

NASSAU URBAN COUNTY CONSORTIUM

PY2016 **Draft** Consolidated Annual Performance and Evaluation Report (CAPER)



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Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Table of Contents

CR-05 Goals and Outcomes.....	3
CR-10 - Racial and Ethnic composition of families assisted.....	11
CR-15 - Resources and Investments 91.520(a)	12
CR-20 - Affordable Housing 91.520(b)	18
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)	22
CR-30 - Public Housing 91.220(h); 91.320(j)	26
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	28
CR-40 - Monitoring 91.220 and 91.230.....	36
CR-45 - CDBG 91.520(c)	38
CR-50 - HOME 91.520(d)	40
CR-60 - ESG 91.520(g) (ESG Recipients only)	44
CR-65 - Persons Assisted	48
CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes.....	51
CR-75 – Expenditures	52

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

Program Year 2016 was the second year of the Nassau Urban County Consortium's Five-Year Consolidated Plan (2015-2019). The Consolidated Plan included a range of approaches aimed at expanding and upgrading the County's housing supply, improving infrastructure, and providing vital social services for low and moderate income households. Nassau County's priorities continue to mirror those of the U.S. Department of Housing and Urban Development (HUD). Those priorities are providing decent affordable housing, creating suitable living environments, and expanding economic opportunities for low and moderate income residents of Nassau County. Through the Nassau County Office of Housing and Community Development (OHCD) and with the administration of the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program, Nassau County is committed to supporting all of the communities within the County consortium, especially those in the areas that have been underserved in the past.

Major affordable housing initiatives were undertaken during the program year including constructing new owner occupied units, new rental units, and rehabilitating rental and owner occupied units for income eligible households. This was supplemented with a down payment assistance program which allows income eligible homebuyers to purchase a home in any part of Nassau County. In addition to affordable housing projects, OHCD undertook several other activities including public services, public facility improvements, commercial rehabilitation, acquisition, disposition, code enforcement, clearance and demolition, homeless prevention, rapid re-housing, and housing support services throughout to County.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Goal	Category	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year
Administration and Planning	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Other	Other	1	1	100.00%	1	1
Brownfield Remediation	Non-Housing Community Development	Brownfield acres remediated	Acre	5	2	40.00%	1	0
Direct Homeownership Assistance	Affordable Housing	Direct Financial Assistance to Homebuyers	Households Assisted	125	16	12.80%	32	13 (LIHP)

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

Goal	Category	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Expected Program Year	Actual Program Year
Expansion of Housing through New Construction	Affordable Housing	Homeowner Housing Added	Household Housing Unit	40	13	11	23
Elimination of Blight through Demolition	Affordable Housing Non-Housing Community Development	Buildings Demolished	Buildings	40	1	1	2 (Glen Cove Incinerator TONH Brushhollow
Expansion of Rental Housing	Affordable Housing	Rental units constructed	Household Housing Unit	75	5	39	11 (Brook Pt.)
Expansion of Rental Housing	Affordable Housing	Rental units rehabilitated	Household Housing Unit	200	0	52	59 (Landmark, Beacon, Pondview, Karen Hope)
Expansion of Rental Housing	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0	0
Homeless Prevention	Homeless	Homelessness Prevention	Persons Assisted	250	149	50	31 Prevention County 13 – RRH County

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

Housing and Support for Special Needs Population	Non-Homeless Special Needs	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	6500	6	6	1 housing unit rehabbed - Karens Hope and Harvest Houses – 5 seniors support for Special Needs – Senior Citizens
Goal	Category	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Expected Program Year	Actual Program Year
Housing and Support for Special Needs Population	Non-Homeless Special Needs	Other	Other	0	0	0	0
Housing Support Services Homeless Persons	Homeless	Homeless Person Overnight Shelter	Persons Assisted	15000	25706	3000	54,863 ESG
Housing Support Services Low/Mod Income households	Affordable Housing	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	623	1000	538

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

Housing Support Services Low/Mod Income households	Affordable Housing	Other	Other	5000	0	1000	0
Owner Occupied Housing Rehab & Lead Paint Abatement	Affordable Housing	Rental units rehabilitated	Household Housing Unit	0	5	0	0
Owner Occupied Housing Rehab & Lead Paint Abatement	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	500	112	100	99
Goal	Category	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Expected Program Year	Actual Program Year
Provision of Public Services	Non-Homeless Special Needs	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150000	53771	30000	78,811
Public Facility and Improvements Projects	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	700000	393309	140000	858,165

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

Public Facility and Improvements Projects	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0	0
Rental Assistance for Low Income Households	Affordable Housing	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	60	53	3031	3031
Section 108 Loan Repayment	Non-Housing Community Development	Other	Other	3	1	1	2
Goal	Category	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Expected Program Year	Actual Program Year
Substantial Rehabilitation for Homeownership	Affordable Housing	Homeowner Housing Added	Household Housing Unit	20	0	0	0
Upgrade the Physical Condition of Local Businesses	Non-Housing Community Development	Facade treatment/business building rehabilitation	Business	100	3	20	22 (Mineola - 20, Glen Cove -1 , HT -1)
Upgrade the Physical Condition of Local Businesses	Non-Housing Community Development	Businesses assisted	Businesses Assisted	0	1	0	22

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The use of Community Development Block Grant (CDBG) funds have been utilized in a variety of ways throughout the consortium to meet the needs of Nassau County's low to moderate income population. Creating affordable housing continues to be the utmost priority for both rental and homeownership housing. Affordable housing projects undertaken during the program year took place in Hempstead Village, Manhasset, New Cassel – Westbury, Port Washington, Roosevelt, Seaford and Valley Stream. During the program year a total of fifty-nine (59) units of rental housing was rehabilitation, eleven (11) units of rental housing was newly constructed and twelve (12) units of homeownership housing was newly constructed, and a total of thirteen (13) households attained homeownership via the Nassau County Downpayment Assistance Program (DPA). Nassau County is committed to providing affordable housing opportunities to low income residents. Nassau County has been actively seeking out housing projects in High Opportunity Areas (HOA') and will direct resources necessary to accomplish this goal. There are many obstacles to overcome, but OHCD will continue to work with consortium members, non-profits, and developers.

Through Nassau County's residential rehabilitation program, NC OHCD outreaches to low/mod income homeowners in need of weatherization and other health and safety repairs to their homes. Typically, upgrades include: windows, roofs, boilers, doors, and siding as well as handicapped accessibility improvements. Without these improvements, many homeowners would not be able to remain in their homes. During the program year, nineteen (19) consortium members allocated all or a portion of their CDBG funds to the residential rehabilitation program. Nassau County's housing goals over the five-year consolidated reporting period (2015-2019) call for the rehabilitation of 500 single-family homeowner units. During the second year of the consolidated reporting period, Nassau County rehabilitated ninety-nine (99) homes many of them occupied by the elderly and/or handicapped.

Another priority that was addressed with the use of CDBG funds are Public facilities and infrastructure improvements. These 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 continues to implement its "Complete Streets Policy" Legislation. This Legislation supports roadway design features that "accommodate and facilitate convenient access and mobility by all users, including current and projected users, particularly pedestrians, bicyclists and individuals of all ages and abilities". Currently, a complete streets project is in ready for construction in the Village of Lynbrook, addressing some dangerous intersections near the High School. Other PF&I projects include renovation of senior centers, youth centers, neighborhood facilities, child care centers, tree planting, park and playground improvements, sewer installation, street and sidewalk replacements, flood and drainage improvements, and handicapped accessibility

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

improvements.

Increasing economic development via upgrades to new or existing businesses in low to moderate income areas has proven extremely successful over the past several program years. The Village of Farmingdale, City of Glen Cove, Village of Mineola and the Town of Hempstead have been able to provide incentives to businesses to invest in signage, awnings, lighting, etc. which in turn makes the downtown attractive and accessible.

Approximately 10% of Nassau 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 was 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.

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Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a) This Table is automatically filled

	CDBG	HOME	ESG (Nassau County Administered)
White	81,740	45	12
Black or African American	29,923	35	84
Asian	676	4	0
American Indian or American Native	191		0
Native Hawaiian or Other Pacific Islander	5	69	0
Total	122,355	83	96
Hispanic	52,206	Data not captured in IDIS	5
Not Hispanic	70,149		0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Families assisted via the CDBG, HOME and ESG program are racially and ethnically diverse as is Nassau County as a whole. The racial and ethnic breakdown for the CDBG funded activities reflects the current racial and ethnic percentages in Nassau County as a whole. The HOME and ESG activity racial breakdown reflects that a higher proportion of Black/African American and Hispanic residents were assisted with HOME funds than other races and ethnicities.

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		48,000,000	4,428,865.44
HOME		6,000,000	2,882,803.06
ESG		4,400,000	337,182.32

Table 3 - Resources Made Available

Narrative

During Federal Fiscal Year 2016, \$13,095,031 in CDBG funds were provided to the Nassau Urban County Consortium and non-profit agencies for use on eligible projects within the Consortium. CDBG funds were used for a wide range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities. Approximately 90% of CDBG funds were used to benefit extremely low, low and moderate income persons.

Nassau County was allocated \$1,833,974 in HOME funds for Federal Fiscal Year 2016. Funding was targeted to projects which will provide rental and homeownership housing for extremely low, low and moderate income households through acquisition, demolition, new construction, and substantial rehabilitation activities.

Nassau County had been allocated \$1,146,649 in Emergency Solutions Grant funds for the Federal Fiscal Year 2016. Funds were allocated to homeless shelters to undertake shelter rehabilitation, operations and essential services. Additionally, Nassau County administered the Homeless Prevention Rapid Rehousing (HPRP) portion of the funds assisting those residents who were on the brink of becoming homeless with rental assistance. Funds were also dedicated to Long Island Coalition for the Homeless to reach out to unsheltered persons and link them to County shelters and other resources. In addition, they have a dedicated staff member to assist persons who are "at risk" of being homeless to find a suitable living arrangement.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Administration	20	20	Project administration for the consortium
Nassau County Consortium	80	80	

Table 4 – Identify the geographic distribution and location of investments

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Consortium members were tasked with identifying land within their jurisdiction that would be suitable for affordable housing and encouraging them to partner with a Developer or Non-Profit to develop.

The vast majority of CDBG activities are undertaken by municipal members of the Nassau Urban County Consortium, rather than by County departments. Depending on the project, municipalities regularly leverage CDBG funds with local capital dollars and state funds to complete streetscape improvement programs and other public facility improvement projects. The Nassau County Legislature also 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. Non-profit organizations are routinely granted CDBG funding to supplement donations and other private and public grants to carry out service activities benefitting youth, seniors and the physically and mentally challenged. Nassau County also has a Brownfield Revolving Loan Fund, whereby EPA funds can be used for cleanup loans to allow for the re-development of formerly contaminated sites. In addition, OHCD encourages the use of the Nassau County Industrial Development Agency's (IDA) tax benefits for projects which include the development of housing and/or job creation projects.

The HOME Program has a 25% match requirement. During the CAPER reporting period the County completed 6 HOME activities in IDIS and incurred a HOME Match liability of \$514,197.83. However, five of the six completed activities involved homebuyer projects. Because owner equity is not an eligible source of match these activities did not report any HOME match. The last activity was the development of housing for formerly homeless individuals. Because of the nature of the project and needed subsidy this activity also did not provide any HOME match. The County has several projects underway that will generate HOME match to be credited in future years and also has a significant carryover match to remain in compliance with the 25% match requirement. Many HOME developments often leverage other sources of financing that far exceed 25% of the allocated HOME funding such as tax exempt bonds, Federal and State Low Income Housing Tax Credits, value of donated land, foregone taxes and fees, value of public facility improvements applicable to the development or other sources. Match requirements of the Emergency Solutions Grants Program are generally met via the contribution of private funds raised by the many not-for-profit emergency shelter providers that receive allocations of EGS funds.

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	101,563,549
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	101,563,549
4. Match liability for current Federal fiscal year	514,198
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	101,049,351

Table 5 – Fiscal Year Summary - HOME Match Report Kevin

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Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2513 HOME29-02	11/12/2015	0	0	0	0	0	0	0
4804 HOME 38-04A	10/28/2015	0	0	0	0	0	0	0
4805 HOME 38-04B	09/08/2016	0	0	0	0	0	0	0
4810 HOME35-08	12/08/2015	0	0	0	0	0	0	0
4814 HOME38-05A	05/10/2015	0	0	0	0	0	0	0
5173 HOME35-11	08/29/2016	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-Ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0.00	65,093.00	34,573.00	0	30,520.00

Table 7 – Program Income

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	50	14
Number of Non-Homeless households to be provided affordable housing units	136	95
Number of Special-Needs households to be provided affordable housing units	0	6
Total	170,000	

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	3,031	3,031
Number of households supported through The Production of New Units	11	23
Number of households supported through Rehab of Existing Units	100	257.
Number of households supported through Acquisition of Existing Units	0	0
Total	3,731	3,311

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

NC OHCD made every effort to reach and/or exceed the affordable housing goals as outlined in the Consolidated Plan. Some notable accomplishments attained with HOME funds during the program year included the new construction of twelve (12) homeowner units, the new construction of eleven (11) rental units, and the rehabilitation of 59 existing rental units. In addition, OHCD continues to administer the Housing Choice Voucher Program (a.k.a. Section 8) and the Emergency Solutions Grants (ESG) Program.

Several substantial rental rehabilitation projects were carried out during the program year. HOME funds were expended on a senior citizen housing development located in Port Washington called Landmark on Main. Landmark on Main was awarded \$600,000 in HOME funds to assist with the substantial rehabilitation of forty-seven (47) units. This includes twenty-seven (27) studio apartments and thirty-two

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

(32) 1-bedroom apartments. The building was a former school originally built in 1907 and converted to senior rental apartments in 1995. Pondview Homes in Manhasset, another substantial rental rehabilitation project, called for the rehabilitation of ten (10) affordable units. The development consisted of one 2-story residential building containing two (2) one bedroom units, two (2) two bedroom units, (3) three bedroom units, two (2) four-bedroom units and one (1) studio apartment. Two units serve families earning no more than 50% of the Area Median Income (AMI) and the remaining eight (8) units serve families earning no more than 60% AMI. United Veterans Beacon House - 111 Henry Street in Hempstead Village was rehabilitated to consist of a 2-story residential townhouse-style building with five (5) two-bedroom units. All of the units serve families earning no more than 60% of the Area Median Income (AMI) for Nassau-Suffolk Counties.

New construction projects include "The Brooke Pointe at Valley Stream" project, a transit oriented development rental project, which was completed during the year. HOME funds were provided to assist with the new construction of eleven (11) of this thirty-nine (39) unit multi-family building. All 39 units are affordable. This four-story building includes six (6) units that are accessible to those with mobility impairment and two (2) units are accessible to those with visual impairments. All units have energy star appliances. Additionally, HOME funds were used during the program year to assist the Town of Hempstead with their scattered site affordable housing project in the hamlet of Roosevelt. The construction of seven (7) units of ownership housing are completed now reside first-time homebuyers. The development complied with NYS Homes and Community Renewal Green Building Criteria.

In addition, ninety-nine (99) residential rehabilitation projects were carried out consortium wide to the benefit of low/mod income households. This was strictly an owner-occupied rehabilitation program.

Rental assistance needs have been met by an extensive tenant based assistance effort carried out by the Nassau County Office of Housing and Community Development and nine municipal housing authorities with Housing Choice Voucher programs operating in the county. NC OHCD serves as the local administrator of the New York State Homes & Community Renewal Housing Choice Voucher Program.

Discuss how these outcomes will impact future annual action plans.

Nassau County will take a look at how projects are trending as they prepare for future Annual Action Plans. The Five-Year Consolidated Plan was recently amended to reflect realistic goals in the current housing environment.

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity. Information obtained from PR23 Accomplishments Report

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	14,852	1
Low-income	18,694	234
Moderate-income	4,129	0
Total	37,675	235

Table 13 – Number of Persons Served

Narrative Information

Nassau County addresses the needs of extremely low, low, and moderate income individuals via various housing programs. This includes the down payment assistance program and the residential rehabilitation Program. Production of new owner-occupied and rental units and substantial rehabilitation of existing units are a priority. These projects are carried out throughout the County and the recipients must meet all income eligibility requirements as set forth by HUD.

According to HUD's 2015 Worst-Case Housing Needs Report to Congress[1], Americans living in "worst-case" housing scenarios include very low income families that pay more than half their income toward rent as well as households that live in substandard or unsafe housing. These households also do not receive government housing assistance. The County addresses worst case housing needs by seeking to provide assistance to those households that do not currently receive some sort of government subsidy. This can be accomplished by extending the County's Housing Choice Voucher (HCV) Program to households on the waiting list as vouchers become available. Under this program, the tenant must pay approximately 30% of their income towards the rent, which is more tenable than paying more than 50% of total household income. In addition to the HCV Program, the Emergency Solutions Grants (ESG) Program as administered by Nassau County, will pay rental arrears to those households who have fallen on hard times and cannot pay the rent. This is a one shot deal to get families back on their feet. Note that some ESG recipients are also receiving a DSS subsidy. All rental units that are funded by HCV Program and the ESG Program are inspected by qualified OHCD inspectors to ensure that each property meets HUD's Housing Quality Standards (HQS). Another way Nassau County addresses the rental cost burden is by funding and promoting jobs programs and job fairs, both of which may lead to higher paying jobs. As the economy grows, the percentage of very low income households in worse case scenarios may diminish.

Fostering and maintaining affordable housing is a county-wide problem as well as a national problem. There are many obstacles to building and maintaining affordable housing, including high construction costs, lack of vacant land, lack of affordable land, high tax burden, high utility burden and lack of resources. OHCD utilizes its HOME funding for the sole purpose of affordable housing to preserve and construct new units for those families and individuals who are most in need.

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

^[1] Worst Case Housing Needs Report to Congress, U.S. Dept. of HUD Office of Policy Development and Research, April 2015.

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Continuum of Care (COC) operates and coordinates street outreach teams to engage unsheltered homeless persons, conduct assessment screenings using the VI-SPDAT, and assist unsheltered persons in getting connected to care coordination teams. The COC manages by-name lists prioritizing persons for housing based upon their level of vulnerability and need. Over the next several months, the COC will launch a complete, comprehensive Coordinated Entry system, using the assessment tools and by-name lists to prioritize homeless persons for housing units throughout the COC.

Additionally, the Nassau County Department of Social (DSS) Services operates the Adult Protection Services (APS) which is a division within DSS. The Home Intervention Team (HIT) is embedded in APS and is responsible for performing homeless outreach throughout the county. The HIT team works collaboratively and communicates with partners from the local Continuum of Care, via the Long Island Coalition for the Homeless (LICH), to perform outreach. The HIT team also works with the Metropolitan Transportation Authority in performing homeless outreach at train stations and surrounding areas. DSS participates in capturing demographic information for the HMIS system which supports the coordinated entry system. DSS and its partner agencies evaluate the needs of the homeless and referring them to DSS for emergency housing and other ancillary services in the community.

The LICH which receives funding from Nassau County's CDBG allocation, works closely with DSS in both Nassau and Suffolk Counties staff to identify chronically homeless individuals and families in county shelters and schedule appointments at DSS Offices to conduct intakes, and link them to additional services, e.g. care coordination, mental health counseling, etc. They partner with the community resource center, the Interfaith Nutrition Network (INN) to identify chronically homeless individuals and families living on the street and/or places not meant for human habitation. LICH staff meets with guests of The INN at the Center for Transformative Change to conduct intake interviews, and link them to additional services. Working with NCDSS and SCDSS staff to identify chronically homeless individuals and families in county shelters and schedule appointments at DSS Offices to conduct intakes, and link them to additional services, e.g. care coordination, mental health counseling, etc. LICH has provided the CES Referral Form to Nassau and Suffolk County shelters and libraries, and advertises that we accept referrals via paper form, online form via our website, or over the phone.

Addressing the emergency shelter and transitional housing needs of homeless persons

Shelter placements and assistance with emergency housing needs are provided at the Department of Social Services (DSS) under the auspices of the OHCD. Eligible individuals and families can, on an emergency, temporary basis be assisted with shelter and other items of need to help them meet their emergency and move as quickly as possible to a stable self-sufficient role in the community. Working with LICH and OHCD, DSS has leveraged funds to provide a case manager to assist the homeless in locating transitional housing. More importantly, the caseworker monitors cases and links the consumers to resources in the community ensuring they don't relapse into homelessness.

LICH prioritizes those individuals and families that have been homeless the longest and making referrals to appropriate programs based on eligibility and vulnerability, we are targeting our most at risk homeless persons. By implementing the coordinated entry system, we have developed a menu of housing vacancies in our region to appropriately match those that are eligible and most in need. LICH meets with sheltered homeless persons at the DSS Office whenever possible to expedite the housing readiness process by obtaining essential records in real time and to serve as an advocate for client need with shelter providers. LICH has partnered with the OHCD to prioritize applications for financial assistance, e.g. One Shot Deals, to ensure that the most at risk individuals who have been homeless the longest can be appropriately served by this resource.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As part of the Coordinated Entry System, the NY-603 CoC prioritizes those individuals and families that are literally homeless for housing and services. Any low-income individual or family requesting services for homeless prevention are directed to explore community supports and recommendations for pro bono legal counsel, faith-based organizations offering support, and supplemental community resources are provided, e.g. food pantry, utility assistance programs, etc.

Nassau County OHCD also works with the Mental Health Association of Nassau County (MHANC) to provide long-term stable housing for those individuals with mental health issues. With CDBG funding, MHANC funds a program entitled "A Home at Last". This was developed to serve chronically homeless individuals and families with severe, persistent mental illness and co-occurring disorder, e.g. victims of domestic violence, and those with substance abuse disorders. Via this program MHANC has housed individuals directly from shelter, street outreach, drop-in centers, and other parts of crisis response systems.

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

Other DSS programs include:

If a family or individual is threatened with eviction or foreclosure, assistance may be available to save the current housing such as:

Emergency Assistance to Adults (EAA) - provides assistance to individuals in receipt of Supplemental Security Income (SSI) who are facing emergency situations such as homelessness, utility or fuel emergencies or other items of need.

Emergency Assistance to Families (EAF) - provides assistance to families to meet emergency situations that are sudden, not foreseen and beyond their control. Such needs may include but are not limited to, homelessness, fuel needs and utility shut offs. The household must include a minor child who is without immediately accessible resources to meet his/her needs.

Emergency Safety Net Assistance (E-SNA) - provides assistance to persons not eligible for recurring public assistance benefits, EAA or EAF. The individual or family must present an emergency need and be without immediately available income or resources to meet the emergency. The income standard for E-SNA is 125% of the Federal Income Poverty Line.

Eligibility Requirements - vary depending on the program and are set by Federal and State Regulation. Household composition and residence, income and resources, living arrangements and expenses, employability and alien status are some of the factors which will be explored to determine eligibility for assistance. Adult applicants for FA and SNA must be screened for substance abuse. Those individuals assessed to be in need of treatment must comply with an approved treatment plan in order to remain eligible for benefits.

Victims of Domestic Violence - will be screened and their needs assessed. In certain instances, based upon the recommendation of the DV Liaison some eligibility requirements may be waived for a period of time in order to allow the individual and/or family to re-establish themselves safely.

Nassau County's Emergency Solutions Grants (ESG) Program is another avenue where low income residents are provided short-term or one-time assistance to households for rental arrears. The ESG program is authorized by the McKinney-Vento Homeless Assistance Act funded through the U.S. Department of Housing and Urban Development (HUD) as amended by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act). This federally funded program is administered through HUD by a formula allocation to ESG entitlement localities and states. The Nassau County Office of Community Development is responsible for administering the County's ESG allocation. All households at risk of homelessness served with ESG must meet the HUD definition of at risk, including having household income at 30 percent or below area median income (AMI).

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

Using by-name lists and Coordinated Entry, the COC ensures that the most vulnerable persons/households within each category is prioritized for housing and referred to the appropriate kinds of programs. The COC considered client needs/choice when making such referrals. All emergency shelters are mandated to

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

participate in HMIS, so that each shelter can act as an entry point and individuals/households may be directly referred for housing consideration upon entering shelter.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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. Additional needs identified are:

- 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

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. There are often long waiting lists for public housing for both families and senior residents. Because of the high demand and long waiting list, many waiting lists have been closed. New units will be offered to those who have already been added.

NC OHCD encourages consortium members to allocate a portion of their funding to address the needs of their Public Housing Authorities should they exist within their jurisdiction. The Town of Oyster Bay, over the past three program years allocated over \$600,000 to assist with the most urgent needs for ten (10) of their Housing Authority Buildings including emergency generators and roof replacement.

The Moxey A. Rigbey Apartments Redevelopment project will be underway during PY2017. OHCD has agreed to provide HOME funds to assist with the new construction of a one hundred and one (101) unit multi-family affordable housing development in the Village of Freeport. The approved development will involve the demolition of existing structures and the new construction of replacement housing (including an additional superintendent unit) on an adjacent site. The new buildings will be constructed to the highest standard of energy efficiency and storm resiliency construction. The project was recognized as a "Public Housing Resiliency Pilot Project" as part of the National Disaster Resiliency Competition and it has been awarded substantial federal and state subsidies based upon its sustainable design and expected community impact. The new development will consist of a 101-unit residential building totaling 133,987 square feet. The unit mix of ten 1-bedroom units, sixty-one 2-bedroom units, twenty-four 3-bedroom

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

units and six 4-bedroom units will match the existing complex with the addition, as noted above, of a superintendent unit. Eight of the HOME-assisted residential units shall be affordable to residents earning no more than 60% of the Area Median Income (AMI) and an additional two (2) HOME-assisted residential units shall be affordable to residents earning no more than 50% of the AMI. All such units will be Project-Based Section 8 units.

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

Some Housing Authority's invite resident participation at monthly Board of Commissioners meetings. This brings with it resident engagement and input into the operations, capital planning, programs and policies. The Housing Authorities' five year plans often include housing choice voucher homeownership as a goal and objectives to expand housing opportunities. Housing Authorities often make referrals to Nassau County and Community Development Corporation of Long Island ("CDCLI") homeownership programs. In particular, the Hempstead Village Housing Authority's most significant resident engagement program has been the Health and Housing Pilot program with CDCLI, Hofstra University Center for Suburban Studies and Nu Health which is focusing on improvement the health and quality of life of our residents.

Actions taken to provide assistance to troubled PHAs

Overall, the public housing units in the Nassau County Consortium are well operated and maintained, although 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.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

New York State is a “home rule state” delegating authority over land use directly to local towns, cities and villages. In Nassau County, there are 67 separate local municipalities governing land use within their towns (unincorporated areas), villages, or cities. Applications for a change of zone, a special use permit, or for a variance requires approvals at a local level. Each municipality establishes its own area regulations, including height and density and each municipality establishes its own procedures for approvals and review.

While Nassau County has no legal authority to amend the zoning laws or to directly alter the local public policy of Consortium members, Nassau has taken several steps to encourage Consortium members to allow multi-family housing and to affirmatively further fair housing. These actions have included hosting workshops and consortium meetings on the subject of fair housing, and holding individual meetings with consortium members to discuss the use of CDBG and HOME funds to assist with the development of multi-family housing. These efforts have demonstrated positive conclusions regarding affordable fair housing. The Nassau County Planning Commission and OHCD provide technical assistance to municipal officials, staff, attorneys, planning boards, zoning boards of appeal, and others with a role or responsibility in the delivery of planning services such as site approvals, zoning, land use planning, legal review, open space preservation, environmental protection and compliance. Technical assistance might focus on a particular development proposal or it might focus on broader zoning and public policy initiatives. The goal of this technical assistance is to foster sustainable and inclusionary land use policies and educate to further educate chief elected officials and land use decision makers and possible municipal staff about Fair Housing regulations.

In Nassau County, the Planning Commission plays an important role in the review of certain zoning actions and other development applications. The Planning Commission has jurisdiction, under Section 239-m (Article 12-B) of New York State General Municipal Law, and Article XVI, Sections 1606-1608 of Nassau County Law, to review zoning actions referred by local governments. The purpose of the Commission's review is to provide input on actions that may have an impact across municipal boundaries, or that may be of area-wide significance and therefore require coordination among municipalities. The Commission is also concerned with those actions that will have a direct impact on County and State facilities.

Any city, town, or village located in Nassau County must, before taking final action on specific proposed zoning changes, refer the proposed change to the Planning Commission for review. The Commission reviews non-residential projects and substantial residential subdivisions. The Planning Commission then makes a recommendation to the referring body on how to proceed.

Among other things, Nassau County residents are concerned about traffic congestion, high taxes, environmental issues, and water quality impacting their quality of life. New housing development often raises concerns about the impact on both traffic and school taxes. Multifamily housing is often perceived as having a more severe impact on a community in terms of creating additional traffic and adding more children to the school district. Development of group homes, meaning housing occupied by groups of

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

unrelated individuals with disabilities, may also be opposed by neighborhoods throughout the County. Group homes cannot be treated less favorably by local land use policies or actions than groups of nondisabled persons living together and reasonable accommodations in land use and zoning policies and procedures, where necessary to afford groups of persons with disabilities the opportunities to use and enjoy housing, must be made. However, taken those perceptions into account, it appears that a substantial majority of Long Islanders (76%) support the construction of affordable housing on former industrial, commercial, and government properties. 70% support requiring developers to include a minimum of 10% affordable housing units in new developments of five houses or more. Numerous municipalities have approved downtown and Transit Oriented Development projects and that the best way to advance change is to engage with local civics, chambers, etc. to assist in making a difference in a community.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The following are some of the actions that Nassau County is taking to address its affordable housing and community development needs:

The County has utilized both public and private funds in order to carry out activities set forth in the County's Consolidated Plan. This funding was provided by: NYS Affordable Housing Corporation, NYS DHCR Housing Trust Fund, Federal Low Income Housing Tax Credit Program, HUD Super NOFA Supportive Housing funds, private bank financing, private contributions/donations of funds or property. Nassau County general funds resources are used to assist in the County's "Community Revitalization Program (CRP)" initiative and County DPW resources are used in providing trees to downtown areas, free of charge. All of these "other" resources assisted the County in meeting its match requirements under HOME and ESG Programs.

The County encourages the development of projects that leverage a wide variety of funds including other federal and state grant programs including low income housing tax credits and tax exempt bonds as an action to addressing inconsistent funding and current funding levels. Nonprofit service providers may also apply to foundations and other nongovernmental sources for project funding.

HUD has designated Nassau County as a high construction cost area. As a result, Nassau County is designated as a Difficult to Develop Area which results in low income housing tax credit projects receiving a 30% boost in credit.

Nassau County IDA developed a special Payment in Lieu of Tax (PILOT) policy for affordable rental housing. This tax policy provides a PILOT of 10% of gross shelter rents during the term of the tax exempt bonds. The IDA provides this PILOT for both IDA issued tax exempt bonds as well as for NYS Housing Finance Agency issued tax exempt bonds. In addition, Nassau County adopted the New York State First Time Homebuyers property tax exemption which provides a limited tax exemption for first time homebuyers. The Consolidated Plan finds that lower income Hispanic households may be underserved. The OHCD coordinates 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

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

- 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.
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The OHCD will continue to implement the LAP.

Efforts on both the parts of the County and local jurisdictions to educate the public regarding accessibility and visit-ability issues has increased, so that those who choose to remodel, rehabilitate or commence any construction will reduce the physical obstacles for senior citizens, handicapped and others. The goal, then, would be that all new and updated housing stock in Nassau County would be universally accessible. Many consortium members allocate CDBG dollars to make restrooms and entrances to public buildings accessible for those who would otherwise not be able to utilize the services of the facility.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In order to better serve community needs for testing of lead-based paint hazards, NC OHCD, through an RFP process, contracted with a qualified company to carry out the necessary testing in coordination with our Residential Rehabilitation Program. These services are necessary in order to manage asbestos/lead containing materials (ACM/LCM) for residential properties within Nassau County. This will ensure that the ACM/LCM is managed in compliance with all regulatory requirements and to protect the health and well-being of occupants and the general public in Nassau County.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Nassau County's "Ten Year Plan to End Homelessness" 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/Suffolk 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. The following programs assist with reducing the number of poverty-level families.

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

Family Self Sufficiency 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.

Family Unification Program

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.

Families are eligible for these vouchers if they meet two conditions:

- The public child welfare agency has certified that it is a family for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care, or in the delay of discharge of a child, or children, to the family from out-of-home care; and
- The Housing Agency has determined the family is eligible for a housing choice voucher.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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.

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

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 32 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. OHCD 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.

The organizations within the system are continuously being assessed and monitored to ensure quality and efficiency regarding the programs administered. The Nassau County Consortium, through the Office of Housing and Community Development works with municipalities, not-for-profits, and other County agencies to provide populations in need with service providers. The Nassau County OHCD has carried 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.

The Nassau OHCD meets regularly with Consortium members to provide technical assistance and disseminate important programmatic information. NC OHCD met with all funded non-profit organizations during the program year as well. The purpose of these meetings was to provide special technical assistance and training to 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.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In August, 2016, Nassau County Office of Housing and Community Development submitted its final "Analysis of Impediments to Fair Housing Choice" (AI) to HUD FHEO. HUD's Final Rule on Affirmatively Furthering Fair Housing issued in July 2015 purports that each Participating Jurisdiction submit an Assessment of Fair Housing (AFH) which essentially replaces the AI. The AI submitted by Nassau County closely mirrors the requirements of the AFH. Some of the actions that Nassau County has undertaken during the program year to address the identified impediments are as follows:

1. Fair Housing Activity Statement

Nassau County has developed a Fair Housing Activity Statement (FHAS) which was distributed to all consortium members. Trainings were held in November to delve into the substance of the FHAS and provide technical assistance in completing this form. There were several steps identified in the training including:

Step One – Identify a "Working Group" which can include chief elected officials, Village/Town Administrator, Planning Officer, Representative from any Protected Class, Local Business Leaders, Affordable Housing Providers, Members of Local Organizations, Developers, and Community-Based Organizations.

Step Two – Develop and Gather Data – This includes identifying current zoning, demographics, housing stock, and vacant land or abandoned properties that may be suitable for affordable housing.

Step Three – Assess the Data and Complete the FHAS – The Working Group must thoroughly review the data collected and discuss each impediment in the AI as it relates to the jurisdiction.

Step Four – Monitoring and Oversight – Each consortium member will be asked to monitor progress.

Any consortium member that did not complete the FHAS was not considered for funding in PY2017. Nassau County OHCD is in the process of thoroughly evaluating each FHAS and will be sending progress report forms to each consortium member. The progress reports were created so each consortium member can identify the actions they had undertaken during the year to overcome impediments to fair

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

housing choice.

2. Nassau County Land Bank

The Nassau County Land Bank (NCLB) was formed to address the still-lingering effects of the foreclosure crisis which has created pockets of blight in neighborhoods and communities in Nassau County. The NCLB is a not-for-profit corporation and a New York State public authority, organized pursuant to the New York State Land Bank Act (Article 16 of the Not-for-Profit Corporation Law). The goals and operations of the NCLB are the result of continuing partnerships with the Nassau County government and community stakeholders. Affordable housing will be a component adopted by the NCLB. OHCD Director is a member of the NCLB the Board of Directors and thus is serving an integral role in shaping its goals.

3. Nassau County Industrial Development Agency (IDA)

OHCD will refer affordable housing developers to apply for Payment in Lieu of Taxes (PILOT) with IDA. These tax benefits can greatly reduce the overall cost of developing housing in Nassau County.

4. Affirmative Marketing Program

Nassau County has an affirmative marketing program for housing opportunities funded with NC OHCD grants. Nassau County Office of Housing and Community Development continues to implement various strategies to affirmatively further fair housing. Organizations developing new housing are required to develop an Affirmative Marketing Plan. Essentially, the Affirmative Marketing Plan requires special outreach for segments of the population least likely to apply for the proposed affordable housing and who are from very low and low income households, especially minorities within those income groups.

Nassau County OHCD also works with the Commission on Human Rights who investigates housing discrimination complaints, in accordance with Nassau County's Human Rights Law, amended in 2006, to include source of income as a protected housing discrimination class. Organizations developing affordable housing often work with the Long Island Housing Partnership (LIHP), which may assist with marketing and outreach, conduct a lottery if necessary, and provide housing counseling. LIHP also has extensive knowledge regarding the fair housing laws and makes great efforts to get information out to Nassau and Suffolk county residents about their rights.

3. Fair Housing Training

Nassau County continues to participate in and conduct fair housing conferences and trainings for consortium members and non-profit agencies. It is Nassau County's intention to consistently communicate information regarding the federal regulations and the Final Fair Housing Rule.

4. Fair Housing Counseling and Enforcement

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Nassau County provides yearly funding for Long Island Housing Services (LIHS). LIHS' Mission is the elimination of unlawful discrimination and promotion of decent and affordable housing through advocacy and education. A primary service is investigation of housing discrimination complaints in the context of rentals, sales, lending and insurance.

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CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used 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 includes individual and group meetings and/or discussions with Consortium members to ensure the timely completion of housing activities and community development 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 meets 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. Two (2) consortium only meetings were held during the program year for the purpose of disseminating vital information and allowing for feedback from communities on how their programs are going as well as to provide fair housing guidance. Additionally, two (2) Public Hearings were held and consortium members were invited to attend.

In particular, NC OHCD is in the process of conducting a comprehensive monitoring of the consortium as it relates to their obligation to affirmatively further fair housing. Nassau County has assisted each consortium member with completing its Fair Housing Activity Statement (FHAS) which will allow the County to better determine the steps each consortium member is undertaking to address the impediments identified in the AI. HOME subrecipient monitoring is ongoing and extensive in nature as the affordability period is still in effect for several projects.

NC OHCD coordinates MBE/WBE outreach with the County's Office of Minority Affairs (OMA) and the Coordinating Agency of Spanish Americans (CASA) to increase the level of MBE/WBE contractor participation in NC OHCD activities. The County adopted local Title 53 legislation for MBE/ WBE participation. This legislation was revised upon the completion of a Disparity Study.

OMA has implemented an MBE/WBE participation and certification program that will affirmatively outreach to both self-identified and certified MBE/WBEs. Contractors interested in bidding/proposing on County contracts can register online with the County purchasing department on its website to receive industry specific announcements of bids via email.

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

Nassau County has developed a list of MBE/WBE contractors. Developers receiving HOME assistance are advised to make best efforts to outreach to MBE/WBE contractors. The Community Development website contains on-line applications for contractors to participate in our residential rehabilitation program as well as to advertise all of our programs available to MBE/WBEs and the general public. This advertisement is also included in the Community Development Newsletter that is widely distributed.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

As per Nassau County's Citizen Participation Plan, a public notice is put in *Newsday* in both English and Spanish and allows for a 30-day comment period on the Consolidated Annual Performance and Evaluation Report (CAPER). It is available for viewing from our website and in person at 40 Main Street, Hempstead.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

In April, 2017 Nassau County OHCD amended the Five Year (2015-2019) Consolidated Plan. The purpose of the Consolidated Plan Amendment is to add two Strategic Goals which include Economic Development and Code Enforcement as well as provide detail regarding a new Public Housing initiative in the Village of Freeport – Moxey Rigby Apartments. In addition to the two new goals, there are adjustments to goal numbers to reflect the current housing and community development trends. The goals that have been amended include the following: Expansion of Housing through New Construction, Expansion of Rental Housing, Substantial Rehabilitation for Homeownership, Elimination of Blight through Demolition, and Upgrade the Physical Condition of Local Businesses. Summary as follows:

1. MA-25 – Public Housing – New public housing initiative – Moxey-Rigbey Public Housing in Freeport
2. SP-25 – Added two new Priority Needs:
 - ✓ Code Enforcement
 - ✓ Economic Development
3. SP-45 Goals Summary:
 - ✓ Expansion of Housing through New Construction – Goal changed from 40 units to 35 units
 - ✓ Expansion of Rental Housing – Goal changed from 25 units constructed to 130 units (projects came on line after submittal of Con Plan and will be reported on in the corresponding Action Plans and CAPERS)
 - ✓ Rental Units rehabilitated – Goal changed from 200 to 75 (The Landmark on Main project included as the goal all the units being rehabilitated, but our money only went into 47 – this was an error)
 - ✓ Substantial Rehabilitation Homeownership – Goal changed from 20 units to 5 units (the initial projection will not come to fruition as applications have not been submitted to support it)
 - ✓ Elimination of Blight Through Demolition – Goal changed from 40 buildings to 15 buildings (goal is not being supported by projects)
 - ✓ Upgrade Physical Condition of Local business – Goal changed from 100 businesses to 40 businesses. This may actually change again as Mineola Village is putting much of their allocation into commercial façade program.

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The following HOME projects have been monitored and should have been monitored based on review of leases and verification of income and were found to be in good condition. Administrative and HQS inspection also conducted and satisfactory:

Pursuant to the terms of the HOME contract, and HUD regulations at CFR.24 Part 85, OHCDI periodically monitors program participant sites for Federal programs compliance. Monitoring is conducted in three parts:

FIRST, OHCD will conduct a desktop review of pertinent files for the following HOME program areas: (a) Lease validity (b) Rent Limits (c) Unit Designation (d) Annual Income Certification (e) Income Source Documentation, if required and (f) Income Limits.

- Subrecipient will be requested to supply information via email, and/or regular mail to be reviewed
- All of the HOME-assisted units must be affordable to residents at or below 60% of Nassau-Suffolk Area Median Income (AMI).

SECOND, there will be a two-day on-site visit to go through resident files, fair marketing practices, program outreach, resident selection, and overall on-site operations.

THIRD, Subrecipient will be notified of dates for this Office to conduct Housing Quality Standards inspections of the applicable units as needed.

These three parts will be conducted in order to ascertain the subrecipients ability to carry out the program activity. The overriding goal here is to determine continuity of compliance, pre cot or identify any deficiencies and design corrective actions to reinforce program participant performance.

PY2016 HOME PROGRAM MONITORING REPORT

HOME34-04	COW BAY HOUSING REHABILITATION	Leases and Income Verifications analyzed and found satisfactory. HQS was also found to be satisfactory.
HOME-UNION	VILLAGE OF HEMPSTEAD-UNION BAPTIST	Leases and Income Verifications analyzed and found satisfactory. HQS was also found to be satisfactory.
HOME COLONNA	COLONNA HOUSE	Leases and Income Verifications analyzed and found satisfactory. HQS was also found to be satisfactory.
HOME32-06	AHRC	Monitoring is underway.

**Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)**

HOME33-05	AHRC HOUSING ACQUISITION	Monitoring is underway.
HOME34-06	AHRC Supportive Housing Rehabilitation	Monitoring is underway.
HOME30-11	COMM SERVICES FOR MENTALLY RETARDED	Monitoring is underway.
HOME35-10	AHRC Group Home Rehab	Monitoring is underway.
HOME23-08	AHRC	Monitoring is underway.
HOME 25-03	HOME-NASSAU COUNTY-AHRC-CSMR	Monitoring is underway.
HOME27-03	HOME - AHRC ACQ OF PERMANENT HSING	Monitoring is underway.
HOME23-09	COMMUNITY SERVICES MENTALLY RETARDED	Monitoring is underway.
HOME34-05	Bedell Terrace Apts. Rehabilitation	Leases and Income Verifications analyzed and found satisfactory. HQS was also found to be satisfactory.
HOME26-03	HOME - AHRC ACQ OF PERMANENT HSING	Monitoring is underway.
HOME27-17	SPINNEY HILL HOUSING AUTHORITY	Leases and Income Verifications analyzed and found satisfactory. HQS was also found to be satisfactory.
HOME32-09	OLD MILL COURT REDEVELOPMENT	Leases and Income Verifications analyzed and found satisfactory. HQS was also found to be satisfactory.
HOME29-07A	BLUE CASSEL - GATEWAY TO NEW CASSEL	Leases and Income Verifications analyzed and found satisfactory. HQS was also found to be satisfactory.
ANTIOCH	VILLAGE OF HEMPSTEAD - ANTIOCH HOUSING CO	Leases and Income Verifications analyzed and found satisfactory. HQS was also found to be satisfactory.
HOME28-13C	PROSPECT AVE APTS - NEW CASSEL SITE C	Monitoring is underway.
HOME28-13B	PROSPECT AVE APTS - NEW CASSEL SITE B	Monitoring is underway.
HOME26-06	HOME-NH-NEW CASSEL SENIOR HOUSING	Leases and Income Verifications analyzed and found satisfactory. HQS was also found to be satisfactory.
HOME-29-06	STANLEY PARK HOUSES REHABILITATION	Monitoring is underway.
HOME26-7	HOME-GLEN COVE-STANLEY PARK HOUSES	Monitoring is underway.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.
92.351(b)**

Nassau County has an affirmative marketing program for housing opportunities funded with NC OHCD

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation Report (CAPER)

grants. Nassau County Office of Housing and Community Development continues to implement various strategies to affirmatively further fair housing. The County continues to:

- Require all HOME applicants to submit their affirmative marketing policy and plan for approval by NC OHCD prior to receiving funding.
- Provide training for CDBG members, including training on the Final Rule.
- Utilize the fair housing logo in housing advertisements.
- Develop and implement outreach programs targeting interested qualified persons looking for homeownership opportunities
- Provide homeownership opportunities to income and mortgage eligible households.
- Work in conjunction with the Nassau County Bar Association's staff attorneys as well as volunteer attorneys to hold a monthly clinic for Nassau County residents facing foreclosure, and also to provide assistance during the New York State mandated settlement conferences that are a condition precedent to moving forward with a foreclosure action.

Organizations developing new housing are required to develop an Affirmative Marketing Plan. Essentially, the Affirmative Marketing Plan requires special outreach for segments of the population least likely to apply for the proposed affordable housing and who are from very low and low income households, especially minorities within those income groups.

There were homeownership and rental projects underway during the fiscal year. These projects carried out affirmative marketing efforts such as advertising in *Newsday*, a newspaper with metropolitan circulation, as well as local publications, and/or undertaking special outreach efforts to local senior centers, social services agencies, housing counseling agencies, religious organizations and civic clubs. Often, developers engage the services of the Long Island Housing Partnership, a local housing non-profit to assist with marketing, outreach and lottery procedures. LIHP is locally known as a resource for homebuyers and renters interested in affordable housing.

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Nassau County continues to work with Long Island Housing Partnership (LIHP) to redevelop seven (7) homes given to LIHP by the state's New York Rising program. These homes were purchased in the aftermath of Superstorm Sandy. These houses will soon be made into permanent affordable housing for eligible home buyers. Nassau County OHCD allocated HOME funds to facilitate the demolition and construction of these homes. The homes will be rebuilt and elevated for sale to applicants with incomes no greater than 80 percent of the community's area median income (AMI), who haven't owned a house in the last three years, and who qualify for a mortgage from a lending institution.

As discussed previously, the Nassau County Land Bank (NCLB) has a goal to further affordable housing by purchasing abandoned and/or foreclosed properties for rehabilitation and re-sale.

The County has recently contracted with a firm to identify all underutilized County land. The County will be determining the best use of the identified properties. Some parcels may be suitable for affordable housing. Furthermore, Nassau County OHCD is working with Uniondale Community Land Trust to assist with the purchase properties in the Uniondale area in order to keep the home affordable in perpetuity. Uniondale Community Land Trust does the following:

- Community recruitment, outreach, and education
- Research to identify properties in the process of foreclosure or in foreclosure
- Apply for public and private funding to acquire and rehabilitate homes
- Build an understanding of the Land Bank concept and keeping current on the status of the proposed Nassau County Land Bank

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	NASSAU COUNTY
Organizational DUNS Number	781303789
EIN/TIN Number	116000463
Identify the Field Office	NEW YORK
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Nassau County CoC

ESG Contact Name

Prefix	Mr.
First Name	John
Middle Name	0
Last Name	Sarcone
Suffix	0
Title	Community Development Director

ESG Contact Address

Street Address 1	40 Main Street
Street Address 2	0
City	Hempstead
State	NY
ZIP Code	-
Phone Number	5165720815
Extension	0
Fax Number	0
Email Address	JSarcone@nassaucounty.gov

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

2. Reporting Period—All Recipients Complete

Program Year Start Date 09/01/2016
Program Year End Date 08/31/2017

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: BETHANY HOUSE OF NASSAU COUNTY
City: Roosevelt
State: NY
Zip Code: 11575, 1337
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 100000

Subrecipient or Contractor Name: THE INTERFAITH NUTRITION NETWORK
City: Hempstead
State: NY
Zip Code: 11550, 3942
DUNS Number: 112676892
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 135000

Subrecipient or Contractor Name: NASSAU COUNTY COALITION AGAINST DOMESTIC VIOLENCE – THE
SAFE CENTER
City: Bethpage
State: NY
Zip Code: 11714, 5028
DUNS Number: 947923397
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 125000

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Subrecipient or Contractor Name: MOMMAS INC.

City: Wantagh

State: NY

Zip Code: 11793, 3909

DUNS Number: 112865518

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 100000

Subrecipient or Contractor Name: FAMILY & CHILDREN'S ASSOCIATION

City: Mineola

State: NY

Zip Code: 11501, 4633

DUNS Number: 113422018

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 156,593

Subrecipient or Contractor Name: Glory House

City: Hempstead

State: NY

Zip Code: 11551, 2195

DUNS Number: 153455105

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 15500

Subrecipient or Contractor Name: Eager to Serve, Inc.

City: Freeport

State: NY

Zip Code: 11520, 5216

DUNS Number: 111111111

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 40000

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Subrecipient or Contractor Name: Smilie Hearts Foundation

City: Hempstead

State: NY

Zip Code: 11550

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 15000

DRAFT

CR-65 - Persons Assisted

4. Persons Served (Need Nassau County Numbers still!! These are just subrecipient info.)

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	37
Children	29
Don't Know/Refused/Other	2
Missing Information	2
Total	70

Table 14 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	16
Children	6
Don't Know/Refused/Other	
Missing Information	4
Total	26

Table 15 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	616
Children	396
Don't Know/Refused/Other	2
Missing Information	2
Total	1.016

Table 16 – Shelter Information

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

5. Gender—Complete for All Activities

Gender	Total
Male	832
Female	934
Transgender	3
Don't Know/Refused/Other	2
Missing Information	2
Total	

Table 17 – Gender Information

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

6. Age—Complete for All Activities

Age	Total
Under 18	817
18-24	504
25 and over	498
Don't Know/Refused/Other	2
Missing Information	2
Total	

Table 18 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	6	0	0	6
Victims of Domestic Violence	179	0	0	176
Elderly	33	0	0	33
HIV/AIDS	0	0	0	0
Chronically Homeless	173	0	0	173
Persons with Disabilities:				
Severely Mentally Ill	57	0	0	57
Chronic Substance Abuse	141	0	0	141
Other Disability	86	0	0	86
Total (Unduplicated if possible)	675	0	0	675

Table 19 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	40
Number of New Units - Conversion	40
Total Number of bed-nights available	22322
Total Number of bed-nights provided	18,924
Capacity Utilization	85%

Table 20 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

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. 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.

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 identify and track persons who are chronically homeless. HMIS also allows CoC to manage the needs of homeless facilities. All ESG funding provides homelessness prevention and rapid re-housing services through qualified providers. Nassau OHCD consults with the CoC and the emergency shelter providers to ensure that services provided meet the performance standards.

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

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

Dollar Amount of Expenditures in Program Year	2014	2015	2016
Expenditures for Rental Assistance	0	0	\$108,821.46
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	42,581	42,855	0
Subtotal Homelessness Prevention	42,581	42,855	\$108,821.46

Table 21 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

Dollar Amount of Expenditures in Program Year	2014	2015	2016
Expenditures for Rental Assistance	201,277	137,570	\$54,482
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	201,277	137,570	\$54,482

Table 22 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

Dollar Amount of Expenditures in Program Year	2014	2015	2016
Essential Services	170,000	81,685	577,434
Operations	329,881	75,759	418,792.48
Renovation	31,000	0	26,535.58
Major Rehab	0	0	
Conversion	0	0	
Subtotal	530,881	157,444	1,022,762.06

Nassau Urban County Consortium PY 2016 Consolidated Annual Performance and Evaluation
Report (CAPER)

Table 23 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

Dollar Amount of Expenditures in Program Year	2014	2015	2016
HMIS	0	0	0
Administration	66,612	66,612	58,280
Street Outreach	25,000	28,353	0

Table 24 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2014	2015	2016
2,605,777.14	841,351	404,481	1,359,945.14

Table 25 - Total ESG Funds Expended

11f. Match Source

	2014	2015	2016
Other Non-ESG HUD Funds	0	0	
Other Federal Funds	1,264,851	70,518	
State Government	77,500	0	
Local Government	463,560	980,141	1,169,186
Private Funds	1,201,317	548,241	300,000
Other	453,354	9,240	135,000
Fees	0	0	
Program Income	0	0	
Total Match Amount	3,460,582	1,608,140	1,604,186

Table 26 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2014	2015	2016
	4326922	2040974	1,081,042.82

Table 27 - Total Amount of Funds Expended on ESG Activities