plan attempts to allocate funding across a range of projects which directly reflect the priority needs of each applying consortium member, non-profit entity, housing developer, and advocate.

CDBG - CDBG funds will be provided to the Nassau Urban County Consortium and non-profit agencies for use on eligible projects within the Consortium and allocated to participating municipalities and other eligible entities. An estimated 90% of these funds will be used to benefit extremely low, low, and moderate income persons. CDBG funds and program income can be used for a wide range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities. Nassau County seeks to fund activities that are consistent with HUD CDBG Program objectives; incorporate Nassau County's Consolidated Plan goals and identified priorities; benefit low/mod income individuals; are ready to proceed; leverage other public and private resources; are consistent with the County's Fair Housing Initiative to overcoming impediments to fair housing choice by providing housing opportunities in non-impacted communities; are designed to implement recommendations identified in Nassau County's 10 Year Plan to End Chronic Homelessness; and show evidence of Community Outreach and Support. Applicants are requested to demonstrate how proposed projects meet a community need.

HOME – The program's primary objective is to expand the supply of owner and rental housing for low income households. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low, low and moderate income households through new construction and substantial rehabilitation activities. HOME funds can be used for housing related activities including real property acquisition, rehabilitation, new construction, tenant based rental assistance, homebuyer

assistance, and support services. The HOME Program requires a 25% match of funds from non-federal sources. County Funding Priorities: Projects that preserve affordability and create a variety of housing opportunities for Nassau County residents; Number and location of new housing units created or preserved by the proposed project; Compliance with Nassau County's homebuyer income eligibility guidelines; Leveraging of other public and private funding sources for the developments with public funds; Degree of low-income benefit that will be derived from the proposed project; Number of housing units that will be handicapped-accessible at the completion of the proposed project; Proximity of project to Long Island Rail Road stations and/or Long Island Bus stops; Proximity of project to defined "downtown" and/or local Central Business District.

ESG - The ESG program provides funding to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. The funds are allocated to homeless shelters to undertake shelter rehabilitation, operations and essential services. Eligible applicants under the ESG Program include units of local government and private non-profit organizations. ESG funds must be matched with an equal amount of funds from other sources.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Residential Rehabilitation
	Target Area	Nassau County Consortium
	Goals Supported	Owner Occupied Housing Rehab & Lead Paint Abatement
	Needs Addressed	Rehabilitation of Substandard Housing
	Funding	CDBG: $2,000,000
	Description	Maintain the stock of affordable housing by providing loans and/or grants to low and moderate income homeowners to eliminate code violations and make other needed improvements to their homes.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	100
	Location Description	County-wide
	Planned Activities	Weatherization and handicapped accessibility improvments to income eligible homeowners, including new roof, windows, siding, boiler, doors, and accessibility features.
2	**Project Name**	Commercial Rehabilitation
	Target Area	Bayville Village Farmingdale Village Freeport Village Glen Cove City Hempstead Town New Hyde Park Village North Hempstead Town
	Goals Supported	Upgrade the Physical Condition of Local Businesses
	Needs Addressed	Community Development Needs
	Funding	CDBG: $500,000
	Description	Upgrade the physical condition of local business areas to eliminate and prevent blight, create and retain jobs.
	Target Date	8/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 businesses will benefit from the Commercial Rehabilitation program.
	Location Description	
	Planned Activities	Commercial Facade improvements in income eligible areas within Nassau County. These improvements include, new signs, awnings and lighting to upgrade and improve the target area.
3	**Project Name**	Acquisition
	Target Area	East Rockaway Village Hempstead Town Hempstead Village Island Park Village Long Beach City
	Goals Supported	Expansion of Housing through New Construction Public Facility and Improvements Projects
	Needs Addressed	Community Development Needs Affordable Housing
	Funding	CDBG: $657,000
	Description	Acquisition of Real Property and Acquisition Spot Blight for a public benefit purpose, including affordable housing, open space, parking facilities, etc. and to purchase and remove blighted structures.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	Proposed locations: East Rockaway - Corner of Althouse and Front Street Hempstead Town - Elmont Argo Theater Hempstead Village - Village-wide. blighted structures Island Park - 92 Suffolk Road Long Beach - City-wide blighted abandoned homes North Hempstead - 60 & 205 Urban and 205 Sheridan Westbury
	Planned Activities	Acquisition of parcels in New Cassel for the purpose of affordable housing and economic development. Acquisition of blighted parcels in East Rockaway, Island Park, and Long Beach for the purpose of affordable housing and economic development.
4	**Project Name**	Public Facilities and Improvements
	Target Area	Uniondale Roosevelt Farmingdale Village Floral Park Village Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City Lynbrook Village Manorhaven Village Massapequa Park Village Mineola Village New Hyde Park Village North Hempstead Town Oyster Bay Town Rockville Centre Village Valley Stream Village Westbury Village
	Goals Supported	Public Facility and Improvements Projects
	Needs Addressed	Community Development Needs
	Funding	CDBG: $3,135,550
	Description	Provision of new and improved public facilities and infrastructure improvements to improve the environment for very low, low and moderate income households in identified target areas.

	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	27 public facility and improvement projects will be undertaken during the year benefitting approximately 140,000 people
	Location Description	Public Facility and Improvement projects that will be undertaken during the program year include street and sidewalk improvements, Neighborhood Facilities, Parks, Parking Lots, Community and Senior Centers.
	Planned Activities	Approximately 27 public facility and improvement projects will be undertaken during the program year including, handciapped accessibility improvement to public buildings, senior centers, community centers, parks, playgrounds, street and sidewalk improvments,
5	**Project Name**	Clean-up of Contaminated Sites
	Target Area	Glen Cove City
	Goals Supported	Brownfield Remediation
	Needs Addressed	Community Development Needs
	Funding	CDBG: $15,000
	Description	Clean-up of environmental/toxic environmental waste or contamination from a site.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	The entire City of Glen Cove will benefit from the proposed activity as well as tourists from outside communities.
	Location Description	Glen Cove Waterfront Urban Renewal Area
	Planned Activities	The City of Glen Cove has only residual items to address in the Waterfront Revitalization Area prior to selling to developer. The site which was once severly contaminated is close to 100% remediation.
6	**Project Name**	Clearance and Demolition
	Target Area	Glen Cove City North Hempstead Town
	Goals Supported	Elimination of Blight through Demolition
	Needs Addressed	Community Development Needs

	Funding	CDBG: $220,000
	Description	Clearance or demolition of buildings and improvements, or the movement of structures to other sites.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	2 structures are slated for demolition during the program year.
	Location Description	In Glen Cove - Garvies Point - abandoned incinerator North Hempstead Town - New Cassel Urban Renewal Area - 985 Prospect Street, Westbury
	Planned Activities	
7	**Project Name**	Public Housing Rehabilitation
	Target Area	Hempstead Village Oyster Bay Town
	Goals Supported	Expansion of Rental Housing
	Needs Addressed	Rehabilitation of Substandard Housing Rehabilitation of Public Housing Complexes
	Funding	CDBG: $485,000
	Description	Major repair to Public Housing Complexes including roofing, interior and exterior lighting, interior and exterior doors, parking lot repairs, security cameras and generators.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Three Public Housing Authority building will receive upgrades.
	Location Description	Oyster Bay Housing Authority Buildings - Village-wide Hempstead Village Housing Authority Buildings - Village-wide
	Planned Activities	Repairs to Public Housing buildings
8	**Project Name**	Public Services
	Target Area	Nassau County Consortium

	Goals Supported	Housing Support Services Low/Mod Income households Provision of Public Services Housing and Support for Special Needs Population
	Needs Addressed	Public Services
	Funding	CDBG: $1,382,800
	Description	Provide programs and services to address the needs of youth of extremely low, low and moderate income persons.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50,000 families and individuals will be assisted through various public service agencies funded by Nassau County OHCD
	Location Description	County-Wide
	Planned Activities	
9	**Project Name**	Economic Development
	Target Area	Uniondale Roosevelt Elmont Urban Renewal Area Hempstead Town
	Goals Supported	Upgrade the Physical Condition of Local Businesses
	Needs Addressed	Community Development Needs
	Funding	CDBG: $25,000
	Description	Staff support for recruitment of businesses in target areas in the Town of Hempstead. The focus of this effort will be to provide technical assistance to small businesses to identify available funding and to receive funding through sources including the IDA, New York State and the Federal government.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Five (5) businesses will be assisted with technical assistance.
	Location Description	Town of Hempstead - Target areas of Roosevelt, Elmont and Uniondale.

	Planned Activities	
10	**Project Name**	Administration and Planning
	Target Area	Administration
	Goals Supported	Administration and Planning
	Needs Addressed	Administration, Regulatory Compliance and Planning
	Funding	CDBG: $2,547,542 HOME: $169,657 ESG: $8,569,088
	Description	General management, oversight, coordination, monitoring and evaluation costs and carrying charges related to planning and execution of community development activities.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	**Project Name**	Code Enforcement
	Target Area	New Cassel Urban Renewal Area Hempstead Village Mineola Village
	Goals Supported	Owner Occupied Housing Rehab & LeadPaint Abatement
	Needs Addressed	Community Development Needs
	Funding	CDBG: $75,000
	Description	Expansion of housing opportunities through code enforcement. Cost associated with property inspection and follow-up action such as legal proceedings.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	New Cassel Area, Hempstead Village, Mineola Village.
	Planned Activities	Targeted code enforcement activities in neighborhoods experiencing overcrowding, and health and safety violations.
12	**Project Name**	Direct Homeownership Assistance
	Target Area	Nassau County Consortium North Hempstead Town
	Goals Supported	Direct Homeownership Assistance
	Needs Addressed	Assist Cost Burdened Households
	Funding	CDBG: $120,000 HOME: $500,000
	Description	Provision of first-time homebuyer downpayment and closing cost assistance
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 25-30 households will be assisted via the Downpayment Assistance Program.
	Location Description	County-Wide
	Planned Activities	The First-Time Home Buyer Down Payment Assistance Program provides up to $20,000 in down payment assistance to eligible households to purchase a home. The mission is to provide affordable housing opportunities to low/moderate income first-time homebuyers. The Long Island Housing Partnership administers the program on behalf of OHCD and has leveraged HOME funds with New York State funds and private funding from participating employers for the County Employer Assisted Housing Program. North Hempstead Town has allocated funding to assist homebuyers purchase homes constructed by the Town utlizing HOME funds.
13	**Project Name**	Relocation
	Target Area	North Hempstead Town
	Goals Supported	Rental Assistance for Low Income Households
	Needs Addressed	Community Development Needs
	Funding	CDBG: $1,000

	Description	Relocation payments and assistance to displaced persons, including individuals, families, businesses, and non-profit organizations. All in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 Family
	Location Description	Location in the Town of North Hempstead New Cassel Urban Renewal Area.
	Planned Activities	Possible relocation of tenants should the home be purchased by Town of North Hempstead Community Development Agency.
14	**Project Name**	Emergency Shelter and Homeless Prevention
	Target Area	Nassau County Consortium
	Goals Supported	Housing Support Services Homeless Persons Homeless Prevention Housing and Support for Special Needs Population
	Needs Addressed	Address Homeless Needs
	Funding	ESG: $1,142,545

	Description	For Federal Fiscal Year 2015, Nassau County is allocated $1,142,545 in ESG funds. All applications have been screened by NC OHCD staff for completeness and compliance with applicable regulations. Additionally, the County utilizes the following criteria in selecting projects for funding: Experience of the applicant in engaging in street outreach to unsheltered homeless individuals and families and connecting them with emergency shelter, housing, or critical services, and providing them with urgent non-facility based care; Experience of the applicant with housing relocation and stabilization services; Experience of the applicant in developing and/or operating homeless housing; Experience of the applicant in working with the federal Emergency Solutions Grants Program, including, but not limited to compliance with reporting and expenditure requirements; Administrative capabilities and financial capacity in undertaking proposed projects; Proposals that implement recommendations identified in Nassau 10 Year Plan to End Chronic Homelessness.; Proposals that invest in the prevention of homelessness including preventing housed families and individuals from becoming homeless; preventing individuals from becoming homeless upon discharge from institutions; and preventing veterans from becoming homeless upon discharge; Proposals that meet the needs of homeless subpopulations as defined by HUD including the chronically homeless, veterans, persons with chronic disabilities (physically disabled, severely mentally ill, chronic substance abusers, and HIV/AIDS), victims of domestic violence, youth, and elderly; Projects that leverage other resources; The availability of matching resources. Additionally, Nassau County will be carrying out the homeless prevention rapid rehousing portion of the grant by administering a rental arrears program for those residents who are at risk of becoming homeless.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1,500 individuals and families will be housed in an overnight shelter and 50 households will be assisted with homeless prevention-rapid re-housing rental arrears program
	Location Description	County-Wide
	Planned Activities	Funding for Emergency Shelter operations, essential services and rehabilitation as well as homeless prevention and rapid rehousing.
15	**Project Name**	Section 108 Loan Repayment
	Target Area	Hempstead Village
	Goals Supported	Section 108 Loan Repayment

	Needs Addressed	Community Development Needs
	Funding	CDBG: $588,000
	Description	Set aside of funds for possible Section 108 Loan Repayment
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Re-payment of three Section 108 Loans.

AP-50 Geographic Distribution – 91.220(f)

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

The Nassau Urban County Consortium includes member including: the Towns of Hempstead, North Hempstead, and Oyster Bay, the Cities of Glen Cove and Long Beach, and 26 Incorporated Villages including Bayville, Bellerose, Cedarhurst, East Rockaway, Farmingdale, Floral Park, Freeport, Great Neck Estates, Great Neck Plaza, Hempstead, Island Park, Lynbrook, Malverne, Manorhaven, Massapequa Park, Mineola, Munsey Park, New Hyde Park, Rockville Centre, Roslyn, Sea Cliff, South Floral Park, Stewart Manor, Valley Stream, Westbury, and Williston Park. Areas that require assistance will be directed appropriately.

Geographic Distribution

Target Area	Percentage of Funds
Administration	20
Nassau County Consortium	80

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG Program funds are allocated via an application process. Municipal consortium members submit funding applications in response to local concerns to address locally-identified needs. Nassau County OHCD reviews applications for eligibility, need and evidence of ability to complete planned projects in a timely fashion.

HOME funds are awarded to projects through an application process. Factors considered include the type of development (owner/renter; new construction/rehab/conversion), degree of low/mod income benefit, location, need, leveraging of resources, and readiness to proceed.

Discussion

Geographic Distribution as follows:

Housing rehabilitation assistance for extremely low, low and moderate income households -

Geographical Location: Residential rehabilitation activities will be undertaken consortium-wide, in areas with older housing stock, multi-family housing and low income concentrations, as well as areas or neighborhoods with scattered or spot housing needs. Some of these communities (e.g., North Hempstead, Oyster Bay, and Hempstead Town) have in-house staff resources to administer the

rehabilitation program. Elsewhere, rehabilitation is undertaken by OHCD staff.

Public Housing – The Town of Oyster Bay and the Village of Hempstead will rehabilitate public housing complexes

Expansion of housing opportunities for low and moderate income first time homebuyers -

Downpayment assistance will be provided countywide.

New construction and rehabilitation of rental housing for extremely low and low income households -

Several projects are proposed and anticipated to be completed by 2019. These include Pondview Homes HDFC located in Manhasset which anticipates the rehabilitation of fifty two (52) rental units, and a single family housing development of seven (7) homes Roosevelt. Currently, thirty-nine (39) units of rental housing are being newly constructed in Valley Stream adjacent to the Gibson LIRR Train Station. Housing in other locations on a project by project basis will be considered. The County will seek projects in high-opportunity areas within Nassau County.

Housing support services for extremely low, low and moderate income households - Services will be provided on a countywide basis by Long Island Housing Services, Long Island Housing Partnership, and Nassau County Homeownership Center.

Homeless - Of particular concern are issues of concentration of homeless housing and permanent housing for homeless persons in certain neighborhoods which already have significant amounts of assisted, supportive or special needs housing. Communities will be supported in considering applications for homeless housing on a case by case basis, where priority can be given to homeless households with that particular community as its community of origin. Activities will be carried out Countywide by Continuum of Care and ESG Subrecipients.

Provision of housing and support services for others with special needs - Public services to other special needs groups will be provided throughout Nassau County.

Provision of new and improved public facilities and infrastructure improvements to improve the environment for very low, low and moderate income households - PF&I Activities will take place in the Villages of Farmingdale, Freeport, Floral Park, Great Neck Plaza, Hempstead , Lynbrook, Mineola, New Hyde Park, Rockville Centre, Stewart Manor, Valley Stream, and Westbury, the Towns of Hempstead (Baldwin, Franklin Square, Uniondale, Elmont), North Hempstead (New Cassel), and Oyster Bay (Oyster Bay, Glen Head), and the Cities of Glen Cove and Long Beach.

Eliminate and prevent blight through rehabilitation, demolition and redevelopment activities, as well as code enforcement. The Villages of Bayville, Farmingdale, Hempstead, Mineola, New Hyde Park, the Cities of Glen Cove and Long Beach, the Towns of Hempstead and North Hempstead (New Cassel Area) will undertake activities that eliminate blight.

AP-55 Affordable Housing – 91.220(g)

Introduction

The Action Plan specifies goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. Affordable housing units are provided throughout the Nassau County Consortium through various County programs including rental assistance, the production of new units, rehabilitation of existing units, and the acquisition of existing units. The County utilizes several funding streams to support its goals for contributing to the provision of affordable housing. The total one year goals for the number of households to be supported is provided below.

One Year Goals for the Number of Households to be Supported	
Homeless	15,000
Non-Homeless	5,000
Special-Needs	150,000
Total	170,000

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	3,031
The Production of New Units	40
Rehab of Existing Units	500
Acquisition of Existing Units	160
Total	3,731

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

The County allocates CDBG funds for its single-family, owner-occupied residential rehabilitation program. Generally, the focus of the program is on weatherization improvements. Handicapped accessibility improvements are also undertaken in order for residents to remain comfortably in their homes. The County has updated program standards to incorporate Energy Star and energy efficiency improvements.

CDBG funds are also allocated to neighborhood revitalization projects including housing. These projects involve acquisition, relocation and clearance of properties with the goal of developing new affordable housing units. HOME funds may then be used for project costs and/or down payment assistance.

The Long Island Housing Partnership (LIHP) has several down payment assistance programs that it undertakes in coordination with the OHCD. The OHCD utilizes HOME and other funding to assist these programs. The Employer Assisted Housing Program developed by LIHP is an economic initiative to assist

Long Island employers in recruiting and retaining qualified employees in high cost areas. Employer contributions are matched with public funding to help employees purchase and rehabilitate homes.

The OHCD also participates in the Neighborhood Stabilization Program (NSP), a component of the CDBG program which was established to stabilize communities that have suffered from foreclosures and abandonment. Funding is used to purchase and redevelop abandoned and foreclosed homes and residential properties. Priority is given to multifamily properties in neighborhoods with the highest number of foreclosed homes, factoring in other planned housing and community development activities.

The Emergency Solutions Grants (ESG) program is used for homeless prevention and rapid re-housing to fund housing relocation and stabilization services. Funds may also be used for short- or medium-term rental assistance for those at risk of becoming homeless or transitioning to stable housing.

Specific to the Annual Plan, a rental housing rehabilitation project has been identified in Manhasset, NY - Pondview Homes HDFC. 52 units will be rehabilitated, 10 of which are HOME assisted, for low/mod income residents. An additional rental construction project is underway in the Village of Valley Stream near the LIRR Gibson Train Station which is poised to produce 39 units of multi-family rental housing.

The County will use funding allocated through the HOME Investment Partnerships Program to complete new housing construction projects in the Town of North Hempstead, New Cassesl area and in the Town of Hempstead - Roosevelt Scattered site project.

AP-60 Public Housing – 91.220(h)

Introduction

The nine public housing authorities/agencies (PHA) within the Nassau Urban County Consortium operate and manage 3,749 public housing units. Of these, 3,211 are identified as senior housing units and 538 are identified as family housing units. There are 3,548 entries on waiting lists among the public housing authorities that have such waiting lists.

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

The County's nine PHAs have all indicated plans to modernize their housing units and, in some cases, provide job training/counseling services for their residents. The Nassau County OHCD has allocated $210,000 in CDBG funding to the Oyster Bay Public Housing Authority to fund roof replacement, exterior door replacement, new lighting, new security cameras, generators and parking lot repairs at six of its 11 public housing developments. The Village of Hempstead Public Housing Authority has been allocated $24,500 in CDBG funds to install new security cameras at Gladys Gardens.

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

Generally, the PHAs within the Nassau Urban County Consortium indicated that they include up to 2 tenant representatives on their Board of Commissioners. The PHAs typically hold meetings with residents on a regular basis (usually monthly) in order for them to be informed of the activities within the PHAs and provide residents the opportunity to give their feedback. The PHAs also encourage the creation of tenant committees, such as a resident watch program.

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

The PHAs that currently have troubled designations include:

- Village of Freeport
- Town of Hempstead
- Village of Hempstead

The PHAs have indicated the following as methods in which financial assistance will be utilized:

- The Town of Hempstead Housing Authority is currently designated troubled due to the massive losses incurred as a result of Superstorm Sandy. The Housing Authority continues to work with FEMA, NY State and HUD to recoup the funds and to remove the financially troubled designation.

- The Village of Freeport Housing Authority stated that financial assistance is not required. An asset recovery plan has been executed with HUD.
- The Village of Hempstead Housing Authority applied for CDBG funding from the Village and applied for a Safety and Security Grant.

Discussion

The public housing developments need to continuously perform maintenance in order to upgrade living conditions, correct physical deficiencies and achieve operating efficiency and economy.

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

Introduction

This section outlines the one year objectives regarding homeless populations and other special needs activities within the Nassau Urban County Consortium. These objectives include:

1. Provide decent and affordable housing
2. Provide a suitable living environment
3. Create economic opportunities

Nassau County OHCD coordinates with Continuum of Care of Nassau-Suffolk Counties to determine these needs and fund them appropriately.

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

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

The following programs contribute to the outreach to homeless individuals and the assessment of their specific needs:

Emergency Solutions Grant (ESG) Program funds are used to fund activities for street outreach, emergency shelter, homeless prevention, rapid re-housing assistance, and data collection through the Homeless Management Information System (or HMIS). Eligible activities include computer hardware, software, or equipment, technical support, office space, salaries of operators, staff training costs, and participation fees.

The street outreach program utilizes funds to cover costs related to essential services for unsheltered persons including emergency health or mental health care, engagement, case management, and services for special populations.

The Homeless Intervention Program (HIP) provides case management services to at-risk and homeless individuals and/or families who are eligible for or are receiving public assistance. Funded by the New York State Office of Temporary and Disability Assistance, the program provides an array of supportive services through a network of public and non-profit sector organizations.

Addressing the emergency shelter and transitional housing needs of homeless persons

The ESG Program is a federal entitlement program which provides funding to help individuals and

families quickly regain stability in permanent housing after experiencing a housing crisis.

An increased number of shelters and facilities for the homeless and those threatened by homelessness have been developed in Nassau County by various voluntary agencies. These include emergency shelters, transitional facilities, permanent supportive housing facilities, and other facilities such as day shelters and soup kitchens. With a growing homeless population and unmet homeless needs previously not addressed, there is a continuing need to provide support to existing facilities, expand services in appropriate locations and to create new services such as street outreach and prevention activities. The County targets ESG funding towards assisting these various agencies.

ESG funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as essential services for the residents including case management, child care, education, employment assistance and job training, legal and mental health services, substance abuse treatment, transportation, and services for special populations.

The County utilizes the following criteria in selecting projects for ESG funding:

• Experience of the applicant in engaging in street outreach to unsheltered homeless individuals and families and connecting them with emergency shelter, housing, or critical services, and providing them with urgent non-facility based care.
• Experience of the applicant with housing relocation and stabilization services.
• Experience of the applicant in developing and/or operating homeless housing.
• Experience of the applicant in working with the federal Emergency Solutions Grants Program, including, but not limited to, compliance with reporting and expenditure requirements.
• Administrative capabilities and financial capacity in undertaking proposed projects.
• Proposals that implement recommendations identified in Nassau County's 10 Year Plan to End Chronic Homelessness.
• Proposals that invest in the prevention of homelessness including preventing housed families and individuals from becoming homeless; preventing individuals from becoming homeless upon discharge from institutions; and preventing veterans from becoming homeless upon discharge from service.
• Proposals that meet the needs of homeless subpopulations as defined by HUD including the chronically homeless, veterans, persons with chronic disabilities (physically disabled, severely mentally ill, chronic substance abusers, and HIV/AIDS), victims of domestic violence, youth, and elderly.
• Projects that leverage other resources.
• The availability of matching resources.

Nassau County OHCD, in coordination with the Nassau County Department of Social Services (DSS), will carry out a significant portion of the prevention component. Nassau County OHCD and DSS will be conducting the initial evaluation required under § 576.401 (a), including verifying and documenting eligibility for individuals and families applying for housing assistance.

Helping homeless persons (especially chronically homeless individuals and families, families

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

The Nassau County OHCD assists chronically homeless populations to obtain permanent, affordable housing in order to eliminate the likelihood that they will become homeless again. OHCD previously commissioned a 10 Year Plan to End Chronic Homelessness. This was developed with significant input from various Nassau County agencies, non-profit providers, and homeless individuals. The Long Island Coalition for the Homeless continues to serve as the lead agency for the preparation and coordination of grant preparation and implementation of the Nassau-Suffolk Counties Continuum of Care group.

In addition, many of the communities in the Consortium fund a variety of public service activities, including employment and job training programs, counseling, education, and others which also help to address poverty conditions.

The Homeless Prevention and Rapid Re-Housing Program funds housing relocation and stabilization services including rental application fees, security deposits, utility deposits or payments, last month's rent and housing search, and placement activities. Funds may also be used for short- or medium-term rental assistance for those who are at-risk of becoming homeless or transitioning to stable housing.

According to the Homeless Needs Assessment (NA-40), the population that experiences the most days homeless is military veterans. This group also requires food, shelter and social services such as medical, psychological, and vocational counseling, and financial and legal assistance. The Beacon House Veterans Housing Initiative is a neighborhood revitalization project that creates housing for homeless veterans.

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

Low and very low-income households face a broad spectrum of housing problems. At one end of the spectrum we see the most visible problem: homelessness and/or households living in shelters. Distributed along the rest of the spectrum are other households who have a place to call home, but who are precariously housed. Often, they do not have the employment stability or the necessary income to pay both for their housing and other basic necessities, such as food and clothing, nor do they have access to affordable housing near their place of employment. Their homes may be overcrowded, unsafe or physically inadequate. Some face all or a combination of these problems. The availability of

affordable housing in Nassau County is essential in order to address the needs of these low and moderate-income families.

The Family Self-Sufficiency Program promotes the development of local strategies to coordinate the use of rental subsidies with public and private resources to help participants in the Section 8 housing choice voucher rental assistance program become self-sufficient through education, training, case management, and other supportive services.

Discussion

Nassau County OHCD will continue to assess and address the needs of the homeless and its subpopulations. The County will also continue to implement the 10 Year Plan to End Homelessness.

Approximately 10% of the County's annual CDBG allocation is granted to non-profit organizations providing public services for persons with special needs such as senior citizens, the physically challenged, at-risk youth, families, and the homeless. Public service funding will also be provided to assist with employment training, food pantries/soup kitchens, substance abuse prevention, mental health counseling, crime awareness, fair housing counseling testing and enforcement, English as a Second Language (ESL) training, veteran's organizations, economic development, and for public health programs.

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

Introduction:

The following are obstacles that Nassau County faces in addressing its housing and community development needs.

Lack of Vacant Land - Nassau County is highly developed, with little vacant or undeveloped land remaining. Where land is available, land use patterns generally favor other, more lucrative types of development. The limited amount of developable land restricts the number of new rental units and homeownership housing that can be built and contributes to the high cost of land.

High Cost of Land - A limited supply of developable land and high demand results in higher property costs, particularly for undeveloped land. The property values for parcels of land are cost prohibitive and generally preclude the development of affordable housing. Typically, increasing the number of dwelling units on a site would help to offset the high land costs. However, there are very few high density residential sites left in the County. Throughout the County, non-profit organizations are searching for ways to secure parcels of land through non-conventional sources, such as land donations made by municipalities, the County or the State.

Limited Funding Availability - There is a strong competition for available affordable housing funding. The County's annual allocations of CDBG and HOME funds have declined and remained stagnant in recent years, and there are often more requests for funding than monies available. Other Federal and State funds are also limited. Not-for-profit and for-profit developers seeking to build affordable housing are all competing for the same limited pool of funds. Limited funding for not-for-profit organizations also hampers their capacity to provide essential services.

High construction costs further contribute to the barriers to constructing additional affordable housing.

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

Initiatives are being undertaken by several communities in the Consortium to overcome some of these conditions. These include: incentive zoning/density bonuses; streamlining regulations to expedite approvals; creative use of public subsidies and tax credits; provision of extensive technical assistance to non-profit housing organizations; and greater involvement by localities in assembling blighted properties for redevelopment utilizing the power of eminent domain. The County continues to pursue and encourage affordable housing opportunities in an attempt to meet this need. When feasible, the

County and communities will leverage other funds to create additional housing units, provide alternate housing arrangements to assist low income households (such as the Nassau County Home Share Program), and encourage the redevelopment of downtown areas with housing.

Community meetings will continue to be held throughout the County to address local issues and concerns, including the need for starter housing.

Discussion:

Several of the identified barriers to affordable housing, such as lack of available land for development, high land costs, and limited availability of funding are problems which are difficult, or impossible, for the County to address directly. The County, however, will continue to work within its purview to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

This section outlines other actions Nassau County will carry out during Federal fiscal year 2015 as part of the Annual Plan. These actions include addressing obstacles to meeting underserved needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, developing institutional structures, and enhancing the coordination among public and private housing and social services agencies.

Actions planned to address obstacles to meeting underserved needs

The Consolidated Plan finds that lower income Hispanic households may be underserved. The OHCD will coordinate with Nassau County CASA (Coordinating Agency for Spanish Americans) to improve outreach to the Hispanic Community. In order to address the needs of a diverse Nassau County population, the OHCD has formulated a Language Access Plan ("LAP") and to date has:

- Distributed the LAP to all employees and required that they fully review and familiarize themselves with the LAP;
- Appointed a Language Access Coordinator who is responsible for language access training and compliance;
- Prepared a list of all bi-lingual and tri-lingual employees who are available to assist with language translation as needed;
- Prepared a list of documents commonly used by NC OHCD recipients for translation into the six most commonly spoken non-English languages; and
- Made available access to language translation services which can be utilized, as necessary, by telephone.

The OHCD will continue to implement the LAP.

Actions planned to foster and maintain affordable housing

Actions planned to foster and maintain affordable housing include: rehabilitating and retaining the existing affordable housing stock; providing down payment assistance to those individuals or families that qualify; increasing the availability of permanent housing for very low, low and moderate income families; assisting the homeless in attaining permanent housing; and assisting those at risk of becoming homeless.

Actions planned to reduce lead-based paint hazards

The County will continue its efforts to notify owners of pre-1978 housing who participate in CDBG, HOME, ESG, and Housing Choice Voucher funded housing programs of potential lead based paint hazards through distribution of printed material to each applicant. The County will also continue to

provide lead/asbestos testing and abatement services through its Residential Rehabilitation Program.

Actions planned to reduce the number of poverty-level families

The Housing Choice Voucher Program and the Nassau County FSS Programs, to be carried out by the County and PHAs, will be instrumental in assisting families who are living below the poverty level to become more self sufficient by improving their skills and income producing capacity. In addition, CDBG funded public services geared toward employment training, education, and counseling will also be instrumental in helping extremely low income families.

Actions planned to develop institutional structure

The OHCD and the Consortium members are part of an extensive network that provides housing and other public services described in the Consolidated Plan. The OHCD and Consortium members have cultivated relationships over time that result in efficient delivery of these services to populations in need. The OHCD and Consortium members will continue to nurture these relationships and review ways to improve institutional structure and service delivery.

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

The OHCD will continue to work with municipalities, not-for profit organizations, and other County agencies to provide linkages among various service providers.

Discussion:

All projects listed in the Annual Plan go toward addressing the priority needs that were identified in the five-year Strategic Plan. The coordination of available resources from Federal, State and local levels will continue to be required in the provision of affordable and supportive housing, non-housing community development, as well as the support of other community needs identified in this section.

Program Specific Requirements

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

Introduction:

The County has program specific requirements for the use of CDBG program income, HOME resale and recapture, and ESG outreach and performance standards.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**$50,000**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

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

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

   The County uses no other form of investment beyond those identified in Section 92.205. These

include investing HOME funds as equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies consistent with the HOME program requirements, deferred payment loans or grants.

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

   HOME Recapture Guidelines. As per 24 CFR 92.254, the HOME-assisted housing units must meet certain affordability requirements. The regulation states:

   (4) *Periods of affordability.* The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The per unit amount of HOME funds and the affordability period they trigger are described more fully in paragraphs (a)(5)(i) (resale) and (ii) (recapture) of this section.

   The table below outlines the HOME recapture guidelines based on the amount of assistance per unit that Nassau County will utilize when determining the affordability period.

Type of Activity	**Homeownership assistance HOME amount per-unit**	**Minimum period of affordability in years**
Rehabilitation	Under $15,000	5 years
Rehabilitation	$15,000-$40,000	10 years
Rehabilitation	Over $40,000	15 years
New Construction	Any Amount	20 years

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

   The following is the Consortium's resale/recapture guidelines for homebuyers assisted through the HOME program.

- Program funds will be secured by a first or second recapture mortgage on all HOME-assisted units. That mortgage will be due and owing during the affordability/recapture period if at any time the unit is not occupied as the principal residence of the mortgagor.
- In the event of sale or other transfer of the property during the affordability/recapture period, the HOME mortgage shall be due and payable from the net proceeds of the sale. Net proceeds of the sale shall be defined as the resale price less any remaining outstanding balance on a (non-HOME) first mortgage loan, and less the homeowner's investment.
- The homeowner's investment shall be defined as the sum of the homeowner's equity, down payment and closing costs, the equity achieved through mortgage principal repayments, and the value of approved capital improvements, if any. Approved capital improvements will be those constructed in conformance with state and local codes, and condominium/cooperative or homeowners association rules where applicable, and for which building permits and certificates of occupancy have been obtained.
- In the event that the net proceeds less the homeowner's investment shall be insufficient to repay the outstanding HOME mortgage in its entirety, the County shall agree to accept less than the full amount of these proceeds in satisfaction of its mortgage.
- Repayments will be used to fund additional housing activities consistent with the HOME program regulations at the time of repayment.

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

   No existing debt will be refinanced with HOME funds.

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

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

   Nassau County OHCD will carry out a significant portion of the prevention component as defined in the new ESG regulations at 24 CFR 576. NC OHCD will be conducting the initial evaluation required under § 576.401(a), including verifying and documenting eligibility for individuals and families

applying for housing assistance.

Nassau County Office of Housing and Community Development (NC OHCD) will provide services to those most in need of the temporary assistance, providing case management to assist the program participant to achieve stable housing, whether subsidized or unsubsidized. This program assistance is not intended to provide long-term support for program participants, but to provide critical assistance for the homeless or those at-risk of homelessness to achieve immediate housing stability. The NC OHCD will work with local agencies, including the Nassau County Department of Social Services, to help households regain stability. Referrals may be made through these agencies or by self-referral. Applications will be open to the public while funding is available. Applicants must prove they meet federal guidelines for homelessness or at-risk of homelessness and meet income requirements as required. Financial assistance will be provided for rental arrears and security deposit. Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears including any late fees on those arrears. In order to qualify for the rental arrears portion of the program, the client must be at 30% AMI. If a security deposit (first month and last month's rent) is disbursed, the client does not have to fall within the income guidelines rather they must be considered "homeless" by HUD standards.

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

As part of the CoC's coordinated assessment system, providers of ESG homelessness prevention and rapid re-housing assistance must:

• Make assistance available to all eligible households without regard to what agency provides shelter to the household or refers the household.
• Provide clear guidance to other Nassau County providers about eligibility requirements and how to access assistance.
• Undertake targeted outreach to providers who serve victims of domestic violence, and create clear pathways for their clients to access assistance.

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

The County utilizes the following criteria in selecting projects and making sub-awards as follows:

- Experience of the applicant in engaging in street outreach to unsheltered homeless individuals and families and connecting them with emergency shelter, housing, or critical services, and providing them with urgent non-facility based care.
- Experience of the applicant with housing relocation and stabilization services.
- Experience of the applicant in developing and/or operating homeless housing.
- Experience of the applicant in working with the federal Emergency Solutions Grants

Program, including, but not limited to compliance with reporting and expenditure requirements.

- Administrative capabilities and financial capacity in undertaking proposed projects.
- Proposals that implement recommendations identified in Nassau County's *10 Year Plan to End Chronic Homelessness*.
- Proposals that invest in the prevention of homelessness including preventing housed families and individuals from becoming homeless; preventing individuals from becoming homeless upon discharge from institutions; and preventing veterans from becoming homeless upon discharge.
- Proposals that meet the needs of homeless subpopulations as defined by HUD including the chronically homeless, veterans, persons with chronic disabilities (physically disabled, severely mentally ill, chronic substance abusers, and HIV/AIDS), victims of domestic violence, youth, and elderly.
- Projects that leverage other resources.
- The availability of matching resources.

Based on the above criteria, each application is reviewed and scored. Funding recommendations are made by staff and approved by the Nassau County Legislature and HUD.

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

Nassau County will coordinate with the CoC to meet the homeless participation requirement in 24 CFR 576.405(a).

5. Describe performance standards for evaluating ESG.

The Nassau County Ten-Year Plan to End Homelesses provides for a central database and source of information that will improve programs, expand resources and target service delivery more effectively to reach individuals and families. The Plan will help stimulate the development and provision of affordable rental housing and appropriate supportive housing throughout the County. This was a collaborative effort on behalf of many Nassau County agencies, non-profit entities, planners, and community based and faith based organizations. By investing in the prevention of homelessness, the plan aims to:

• Prevent housed families and individuals from becoming homeless;
• Prevent individuals from becoming homeless upon discharge from medical/ mental health institutions, assisted living facilities, nursing homes, and prison; identify persons with mental illness who may be at risk for homelessness and direct them to appropriate housing and support services;
• Prevent veterans from becoming homeless upon discharge, assure they receive necessary services

and link homeless veterans to appropriate services and assistance;

• Implementing a “housing first approach” to help people exit homelessness;

• Increase the number of emergency, transitional and permanent housing units in the County to address the needs of the chronically homeless and other homeless individuals and families, and reduce or minimize the length of time people remain homeless or in transitional housing;

• Expand and increase access to services and resources that will assist homeless persons and those persons on the verge of homelessness and improve their lives; and

• Provide educational opportunities and job training for homeless persons and persons at risk of homelessness.

Attachments

Citizen Participation Comments

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Nassau Urban County Consortium

1st Public Hearing Comments
Five Year Consolidated Plan Kick-off
February 10, 2015 – 2:00 pm – 4:00 pm

Q: Larry Sklar – Jewish War Veterans: Are there preferences for housing in the program (ex: veterans)

A: Kevin Crean – NC OHCD Deputy Director: No, we are required to follow HUD guidelines regarding Fair Housing. There are currently several cases pending in the courts and challenges to local preferences. Until those cases are concluded and the issue of the allowable preferences in housing for groups such as veterans is clarified, the County will not accept applications for funding for projects that include preferences.

Q: Devorah Crupar – Operation SPLASH: Can Residential Rehabilitation money be used to fix homes not covered by NY Rising?

A: John Sarcone – NC OHCD Director: Yes if it pertains to the program requirements such as income eligibility and need for weatherization repairs. You have to first check with your municipality to ascertain whether they have funding for this activity and put your name on a list via the municipality.

Q: How do we know what the income guidelines are?

A: Kevin Crean – NC OHCD Deputy Director: They are available on the HUD website and in our applications. OHCD staff can provide them to you as well upon request.

Q: Domenica Califano - Island Park Resident & 2nd- Island Park Resident (did not identify herself) Do you screen organizations applying for grants through your office? Operation SPLASH is "double dipping". They have another organization called VIP SPLASH which received $14,000,000.00 through FEMA and they are the same "players". Husband and Wife are each on the board of one. Want to make the public aware of what is being done.

A: John Sarcone – NC OHCD Director: All the applications go through a review process and all criteria and are abided by. Call me to arrange a meeting and we can discuss more thoroughly.

A: Devorah Crupar – Operation SPLASH: money for SPLASH is used specifically for education purposes for low-moderate income students. Our program is currently working with students from Freeport, Roosevelt and Uniondale. VIP SPLASH is something completely different. All of our financial information is available for them to review.

Q: Collin Bell - Town of Oyster Bay: Are Brownfield Loans used to further Brownfield nomination studies or are they only for the people who have received a nomination?

A: James Nemley – NC OHCD HOME Program Supervisor – Brownfield Supervisor: No, they can only be used for clean-up. Reach out to the EPA for those specific grants.

Q: Collin Bell - Town of Oyster Bay: Can CDBG funds be used as a match to other federal programs?

A: Kevin Crean – NC OHCD Deputy Director: Yes, CDBG fund can be used as a non-federal match as long as the activity meets a national objective? As discussed, every CDBG activity must be eligible and meet one of the national objectives of the Program. An area-wide blight study would need to be undertaken and if the condition to be corrected is identified as a contributing factor in the blight, then CDBG funds could be used to address it. So long as the eligibility and national objective tests are met then CDBG funds can be used as the local match.

Q: Domenica Califano - Island Park Resident & 2nd- Island Park Resident (did not identify herself): Why hasn't the County funded Island Park with NY Rising funds? Nothing has been done about the damage from Hurricane Sandy. If another storm hits, we are going to float out to sea. Where is NY Rising coming from? When it came out it said it was being run through Nassau County. Is a Town of Hempstead representative in attendance today?

A: John Sarcone – NC OHCD Director: The NY Rising Program is not run through Nassau County. It is a NYS Program and you need to contact the governor's office if you have a complaint. We have nothing to do with it.

A: Joseph Marshiano – Town of Hempstead Representative: The Town has nothing to do with NY Rising either. We have not received any funds from NY Rising. The original plan was for it to be run through Nassau County but things changed.

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Nassau Urban County Consortium
2nd Public Hearing on Housing and Community Development Needs

Tuesday, May 5, 2015
Nassau County Legislative Chambers
1550 Franklin Avenue, Mineola, NY 11501

Public Comments

Comment: Carol Montalbano Baldwin Civic Association

There is a real need for economic development. The plan is missing attracting young people. We have affordable housing for seniors, but not young people. Need smart growth – Baldwin is ripe for development. Baldwin is on their 4th RFP for development. We want to see young people in the downtown - elderly do not have disposable income to contribute to downtown.

Response: Kevin Crean, Deputy Director OHCD

The County's Planning Department is working with "Sustainable Communities" to develop Baldwin.

Comment: Carol Montalbano Baldwin Civic Association

Community is at its wits end – we need something that will build up community. We have plenty of senior housing. Baldwin has mixed-use development, we are a mixed community.

Response: Kevin Crean, Deputy Director OHCD

Baldwin in an income eligible area. Town of Hempstead has not applied for HOME funds. Baldwin is ripe for development. Town is working to revitalize area – high priority area. I'm sure Town of Hempstead is activity looking for projects. We want the Town to submit a HOME application

Comment: Carol Montalbano Baldwin Civic Association

How big does a housing project have to be?

Response: Kevin Crean, Deputy Director OHCD

Not large. HOME funds can be used to target certain units and make them affordable. We cannot target or restrict the units for young people.

Comment: Judy Bezak – Disability Organization

Can CDBG funds be used to rehabilitate group homes?

Response: Kevin Crean, Deputy Director OHCD

Yes. If you are a non-profit in Freeport, you would apply to Freeport. Not a lot of funding to assist non-profits with housing.

Comment: Judy Bezak – Disability Organization

Have you assisted non-profits with funding for programs?

Response: Kevin Crean, Deputy Director OHCD

Yes, we fund equipment purchases, computers etc.

Comment:

What about public facilities and improvements and transportation?

Response: Kevin Crean, Deputy Director OHCD

Community Centers can use PF&I funds – handicapped accessibility improvements, etc.

Comment: Coalition of Nassau Civic Association

Do you have a list of what is funded and who makes funding decisions/

Response: Kevin Crean, Deputy Director OHCD

A committee and HUD. These will be available on our website. Look at one-year action plan on website on June 16, 2015.

Comment: Nassau County Council to the Legislative Minority

Do you submit the Action Plan to Legislature two weeks after public comment period? That doesn't make sense.

EDWARD P. MANGANO
COUNTY EXECUTIVE

JOHN SARCONE
EXECUTIVE DIRECTOR

KEVIN J. CREAN
DEPUTY DIRECTOR

NASSAU COUNTY OFFICE OF COMMUNITY DEVELOPMENT

First Public Hearing – February 10, 2015
Nassau Urban County Consortium
2015-2019 • 5 Year Consolidated Plan
1550 Franklin Avenue, Mineola, NY 11501
Legislative Chambers

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Lisa Cotton	NCOHCD	516-532-8053
Domenica Califano		516-574-3533
Steve Martini	VHB	914-467-6617
Norman Gerstman	NCOHCD	516 572 2723
Jean-Marie Smith	Destination LI	(516) 622-9377
GINA MARTINI	VHB	914-467-6613
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Ellen Kelly	Rimmel Housing Dev. Fund	516 997-3420
Peter Alizio	P.J. Alizio Realty	516 203 3900
Deborah Lampon	Operation SPLASH	516 779 1312
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Holley Tong	Village of Floral Park	516 352-8047
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Sagan Mehta		"
Eileen Cogo	Community Mainstreaming Associ-	516-683-0710
Jean Celender	Village of Great Neck Plaza	516-482-4500
John Beuberwick	Nassau Boces / Biomedical	516-622-6894
Cherie Edmonston	Cedarhurst Staff NCOCD	516 572-0852
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John Gordon	Lynbrook	599-2868

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1550 Franklin Avenue, Mineola, NY 11501
Legislative Chambers

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THOMAS SMITH	EAST ROCKAWAY	887-6300
Michele Baier	NCCAC	572-1918
BOB KING	VILLAGE of MINEOLA	746-0750
Marlene Keller	Hispanic Brotherhood	766-6610
Teresa Williams	Glory House Recovery	516 4101338
PAT Sitton	MOMMAS HOUSE	516-781-8637
Colin Bell	Town of Oyster Bay	516-797-9487
Peter Aiello	Town of Oyster Bay	624-6182
Michele MacNeil	GLEN COVE CDA	516-676-1625 X 102
Michael Bosworth	City of Long Beach	516-431-1001
LARRY SCHAR	HOME FOR HEROS	6466418960
TAMI LO CASTRO	INC Village of Island	Park 516431-0600
HENRY Holley	Town of Hempstead Human Rights	516 538 4913
Hamed Sawaleh	LI Housing Services	631-567-5111 x331
SATISH SOOD	NC DPW/Planning	516-571-9344
Lakeisha Phillips	NC Legislature	516-571-6263
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MARIE Emmanuel-Gaston	HAITIAN	(516) 526-6723
BARBARA A. KELLY	FARMINGDALE VILLAGE	516-249-0093

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NAME	ORGANIZATION MUNICIPALITY	TEL. NUMBER
Kevin Crean	Nassau OHCD	572-1916
JOHN TWEEDY	VILLAGE OF BELLEROSE	516 354-1000
Joseph R. Scalero	Village of Mineola	746-0750
Elsie Hughes	Village of Floral Park	326-6310
Tom McAleer	Valley Stream	592.5145
Anna Kirse	Village of Westbury	334-1180 x114
Lynn Sarsour	Village of Farmingdale	516-622-8400

OMB Control No: 2506-0117 (exp. 07/31/2015)

EDWARD P. MANGANO
COUNTY EXECUTIVE

JOHN SARCONE
EXECUTIVE DIRECTOR

KEVIN J. CREAN
DEPUTY DIRECTOR

NASSAU COUNTY OFFICE OF COMMUNITY DEVELOPMENT

Second Public Hearing – May 5, 2015
Nassau Urban County Consortium
2015-2019 • 5 Year Consolidated Plan
1550 Franklin Avenue, Mineola, NY 11501
Legislative Chambers

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Peter F. Clines	Nassau County Legislature	1-6232
Viberta Caesar	The Lakeview Council, Inc.	(516) 641-3652
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FFY 2015 Anticipated Resources

A. Sources of Funds

The following identifies resources from public and private sources, including those amounts allocated under United States Department of Housing and Urban Development (HUD) formula grant programs and program income that are reasonably expected to be made available to Nassau County to carry out the Consolidated Strategy and Plan.

1. Federal Funding Sources

The following are funds expected to be provided to the Nassau County Urban Consortium through the U.S. Department of Housing and Urban Development (HUD).

a. Community Development Block Grant Program (CDBG)

The CDBG Program is a Federal entitlement program with the objective of assisting low and moderate income persons, eliminating slums and blight and/or addressing urgent community development needs. These needs are described in Nassau County's Five Year Consolidated Plan.

In Federal Fiscal Year 2015, $12,737,711 in CDBG funds will be provided to the Nassau Urban County Consortium and non-profit agencies for use on eligible projects within the Consortium and allocated to participating municipalities and other eligible entities. FFY 2015 is the 41st program year of CDBG funds, so this round of funding availability is sometimes referred to as the "41st Year" funds.

It is expected that approximately $1,000,000 in CDBG program income will be generated and utilized by the Towns of Hempstead, North Hempstead, and Oyster Bay, the City of Glen Cove, and the Villages of Freeport and Hempstead. Program income received by consortium members is generated from CDBG activities such as the sale of property acquired with CDBG funds or from the repayment of principal and interest from loans made with CDBG dollars. The receipt and use of program income are reported by consortium members on a monthly basis.

CDBG funds and program income can be used for a wide range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities. An estimated 90% of CDBG funds will be used to benefit extremely low, low and moderate income persons.

b. HOME Investment Partnerships Program (HOME)

The HOME Investment Partnerships (HOME) Program is a federal housing initiative with the primary objectives of expanding the supply of owner and rental housing for low income households. The HOME program is administered by the Nassau County Office of Housing and Community Development. Nassau County has been allocated $1,696,597 in HOME funds for Federal Fiscal Year 2015. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low, low and moderate income households through new construction, acquisition, and substantial rehabilitation activities.

HOME funds can be used for housing related activities including real property acquisition, rehabilitation, new construction, tenant based rental assistance, homebuyer assistance, and support services.

c. Emergency Solutions Grants Program (ESG)

Nassau County has been allocated $1,142,545 in Emergency Solutions Grant funds for the 41st Program Year. The Emergency Solutions Grant (ESG) Program is a federal entitlement program which provides funding to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. Additionally, the funds are allocated to homeless shelters to undertake shelter rehabilitation, operations and essential services.
Eligible applicants under the ESG Program include units of local government and private non-profit organizations.

d. Housing Opportunities for Persons with AIDS (HOPWA)

Nassau County is part of an Eligible Metropolitan Area (EMA) which receives HOPWA funds. The EMA includes Nassau and Suffolk Counties, and the Towns of Islip, Babylon and Huntington. The EMA receives HOPWA grant funds which can be used to assist shelters for persons with AIDS.

The Town of Islip has been designated by HUD as the lead recipient for HOPWA funds and is responsible for distributing the funds to eligible entities within the EMA. Title 1 funds, with an FY 2015 allocation of $1,731,477, are distributed among AIDS/HIV agencies which link their clients to all necessary services, including case management, primary care, housing counseling and entitlements.

e. Public Housing Programs

There are 13 separate agencies in Nassau County providing either low income public housing units and/or housing choice vouchers (Section 8 rental assistance).

Agency	Housing Choice Voucher Program	Low Income Public Housing Units
Nassau County OHCD	Yes, Local Administrator for NYS Division of Housing & Community Renewal	No
Village of Farmingdale	Yes, Administered by Nassau OHCD	No
Village of Freeport Housing Authority	Yes	Yes
City of Glen Cove Community Development Agency	Yes	No
City of Glen Cove Public Housing Authority	No	Yes
Village of Great Neck Public Housing Authority	No	Yes
Town of Hempstead Public Housing Authority	No	Yes
Town of Hempstead Urban Renewal Agency	Yes	No
Village of Hempstead Public Housing Authority	Yes	Yes

Village of Island Park	Yes, Administered by Nassau OHCD	No
City of Long Beach Public Housing Authority	Yes	Yes
Town of North Hempstead Public Housing Authority	Yes	Yes
Town of Oyster Bay Public Housing Authority	Program absorbed by Nassau OHCD as of 7/1/2014	Yes
Village of Sea Cliff	Yes	No

f. Housing Choice Voucher Program (Section 8 Housing)

The Housing Choice Voucher Program is a rental subsidy program where the tenant pays up to 30% of his/her income toward the rent and the balance is a grant paid directly to the landlord. The assisted tenants rent units in private homes and apartments throughout Nassau County. Eligible applicants must be extremely low and low income, earning less than 50% of median family income. The purpose of the program is to prevent homelessness by providing a housing subsidy. Senior citizens and the disabled on fixed incomes and working families with small children constitute the majority of grant recipients.

Nassau County Office of Housing and Community Development is the local administrator in Nassau County for the New York State Division of Housing and Community Renewal (DHCR) Housing Choice Voucher Program. Nassau County manages the distribution of over $28 million in annual rent subsidies on behalf of Nassau County residents. NC OHCD administers 2,810 housing choice vouchers, serving approximately 9,500 persons including over 6,500 children.

g. Tenant-Based "Housing Choice Vouchers"

Tenant-based vouchers increase affordable housing choices for very low-income families (i.e. families with income below 50% of area median income). Families with a tenant-based voucher choose and lease safe, decent, and affordable privately owned rental housing that meets HUD's Housing Quality Standards (HQS) and has a reasonable rent as compared to other units in the area. This program creates a three-way relationship between the local housing agency, the eligible family and the owner/landlord. The staff provides an array of services to our families including resource development, landlord mediation and human services referrals.

h. Project-Based Voucher Program

Project-based vouchers differ from tenant-based vouchers where the Housing Agency enters into an assistance contract with a private owner for specified units and for a specified term. 'Project-Basing' of vouchers can promote new construction or substantial rehabilitation (with a minimum investment per unit of $5,000) of existing units for families, seniors and the physically-challenged.

These redevelopments often leverage other sources of financing such as tax exempt bonds, Federal and State Low Income Housing Tax Credits, HOME funds or other sources to encourage further development.

In addition, there are a number of housing developments where there is an existing housing assistance program contract between HUD and the private property owner. Nassau County periodically reviews

the list of soon to expire project based contracts to reach out to property owners to assist in protecting tenants with an extension of the contract coupled with renovations financed through a variety of funding sources.

i. Family Self-Sufficiency (FSS) Program

The National Affordable Housing Act of 1990 authorized the Family Self-Sufficiency Program, sponsored by HUD. The purpose of the FSS program is to promote the development of local strategies to coordinate the use of rental subsidies with public and private resources to help participants in the Section 8 voucher rental assistance program become self-sufficient through education, training, case management and other supportive services.

The overall program objective is to assist low-income families to find and utilize all services needed to better their lives. FSS develops strategies to assist families in obtaining employment that will lead to economic independence and self-sufficiency. Staff collaborates with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program.

Program funds (escrow deposits) come from the HUD Housing Choice Voucher/Rental Assistance Program, and remain the property of HUD until such time as the FSS family successfully completes required program goals.

Family Self-Sufficiency Program Coordinating Committee (PCC) collaborates with local service providers. The PCC is comprised of persons from public and private sectors of the community, local government and housing agencies, which meet monthly. This group maintains networking mechanisms for referral of resources to all the families served by the Department within the County.

j. Financial Literacy

The Financial Fitness program is the Federal Deposit Insurance Corp. (FDIC) Money Smart curriculum. Nassau County's "Money 101" increases an individual's personal knowledge of financial planning through hands on training. The participants in our Family Self Sufficiency Program will be required to complete this program. The program is offered to community-based organizations and high school students within the County.

k. Family Unification – Homeless Program

Family Unification Program vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families or in the prevention of reunifying the children with their families. The Family Unification Program enables families to live in affordable decent, safe and sanitary housing. Families are eligible if the public child welfare (Department of Social Services) has certified that they are a family for whom the lack of adequate housing is a primary factor in the imminent placement of the children or in the delay of discharge of children to the family from foster care. The DSS Child Protective/Preventive/Foster Care units make referrals to this program.

l. Homeownership Voucher Program

Participants in the Housing Choice Voucher Program can convert their tenant-based voucher, if eligible, to the Homeownership Voucher Program. This program gives those individuals participating in the Housing Choice Voucher Program the opportunity to become a homeowner. Families must meet the Housing Choice Voucher Program requirements including housing counseling and participation in the Family Self Sufficiency program. Participants may also receive grants from the HOME downpayment assistance program.

Through collaboration with partner lending institutions, first mortgages will be made available for qualified Housing Choice Voucher homeownership first-time homebuyers. In addition, in partnership with a not-for-profit agency, families will be able to obtain a second mortgage. The Federal Home Loan Bank of NY (FHLBNY) approved Nassau County to provide homeownership counseling to potential first-time homebuyers joining the First Home Club. In collaboration, with our bank partners, the Department can provide participants with a grant up to $5,625 to assist with down payment and closing costs through the Federal Home Loan Bank of New York.

During the previous five-year (2010-2014) Nassau County successfully transitioned 11 HCV recipients to homeownership under this Program.

m. Mainstream Program

Mainstream Program Housing Choice Vouchers are available to eligible disabled individuals or families, regardless of their disability. A Mainstream eligible family is a family where the head of household, spouse, or sole member is a person with disabilities.

n. Housing Counseling

Nassau County's Housing Counseling Center is HUD Certified and provides housing counseling for first time homebuyers, employer assisted homebuyers, post purchase and default prevention, and rental housing counseling. Nassau established a hotline: 516-571-1903 for default counseling.

o. Comprehensive Grant Program

The Comprehensive Grant Program is a federal formula based capital improvement funding program for federally subsidized housing authorities to make physical and management improvements. The program objectives include upgrading living conditions, correcting physical deficiencies and achieving operating efficiency at public housing developments.

p. Low Income Housing Tax Credit Program

The Low Income Housing Tax Credit Program involves the allocation of federal tax credits which provide a dollar-for-dollar reduction in Federal income tax liability for eligible applicants who invest in qualified low income rental housing projects. Qualified owners must acquire, improve, develop, or rehabilitate rent restricted units which must be occupied by low income households. Tenants may not be charged rent which is greater than 30% of the area median income, based on unit size.

Eligible applicants/owners include individuals, partnerships, limited partnership corporations and Subchapter S corporations. Priority for funding is given to applicants experienced in development and operation of low income housing.

In addition, projects financed with NYS HFA bonds or Industrial Development Agency bonds may apply for as of right tax credits.

In FFY 2015, it is anticipated that large scale rental projects applying to the State for Low Income Housing Tax Credits may also seek HOME funds from NC OHCD. The LIHTC program is the primary financing mechanism for both new construction and acquisition/preservation projects in Nassau County.

q. EPA Brownfield Revitalization Program.

Nassau County and its Consortium members have used Brownfield Assessment Grants in connection with their CDBG and HOME assisted projects. Glen Cove is a USEPA Brownfields Showcase Community and has been leveraging CDBG and EPA and Nassau County Revolving Loan Funds to remediate and redevelop a 214 acre waterfront redevelopment project. North Hempstead and Long Beach have received EPA Brownfields Assessment Funds to assess properties for their HUD-assisted redevelopment projects. Nassau County has also received an EPA Brownfield Revolving Loan Fund which may be used for remediation of projects assisted with CDBG.

2. Non-Federal Public Sources

a. NYS Affordable Homeownership Development Program (AHC)

The AHC program is a competitive state program that provides loans and grants up to $40,000 per unit for first time homebuyer housing. Eligible applicants include local governments and non-profit housing organizations. AHC funds can be used for acquisition, rehabilitation, new construction, site improvements and homebuyer assistance. Eligible households are generally those with incomes not exceeding the area median. It is anticipated that first time homebuyer projects to be carried out in the Consortium this year will take advantage of the program.

b. NYS Housing Trust Fund (HTF)

The HTF Program is a competitive state program which can provide up to $125,000 per unit in the form of a grant or loan for new housing. The Trust Fund gives priority to units targeted to extremely low income households. Eligible applicants include local governments, housing non-profits, private developers, housing development fund companies and housing authorities. HTF funds can be used for construction, rehabilitation or conversion of property into a cooperative, condominium, homesteading or rental project.

Projects must be located in an area which is blighted, deteriorated or deteriorating, or has a blighting influence on the surrounding area, or is in danger of becoming a slum or blighted area because of the existence of substandard, unsanitary, deteriorating or deteriorated conditions, an aged housing stock, or vacant non-residential property or an area in which the private sector has demonstrated an inability or unwillingness to participate in the provision of affordable housing without government assistance. To be eligible for HTF funding, properties must be located in eligible areas and at the time of application

must be either: vacant, distressed or under-occupied residential properties, or portions of eligible residential properties, vacant, or underutilized non-residential properties, or new construction.

During FFY 2015 it is anticipated that large scale rental projects applying for Housing Trust Fund money may also seek HOME funds from Nassau County.

c. New York State Housing Tax Credit Program

New York State provides a competitive housing tax credit program that is similar to the Federal Low Income Housing Tax Credit program.

In FFY 2015, it is anticipated that large scale rental projects applying to the State for Low Income Housing Tax Credits may also seek HOME funds from Nassau County.

d. Tax Exempt Bond Programs

New York State Housing Finance Agency provides tax exempt bond financing for the development or preservation of affordable rental housing including an 80/20 program (20% affordable at 50% AMI) and a 60/40 program (40% affordable at 60% AMI) as well as all affordable bonds.
The Nassau Industrial Development Agency and the Town of Hempstead Industrial Development Agency also provide tax exempt bonds for rental housing finance as well as for financing other non-housing development. In addition, both IDAs provide a Payment In Lieu of Tax (PILOT) program where affordable units are assessed at 10% of gross shelter rent for real property taxes.
In FFY 2015, it is anticipated that large scale rental projects planning to finance projects with tax exempt bonds may also seek HOME funds from NC OHCD.

e. SONYMA

The State of New York Mortgage Association provides below market interest rate mortgages to low and moderate income families in eligible areas of Nassau County. Many affordable housing projects throughout the county have been able to secure SONYMA mortgage financing for new homeowners, and it is possible that this source would be tapped for homeownership projects which will be carried out within the Consortium.

f. Homeownership and Economic Stabilization for Long Island Program (HELP Long Island)

The NYS Long Island Senate Delegation allocated to the Long Island Housing Partnership $25 million to assist Long Island businesses retain and recruit employees through homeownership.
Many large and small businesses, including hospitals and universities are actively promoting the program to their employees and both the employer and the employee will benefit. Over 120 Long Island employers are currently participating in the HELP Program. The mission of the HELP Long Island Program is to retain and recruit a skilled and motivated workforce on Long Island to ensure economic stability into the future. To advance this mission, the program provides employees of participating businesses financial assistance to purchase and rehabilitate a home on Long Island. An employer with one or more non-related employees may provide qualified employees with housing assistance as part of their employee benefit plan.

As part of the program, employers would provide an employee with a minimum contribution of $3,000 (for employers with fewer than 50 employees) or $5,000 (for employers with more than 50 employees), up to $10,000 per employee. The HELP Long Island Program matches the employer's contribution 3 to 1.

In addition, HELP assistance can be provided for homeownership development that is "smart growth". The County anticipates leveraging its HOME assistance for homeownership with HELP dollars.

g. New York State Department of State Grants

Environmental Protection Fund:
The Department of State's Division of Coastal Resources administers Environmental Protection Fund grants available to local governments for planning, design and construction projects that advance preparation or implementation of Local Waterfront Revitalization Plans (LWRPs), community revitalization strategies, watershed management plans, coastal education programs, blue-way trails, and urban waterfront redevelopment. All grants are awarded on a 50/50 matching basis.

Brownfield Opportunity Areas (BOA) Program**:**
The BOA Program is designed to assist communities' efforts to foster redevelopment and return dormant and blighted land into productive and catalytic areas while restoring environmental quality. This program provides municipalities and community-based organizations with resources to address local brownfields providing area-wide Brownfield Redevelopment Planning, access to expert environmental and economic analysis, and environmental site assessment for strategic redevelopment parcels.

The program goal is to work in partnership with local communities - governments and not-for-profits - to develop and realize a community vision for brownfields redevelopment. The BOA program also brings together the Division of Coastal Resources' planning and community development expertise and New York State Department of Environmental Conservation's expertise in cleaning up sites. The goal of the BOA program is to help communities:

- Assess the full range of community problems posed by multiple brownfield sites
- Build a shared vision and consensus on the future uses of strategic brownfield sites;
- Coordinate and collaborate with local, state, and federal agencies, community groups and private-sector partners;
- Develop public-private sector partnerships necessary to leverage investment in development projects that can revitalize diverse local communities and neighborhoods.

Nassau County's coastal communities apply for EPF funds for their waterfront revitalization projects and communities apply for BOA funding for Brownfield Redevelopment Planning, leveraging their CDBG assistance.

3. Local Resources

a. Nassau County Community Revitalization Program

The Nassau County Legislature provides infrastructure funding for streetscape, parks and other improvements through its Community Revitalization Program (CRP) which is part of the County's capital fund program. Communities leverage CRP funds with CDBG to finance infrastructure projects.

b. Nassau County Environmental Bond Act

In August 2004 and in September 2006, the County Executive and the Nassau County Legislature recognized the urgent need to identify financial resources to protect the county's remaining open space, natural resources, park lands, and drinking water. They also advanced the remediation of contaminated properties around the county. The County Executive and Legislature unanimously adopted Local Laws 14-2004 and 10-2006 to conduct a referendum on a $50 million and $100 million Environmental Program, respectively. In November 2004 and 2006, these referendums appeared on the ballot, and were overwhelmingly approved by 77% of the voters of Nassau County. This approval led to the creation of the Nassau County Environmental Program

The 2004 Environmental Bond Act (EBA) program is comprised of forty eight (48) projects. Bonding has been completed for the 2004 EBA projects in the amount of $48,256,814 which represents 96.51% of the EBA budget for Open Space acquisitions; County & Non-County Brownfield, Park Improvement; and Storm Water Quality Improvement projects. Overall program progress continued with expenditures increasing by $296,831 during 2013 - 2014. The program was also reimbursed $149,927 during this period from the New York State Environmental Protection Fund and the Town of North Hempstead. Current expenditures total $45,083,776, or 90.17% of the program wide spending, on designated Open Space acquisitions; County & Non-County Brownfield, Park Improvement; and Storm Water Quality Improvement projects. The open space acquisitions are managed, and reported, by the Department of Real Estate, Planning & Development. There are seven (7) County Open Space Acquisitions; all are complete. The paid to date value of Open Space Acquisitions is $36,161,527; representing (100.00%) of the total budget for Open Space Acquisitions.

c. Other Local Resources

Local resources are provided by the local municipalities. The County and some consortium municipalities have expedited project review procedures for affordable housing, which can represent a great savings in development. Some communities have underwritten the cost of land. Other communities leverage their CDBG funds with local capital funds for infrastructure projects.
The Nassau County OHCD and certain communities provide technical assistance to private developers and not-for-profit sponsors, helping to facilitate housing projects, with assistance provided in site design, zoning, local approvals and financing.

4. Private Resources

a. Local Banks

Local financial institutions will provide construction and permanent financing for the development of affordable housing and coordinate with local municipalities in the screening of first time homebuyers for participation in affordable housing developments.

b. Grow Nassau Fund

The Grow Nassau Fund is an SBA 7A loan program that provides loans for a wide range of business purposes to support their development and expansion goals. No County funds are to be included in the Grow Nassau Fund. The County is providing administrative assistance to the Grow Nassau Fund pursuant to the County's participation in the United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program.

c. Federal Home Loan Bank (FHLB)

The FHLB operates an affordable housing program which provides subsidies in the form of low interest loans or grants to finance the purchase, construction and/or rehabilitation of owner occupied homes for extremely low, low and moderate income households. The FHLB funds projects through its member banks and may provide assistance to County housing projects during FFY 2012.

d. Non-Profit

Nassau County works with numerous non-profit housing organizations in developing affordable housing. Seminars and training are provided by several organizations that are targeted to groups that are already established as CHDOs but require technical assistance and guidance in the planning and development of HOME-funded projects. Nassau County also encourages attendance at HUD-funded trainings.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** Number of Public Housing Units and Vouchers
	List the name of the organization or individual who originated the data set. The data for the number of public housing units was derived from interviews with the nine public housing agencies that operate within the Nassau County Consortium. Data for the number of vouchers is from the PIC (PIH Information Center).
	Provide a brief summary of the data set. The data relates to the number of public housing units and vouchers serving the Nassau County Consortium.
	What was the purpose for developing this data set? The data for the number of public housing units was not accurately depicted in the PIC data.
	Provide the year (and optionally month, or month and day) for when the data was collected. The data for the number of public housing units was collected in 2015.
	Briefly describe the methodology for the data collection. The methodology for collecting the data on the number of public housing units was interviews with each of the nine public housing agencies that operate within the Consortium.
	Describe the total population from which the sample was taken. Public housing authorities within the Consortium.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. All public housing authorities responded to request for information.
2	**Data Source Name** Characteristics of Residents
	List the name of the organization or individual who originated the data set. The data set was originated by PIC (PIH Information Center) with an update based on interviews with the nine public housing agencies that serve the Consortium.
	Provide a brief summary of the data set. The data set provides information regarding the characteristics of public housing residents.
	What was the purpose for developing this data set? The PIC data set needed to be updated to reflect information collected from the local public housing agencies.

	Provide the year (and optionally month, or month and day) for when the data was collected. The data was collected in 2015.
	Briefly describe the methodology for the data collection. The data in the table is supplemented with data collected from the nine local public housing agencies by interview.
	Describe the total population from which the sample was taken. Public housing authorities within the Consortium.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. All public housing authorities responded to request for information.
3	**Data Source Name** Greater Need: Housing Cost Burdens AMI
	List the name of the organization or individual who originated the data set. CHAS data provided by HUD, corrected by VHB (consultant to Nassau County OHCD).
	Provide a brief summary of the data set. The data set shows housing cost burden, broken down by racial or ethnic group.
	What was the purpose for developing this data set? The CHAS data prepopulated in IDIS appears accurate except for the Jurisdiction as a Whole category which was not accurate. The data in the Jurisdiction as a Whole row was re-calculated by adding all the other rows together.
	Provide the year (and optionally month, or month and day) for when the data was collected. The data is based on 2007-2011 CHAS data.
	Briefly describe the methodology for the data collection. The data in the Jurisdiction as a Whole row was re-calculated by adding all the other rows together.
	Describe the total population from which the sample was taken. Not applicable.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Not applicable.