

# NASSAU URBAN COUNTY CONSORTIUM

## FISCAL YEAR 2017 FINAL ANNUAL ACTION PLAN



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County Executive

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Office of Housing & Community Development

Federal Fiscal Year 2017

**Nassau Urban County Consortium  
Annual Action Plan  
Fiscal Year 2017**

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# Executive Summary

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

### 1. Introduction

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

As of 1995, HUD has required Nassau County to consolidate the submission requirements for all of the above formula grants programs in order to provide coordinated neighborhood and community development strategies to revitalize communities. It also creates the opportunity for citizen participation to occur in a comprehensive context.

Nassau County, New York encompasses a 287 square mile-area on Long Island and is bounded on the west by the Borough of Queens, on the north by the Long Island Sound, on the east by Suffolk County, and on the south by the Atlantic Ocean. Nassau has evolved during over the years, from a bedroom community with strong economic ties to New York City, to a densely developed suburban and urban county with a strong economic base of its own. The County has been participating in the Federal Community Development Block Grant Program since its inception in 1975. The Urban County Consortium, one of the largest in the nation, currently includes 32 separate municipalities encompassing over 90% of Nassau's population.

The Nassau County Annual Action Plan presents a one-year strategy for addressing housing and community revitalization needs within the 32-member Urban County Consortium. It includes a plan for spending \$13,041,818 in CDBG, \$1,813,845 in HOME, and \$2,593,306 in ESG funds as well as program income funds. The original allocation from HUD for ESG was \$1,178,912. However, when the FY2017 federal budget that was signed into law (Public Law 115-31) on May 5, 2017, Congress appropriated an additional \$40 million in Supplemental Emergency Solutions Grants (ESG) program funds to assist communities who lost significant capacity to serve the homeless after January 2016. These funds can be used for rapid re-housing and all other critical eligible ESG activities. Nassau County was selected to receive additional ESG funding in the amount of \$1,414,394.

Funds for all the consolidated programs will be spent on housing and community development related activities along with program administration and planning.

The Nassau Urban County Consortium was established by the United States Department of Housing and Urban Development (HUD) as the vehicle to facilitate the distribution of Federal housing funding to local

communities. As it is currently comprised, the Consortium is one of the largest in the United States, encompassing 32 communities. The Consortium includes: three (3) towns: Hempstead, North Hempstead and Oyster Bay; two (2) cities: Glen Cove and Long Beach; and 27 villages: Bayville, Bellerose, Cedarhurst, East Rockaway, Farmingdale, Floral Park, Freeport, Garden City, Great Neck Estates, Great Neck Plaza, Hempstead, Island Park, Lynbrook, Malverne, Manorhaven, Massapequa Park, Mineola, Munsey Park, New Hyde Park, Rockville Centre, Roslyn, Sea Cliff, South Floral Park, Stewart Manor, Valley Stream, Westbury and Williston Park.

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

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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Goals and Objectives of the Action Plan each address the three objectives of the HUD Office of Community Planning and Development (CPD) Performance Measurement Framework:

- (1) Creating Suitable Living Environments
- (2) Providing Decent, Affordable Housing
- (3) Creating Economic Opportunities.

The outcome indicators outlined in the Annual Plan sections offer an estimate of the expected annual accomplishments of the OHCD. These outcomes are based on assumed funding levels, previous performance, and priority needs of the County and its Consortium members. Each outcome corresponds with one of the three outcomes of the CPD Performance Measurement Framework: (1) Availability/Accessibility; (2) Affordability; and (3) Sustainability.

The following is a summary of the objectives and outcomes identified in this Annual Action Plan:

### **Availability/Accessibility of Decent, Affordable Housing**

- ✓ New production or rehabilitation of rental housing: construct 10 rental units
- ✓ Expansion of housing through new construction: construct 20 homeowner housing units
- ✓ Substantial Rehabilitation of 2 units of homeowner housing

### **Affordability of Decent Housing**

- ✓ Rental assistance for low income households: 3,031 households assisted through tenant-based rental assistance per year.
- ✓ Direct homeownership assistance: 18 households to receive direct financial assistance.
- ✓ Availability/Accessibility of Suitable Living Environment
- ✓ Owner occupied housing rehabilitation: rehabilitate 100 owned housing units.
- ✓ Housing support services for homeless persons: assist 4,000 households
- ✓ Housing support services for special needs populations: assist 1,000 households.

### **Sustainability of Decent, Affordable Housing**

- ✓ Housing support services for low/mod income households: Approximately 1,000 households will be assisted with various housing support services.

### **Sustainability of Suitable Living Environment**

- ✓ Homeless prevention: assist 50 persons with the Emergency Solutions Grant (ESG) Program – Homeless Prevention-Rapid Re-Housing component
- ✓ Provision of public services: assist communities through senior, youth and other programs, reaching 30,000 people.
- ✓ Public facilities and improvement projects: fund PF&I projects such as streetscape and park improvements and architectural barrier removal: Approximately 30 projects will be undertaken
- ✓ Elimination of blight through demolition: demolish 7 buildings

### **Sustainability of Economic Opportunities**

- ✓ Upgrade physical condition of local businesses: facade and commercial rehabilitation for 15 businesses.

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

Following are the accomplishments of the OHCD for last year's Consolidated Annual Performance and Evaluation Report (CAPER).

- ✓ 13 new affordable homeowner units have been produced
- ✓ 16 households have received downpayment assistance.
- ✓ 3,031 Housing Choice Vouchers continue to provide rental assistance to households in need.
- ✓ 5 rental units have been rehabilitated or preserved.
- ✓ 5 ownership housing units have been substantially rehabilitated.
- ✓ 623 households have received housing support services.

- ✓ Approximately 4,000 households annually continue to receive homeless housing support services.
- ✓ 112 ownership housing units have received rehabilitation assistance.
- ✓ Approximately 50,000 low and moderate income persons continue to be served annually through senior, youth and other programs and services.
- ✓ 10 urban renewal and annual plan projects/activities have received funding to eliminate and prevent blight through rehabilitation, demolition, redevelopment, and/or code enforcement.
- ✓ 393,00 low/mod income persons benefited from Public Facilities and Improvements (PF&I) projects.
- ✓ 117 housing units have been inspected for lead based paint and had hazards removed.
- ✓ Approximately 3,500 households per year continue to receive services targeted toward reducing the number of households living in poverty.
- ✓ 4 projects or businesses have been assisted through physical upgrades to local business areas.

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

In preparation of the Action Plan, OHCD consulted and coordinated with County agencies, Consortium communities, public housing authorities, urban renewal agencies, and not-for-profit organizations that were interested in providing input on housing and community development needs and strategies. The public hearings were publicized in a County-wide newspaper (*Newsday*), advertised on the County website, as well as e-mail and telephone communication. The first public hearing was held on February 16, 2017 and the second public hearing was held on July 11, 2017. A draft of the Action Plan was available for public review on June 19, 2017 for a 30-day period. Due to the fact Nassau County was awarded additional ESG funds, a third public hearing, which took place on Friday, August 11, 2017, was necessary to present the Substantial Amendment to OHCD FY2017 Action Plan. The draft Substantial Amendment was available for public review beginning Wednesday, August 2, 2017 for a two-week comment period. Citizen comments received at each hearing, and in writing, are included in the final Plan submitted to HUD.

The Plan was submitted to the Nassau County Legislature for review and approval during two consecutive Legislative sessions held on June 26, 2017 and July 10, 2017. The Plan was approved unanimously by the County Legislative body. A Citizen Participation Plan accompanies the Plan document and it calls for public hearings and also specifies when program changes require amendment to the Action Plan.

In addition to the Nassau County OHCD Public Hearings, the Big "8" communities are required to hold their own public hearings according to the Nassau County Citizen Participation Plan. Although the smaller municipalities are not required to hold public hearings, we request that they engage residents in the process and indeed hold their own public hearings. Each municipality who applied for CDBG funds

during FY2017 held public hearings. This further allows the public, at the local level, to vocalize the needs of the community.

Another level of citizen participation was to provide all public hearing attendees with a housing and community development questionnaire to fill out and submit to this office. The questionnaire summary is attached to the Action Plan. We asked that each attendee take extra copies to distribute to colleagues, friends, residents, etc. in order to get a usable sample.

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

Citizen Participation comments and responses are in attached to this final Action Plan and can also be found in the Section AP-12 "Participation" Section of this submission.

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

All comments were accepted.

## **PR-05 Lead & Responsible Agencies – 91.200(b)**

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

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

**Table 1 – Responsible Agencies**

### **Consolidated Plan Public Contact Information**

#### **Annual Plan Public Contact Information**

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

### **1. Introduction**

In the preparation of the FY2017 Action Plan, OHCD consulted and coordinated with appropriate public and private agencies to assure that the Action Plan addresses statutory requirements. Consultation and coordination efforts included outreach in person, by mail, e-mail and/or by telephone, to several agencies serving Nassau County including 32 member communities of the Nassau County Consortium, public housing authorities, emergency shelter providers, Nassau County agencies, Nassau County Legislature, approximately 50 non-profit community development/social service agencies, and local civic associations.

Efforts were made during the preparation of the Five-Year Consolidated Plan to consult with social service agencies regarding housing needs of children, elderly persons, persons with disabilities, homeless persons, and others with special needs. These included discussions with: the Nassau County Office of the Aging, regarding senior citizen housing needs; the Nassau County Office of Physically Challenged, regarding the housing problems encountered by mobility impaired persons; the Nassau County Youth Board, regarding the needs of children; the Nassau County Department of Social Services (DSS), regarding the needs of individuals and families that are homeless or are threatened with homelessness; Nassau County Human Rights Commission, regarding fair housing laws, and various non-profit groups that deal with special needs populations.

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

The Nassau Urban County Consortium, through the Office of Housing and Community Development works with municipalities, not-for-profit organizations, and other County agencies to provide supportive services and housing for individuals who are in need. OHCD works closely with the Housing Authorities to determine if their annual plans are consistent with Nassau County’s Five-Year Consolidated Plan. Certifications of Consistency are routinely analyzed and signed off on by this office. OHCD routinely funds a wide variety of non-profit organizations and meets with a multitude of organizations in order to assess how OHCD can assist in meeting the needs of low income residents. OHCD coordinates with Nassau County Department of Social Services and Nassau County Mental Health Association to try to meet the housing and health related needs of the most vulnerable people.

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

The Nassau-Suffolk Continuum of Care (CoC) 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. OHCD's Deputy Director is member of the CoC ranking committee and is in the process of reviewing applications from homeless providers and provided input.

Additional input from Long Island Coalition for the Homeless (LICH), the lead agency for the CoC was sought out in order to ascertain the best use of the additional ESG allocation of \$1,414,394. They will undertake a rapid rehousing (RRH) program to fund short to medium-term rental assistance, as well as case management supportive services provided by a 1.5 FT RRH Case Manager. Support services will be focused on housing sustainability and include, but not be limited to: employment and benefits, budgeting, crisis management and critical time intervention, landlord mitigation, community integration and service linkages to mental health and other counseling, transportation, legal services, day care, etc. As part of the NY-603 Coordinated Entry System, referrals for ESG RRH qualifying households in Nassau will be made from LICH to OHCD.

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

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 now provides homelessness prevention and rapid re-housing services through qualified providers.

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

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

1	<b>Agency/Group/Organization</b>	Nassau County Office of Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Deputy Director of OHCD is a panel member for NC Office of the Aging and participates in quarterly meetings to discuss issues with regards to housing for seniors and quality of life issues that affect the senior population. A representative from NC Office of the Aging also participated in one public hearing to address any comments from Nassau County residents regarding the aging population.
2	<b>Agency/Group/Organization</b>	NASSAU COUNTY COMMISSION ON HUMAN RIGHTS
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Service-Fair Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	OHCD meets with and continues to coordinate with the Human Rights Commission to determine how to better serve Nassau County residents who struggle to find decent housing. The coordination between offices will continue as well as providing funding for their programs. A representative from NC Human Rights Commission also participated in both public hearings to address any comments from Nassau County residents regarding housing needs
3	<b>Agency/Group/Organization</b>	Nassau County Department of Social Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NC OHCD meets frequently throughout the year with NC DSS to discuss housing and other community needs and to discuss use of anticipated federal dollars. Collaboration and communication will better assist those residents who are homeless or are on the verge of homelessness. A representative from NC DSS often participates in a public hearing to address any comments from Nassau County residents regarding Nassau County services.
4	<b>Agency/Group/Organization</b>	Nassau County Department of Planning
	<b>Agency/Group/Organization Type</b>	Other government - County Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NC Planning Dept. comes under the umbrella of NC Department of Public Works. OHCD consults frequently with the Planning Department to discuss infrastructure, housing and safety needs within Nassau County. The coordination between departments often results in leveraging capital funds with federal funds to complete important community projects including "Complete Streets" projects. A representative from NC DPW/Planning often attends the public hearings to address any comments from Nassau County residents regarding upcoming projects.

5	<b>Agency/Group/Organization</b>	Nassau County Coordinating Agency for Spanish Americans
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Health Services-Education Service-Fair Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NC OHCD consulted with and continues to work with Coordinating Agency for Spanish Americans (CASA) to better improve the lives of the Hispanic population to improve housing conditions, language barriers, barriers to healthcare etc.
7	<b>Agency/Group/Organization</b>	Nassau County Office of Minority Affairs
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NC OHCD coordinates with Office of Minority Affairs to identify minority owned businesses to be recommended to work on federally funded projects.
8	<b>Agency/Group/Organization</b>	Nassau County Office of Mental Health Chemical Dependency & Developmental Disabilities
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-homeless Services-Health Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NC Office of Mental Health coordinates with NC OHCD to better meet the housing needs of this population.
9	<b>Agency/Group/Organization</b>	Nassau County Office of Youth Services
	<b>Agency/Group/Organization Type</b>	Services-Children Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Youth Services is invited to participate in public hearings in order to provide input on the needs of Nassau County Youth. OHCD encourages dialogue between the two agencies and presents the opportunity to fund various youth programs with federal funds administered by OHCD.
10	<b>Agency/Group/Organization</b>	Nassau County Office for the Physically Challenged
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	OHCD has consulted with Nassau County Office for the Physically Challenged to determine the needs of the physically challenged population. Staff has attended the public hearings in order to address issues from residents looking for improved handicapped accessibility in the County.
11	<b>Agency/Group/Organization</b>	Long Island Housing Services, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	OHCD consistently funds Long Island Housing Services to provide fair housing education and outreach for Long Island residents, realtors, consortium members, Section 8 tenants, non-profit entities, and other appropriate groups. LHS often attends OHCD public hearings and provides educational material and speaks about the services they provide to the public in attendance profit entities who were consulted provide valuable information regarding the populations that they serve. This close coordination has improved over the course of the years and allows for better prioritization of funds.
12	<b>Agency/Group/Organization</b>	Long Island Housing Partnership, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	OHCD consults frequently and partners with Long Island Housing Partnership (LIHP) on the First-Time Homebuyers Program. Consultation determined that there is a need for down payment assistance to enable first-time homebuyers to be able to afford a home. OHCD sets aside yearly HOME funding for this purpose.
13	<b>Agency/Group/Organization</b>	New Ground, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
14	<b>Agency/Group/Organization</b>	Community Mainstreaming Association
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Mainstreaming Associates, Inc. provides housing for adults with mental and physical disabilities. OHCD has consulted with this organization to determine the needs of this population and how funding can be used to upgrade the group homes. Additionally, the organization provides employment training for the disabled population. OHCD anticipates continuous federal funding to provide improvements to the group homes and the employment training aspect.
15	<b>Agency/Group/Organization</b>	Operation SPLASH
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Environmental Education
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency's needs were provided and requested continuation of funding for their environmental education and clean-up programs.



16	<b>Agency/Group/Organization</b>	HISPANIC BROTHERHOOD OF ROCKVILLE CENTRE, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hispanic Brotherhood of RVC provides many services for the Hispanic population including housing counseling, after school programs, job training, legal assistance and other support. OHCD works with Hispanic Brotherhood to determine the needs of this minority population and provide funding to continue these programs.
17	<b>Agency/Group/Organization</b>	Nicolas Center for Autism
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Nicolas Center for Autism is coordinating with OHCD to provide funding for employment training for people on the autism spectrum.
18	<b>Agency/Group/Organization</b>	Coalition of Nassau Civics
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Nassau County Civic Associations have been contacted and invited to participate in OHCD public hearings and speak on behalf of the residents they represent.

19	<b>Agency/Group/Organization</b>	United Veterans Beacon House, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	United Veterans Beacon House and OHCD had consulted on the needs of homeless veterans and how to provide affordable housing options.
20	<b>Agency/Group/Organization</b>	Community Development Corporation of Long Island
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Health Regional organization Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDC-LI was consulted to seek ways to collaborate to build affordable housing in Nassau County. OHCD continues to work with CDC-LI for this purpose.
21	<b>Agency/Group/Organization</b>	The Safe Center LI
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	OHCD and The Safe Center LI coordinate and consult on how to best serve those individuals, children and families subjected to domestic violence. These victims require safe housing and protection. Funding is requested and provided to support the services this organization provides.

22	<b>Agency/Group/Organization</b>	Vision Long Island
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Vision Long Island consults with and works directly with many consortium members and OHCD on smart growth projects. Vision LI presents a regional approach to making Long Island more economically stable and vibrant.
23	<b>Agency/Group/Organization</b>	Nassau County Office of Real Estate
	<b>Agency/Group/Organization Type</b>	Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NC Office of Real Estate has been working with NC OHCD to identify County-owned parcels of land that may be used to build affordable housing.

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

No agencies were specifically excluded from the process.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care		The goals of the Continuum of Care group overlap the goals of the Action Plan regarding homelessness.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Sustainable Communities Implementation Plan	New York-Connecticut Sustainable Communities Consortium	The goals of the plan overlap with the goals of community development and strategic planning.

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

**Narrative (optional)**

In the preparation of the FY2017 Action Plan, OHCD invited all appropriate public and private agencies to the first and second Public Hearing. The first Hearing was a needs hearing. The Hearing afforded Nassau County agencies and consortium members an opportunity to listen to and comment on Nassau County’s priorities as outlined in the Five-Year Consolidated Plan. The Five Year Plan was drafted with the input of over 100 entities. Consultation and coordination efforts included outreach via publication in Newsday inviting the public to attend both Public Hearings. Additional outreach included sending numerous e-mails, making telephone calls and placing notices on the OHCD website. Specific meetings were conducted with the Continuum of Care, Nassau County Office of the Aging, Nassau County Office of the Physically Challenged, Nassau County Department of Social Services, Nassau County Department of Public Works and Planning, Nassau County Commission on Human Rights, Long Island Housing Partnership (LIHP), various housing developers, non-profit youth organizations, non-profit veterans organizations, non-profit environmental organizations, and non-profit mental health organizations. The Nassau County Legislature participated in the process by reviewing and then approving the Action Plan through Committee Hearings and a full Legislative Session. The public was also invited to comment at these two public sessions as well as during the 30 public comment period ending July 19, 2017.

## **AP-12 Participation – 91.105, 91.200(c)**

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

In preparation of the Action Plan, the Nassau County Office of Housing and Community Development (OHCD) consulted and coordinated with certain agencies serving the County, as well as consortium communities, public housing authorities, developers, and not-for-profit organizations that were interested in participating and providing input on housing and community development needs. Two public hearings were scheduled after being publicized in a County-wide newspaper (Newsday), via email and telephone, and on Nassau County's website. These public hearings were held on February 16, 2017 and July 11, 2017. The February 16th Public Hearing took place in the evening to provide an opportunity for those residents who work during the day to participate. In addition to the two public hearings, OHCD held two consortium-only meetings prior to drafting the Action Plan. Input from consortium communities and non-profit entities was solicited at the Public Hearings as it relates to the use of federal funds on housing and community development projects. The draft Action Plan was available for public review for a 30-day comment period beginning June 20, 2017. The second public hearing took place three weeks after the Plan was made available in order to give the public ample time to review and make comment at the Public Hearing. Furthermore, the public had an additional 9 days after the Public Hearing to submit additional comments. Due to the fact that Nassau County was awarded additional ESG funds, a third public hearing, which took place on Friday, August 11, 2017, was necessary to present the Substantial Amendment to OHCD FY2017 Action Plan. The draft Substantial Amendment was available for public review beginning Wednesday, August 2, 2017 for a two-week comment period. Citizen comments received at each hearing, and in writing, are included in the final Plan submitted to HUD.

The process confirmed that the goals as outlined in the now amended Five Year Consolidated Plan are consistent with those described FY2017 Action Plan.

In addition to the Nassau County OHCD Public Hearings, the Big "8" communities are required to hold their own public hearings according to the Nassau County Citizen Participation Plan. Although the smaller municipalities are not required to hold public hearings, we request that they engage residents in the process and indeed hold their own public hearings. Each municipality who applied for CDBG funds during FY2017 held public hearings. This further allows the public, at the local level, to vocalize the needs of the community.

Another level of citizen participation was to provide all public hearing attendees with a housing and community development questionnaire to fill out and submit to this office. The questionnaire summary is attached to the Action Plan. We asked that each attendee take extra copies to distribute to colleagues, friends, residents, etc. in order to get a usable sample.

The Plan was submitted to the Nassau County Legislature for review and approval during two consecutive Legislative sessions held on June 26 and July 10, 2017. A Citizen Participation Plan accompanies the Action Plan document. It calls for public hearings and it also specifies when program changes require amendments to the Consolidated or Action Plan.

## **Citizen Participation Outreach**

### **Public Hearing One – February 16, 2017 – Nassau County Legislative Chambers**

**Mode of Outreach** – Public Hearing

**Target of Outreach** – Minorities Non-English Speaking, Spanish, Persons with disabilities, Non-targeted/broad community, Civic Associations, Developers, Realtors, Housing Advocates

**Summary of Response/Attendance** - The First Public Hearing was held on February 16, 2017 at the Nassau County Legislative Chambers at 1550 Franklin Avenue, Mineola, New York at 6:00 pm. There were forty-two (42) individuals in attendance including Nassau County Departments, Nassau County Legislature, Consortium Members, Civic Association members, non-Profit Agencies, Developers, Consultants, Realtors, Housing Advocates, Chamber of Commerce Members, and Community Development Corporations.

**Summary of Comments Received** – Lucas Sanchez from New York Communities for Change read a prepared statement which is attached to this Action Plan noting that fair housing is still an issue in Nassau County. Gabrielle Fasano from LI Coalition for the Homeless also read a prepared statement which is attached to this Action Plan stating that the homeless crisis is ever present on Long Island. Michael Raab, Program Coordinator from NC OHCD spoke about the difficulties with affordability and accessibility in the Long Island Housing Market.

**Summary of Comments not accepted and reasons** – All comments were accepted and responses from Nassau County are included in the Citizen Participation attachment.

### **Public Hearing Two – July 11, 2017 – Nassau County Legislative Chambers**

**Mode of Outreach** – Public Hearing

**Target of Outreach** – Minorities Non-English Speaking, Spanish, Persons with disabilities, Non-targeted/broad community, Civic Associations, Developers, Realtors, Housing Advocates

**Summary of Response/Attendance** – The Second Public Hearing was held on July 11, 2017 at the Nassau County Legislative Chambers at 1550 Franklin Avenue, Mineola, New York at 2:00 pm. There were twenty-eight (28) individuals in attendance including Nassau County Departments, Consortium

Members, Civic Association members, non-Profit Agencies, Developers, Consultants, Realtors, and Housing Advocates.

**Comment:** Paul Gibson – Uniondale Community Land Trust ~ *(Noted that John Sarcone and Kevin Crean were wearing "Save CDBG" buttons distributed by the National Association of Counties.)* Beyond wearing buttons how can local organizations and program beneficiaries assist in advocating for the continued funding of the CDBG and HOME Programs?

**Response:** John Sarcone, Director NC OHCD ~ The County belongs to a sub-group of the National Association of Counties – the National Association for County Community and Economic Development (NACCED) which advocates for such Programs as well as acting as a resource for information. Local groups can help by writing to their local federal officials. The County is also considering preparing an impact study to determine the potential impact that severe cuts to the core programs would have. Local recipients of funds would obviously have a significant role to play in collecting this data.

**Comment:** Andrew Goldstein, Legislative Assistant, Leg. Laura Curran, LD#5 ~ Thank you. The presentation was very informative. Slide 12 refers to the First-Time Homebuyer Program. Can you explain how that works? Who is eligible?

**Response:** John Sarcone ~ The Long Island Housing Partnership has administered that Program on behalf of the County for a number of years. It has been very successful. About 800 families have been assisted in the purchase of their first home under this program. And because homebuyers can select a house anywhere in the county it greatly benefits the county's de-segregation efforts. Interested purchasers must be able to qualify for a private mortgage and have savings that they contribute toward downpayment and closing costs. Applicants must also participate in eight (8) hours of pre-purchase homebuyer counseling. This type of education has been shown to greatly reduce the incidence of foreclosure among first-time homebuyers.

**Comment:** Diane Goins – New York Communities for Change ~ Good afternoon my name is Ms. Diane Goins and I am a member with New York Communities for Change. I am here today to talk on behalf African American and Latino communities that continue to live in segregation. With the draft Annual Action Plan, Nassau County proposes to abandon its already inadequate commitment to developing family-occupancy affordable housing in high opportunity areas. Cutting the allocation of CDBG funds for developments in high opportunity areas from \$775,000 to \$100,000 sends a strong signal that the County will continue to perpetuate segregation. The County's proposed allocation of HOME funds demonstrates that its stated preference for developments in high opportunity areas is simply not real. The County needs to institute real incentives to encourage developers to propose projects in high opportunity areas and it needs to do it. It should start by setting aside a minimum portion of its HOME funds for developments in high opportunity areas. By withdrawing all support for rental housing, the County would leave very low and extremely low-income households, which are disproportionately Black and Latino, out in the cold. The County must continue to support affordable rental development alongside homeownership opportunities. Under the draft Annual Action Plan, exclusionary municipalities in Nassau County, like Garden City, continue to get a free pass on their discriminatory practices. The County must meaningfully

address barriers to integration in its municipalities by using its leverage as a distributor of grant and infrastructure funds to secure policy changes. It's shameful that Nassau County needs to be sued by NYCC and Erase RACISM to do the right thing. How much longer do we have to wait for fair housing policies? Thank you.

**Response:** Kevin Crean ~ Thank you Ms. Goins. I think you are misreading the Action Plan budget and the budgeted set-aside CDBG funds for affordable housing in high opportunity areas. As explained in our presentation, the County awarded CDBG funds for affordable housing development to the Village of Island Park, in a high opportunity area. The \$100,000 figure you reference is the remaining funds, after the award. Also pointed out in our presentation is that CDBG funds remain available for this purpose from our 2016 set-aside. As you know, the County has met with numerous groups, including some of your members to discuss the use of such funds and we are available to do so again. So to say that in the Draft Action Plan “the County proposes to abandon its already inadequate commitment to developing family-occupancy affordable housing in high opportunity areas” is inaccurate.

*[See also correspondence from the Village of Garden City that specifically addresses that village’s actions to meet its individual obligations to affirmatively further fair housing.]*

**Comment:** Ian Wilder, Deputy Director, Long Island Housing Services ~ Thank you for allowing us to speak here today. Long Island Housing Services is the only dedicated fair housing agency serving all of Nassau and Suffolk Counties and we thank the Office for its support. I do have a few recommendations for the Action Plan.

1. The Action Plan needs to upfront talk about the County’s commitment to Fair Housing and explain the connection of funding to each goal.
2. The Plan would benefit from more community outreach. Having public hearings in the local areas, in underserved communities would be a good start. The parking available at the current location is not good.
3. I encourage the County to undertake a community lending needs assessment.
4. More input should be sought on the Fair Housing Plan

**Response:** John Sarcone ~ Thank you Ian. We will take those comments under advisement.

While the County holds two public hearings as part of its Annual planning process and development of the Annual Action Plan, each consortium member is required to have their own local hearing to solicit input from residents on the individual local needs. These hearings, which more closely lead to the actual identification of local needs and development of funding applications that are eventually considered by the County for funding awards, all take place at the local level. The dates and location of these hearings are shared with the County Legislature so they can also alert their constituencies. We should also note that in response to comments received last year, the County scheduled the first of its two hearings in the evening to encourage more community attendance. While parking is sometimes an issue the 1550 Franklin Ave. the Office serves more than just car users and the site has many benefits. It is well known by non-profit service providers and local municipal officials alike who regularly attend County Legislative Hearings. Additionally, the site is accessible to the physically challenged and is directly served by two Nassau Inter-County Express (NICE) bus lines running along Old Country Road and along Franklin Avenue



with another a block away. The Mineola Long Island Rail Road (LIRR) station is also a short walk, two-tenths of a mile, away. The Mineola station links to three LIRR branches.

**Comment:** Mike Raab, NC OHCD ~ Mike gave an update on the NY Rising Program.

**Response:** John Sarcone ~ Thank You, Mike. I also want to thank Mike for his hard work recently in advocating for a higher Fair Market Rent for Housing Choice Voucher recipients. The increase gives more buying power to voucher holders meaning they have more options for finding rental housing in the County.

**Public Hearing Three – August 11, 2017 – Nassau County Ceremonial Chambers**

**Mode of Outreach** – Public Hearing

**Target of Outreach** – Minorities Non-English Speaking, Spanish, Persons with disabilities, Non-targeted/broad community, Civic Associations, Developers, Realtors, Housing Advocates

**Summary of Response/Attendance** – The Third Public Hearing was held on August 11, 2017 at the Nassau County Ceremonial Chambers at 1550 Franklin Avenue, Mineola, New York at 10:00 am. There were \_\_\_\_\_ individuals in attendance including Nassau County Departments, Consortium Members, Civic Association members, non-Profit Agencies, Developers, Consultants, Realtors, and Housing Advocates.

Copies of all written comments are attached to this Action Plan.

**Summary of Comments not accepted and reasons** – All comments were accepted.

## **Expected Resources**

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

#### **Introduction**

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

available through local banks and programs made available through the Federal Home Loan Bank.

**Priority Table**

<b>Fund Type</b>	<b>Use of Funds</b>	<b>Annual Allocation</b>	<b>Estimated Program Income</b>	<b>Estimated Prior Year Resources</b>	<b>Total</b>
CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$13,041,818	\$20,000	\$272,986	\$13,334,804
HOME	Acquisition Homebuyer assistance Homeowner rehab Multifamily new construction for homeownership New construction for homeownership	\$1,813,845	\$50,000	\$3,513,35	5,215,200
ESG	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$2,593,306	\$0.00	\$200,000	\$1,378,912

**Table 4 - Expected Resources – Priority Table**

## **Narrative Description**

The CDBG Program is a Federal program with the objective of assisting low and moderate income persons, eliminating slums and blight and/or addressing urgent community development needs. In FFY 2017, \$13,041,818 in CDBG funds will be provided to the Nassau Urban County Consortium and non-profit agencies for use on eligible projects. Nassau County is expected to generate approximately \$20,000 in program income. CDBG funds and program income can be used for a range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities. An estimated 80% of CDBG funds will be used to benefit extremely low, low and moderate income persons.

The HOME Investment Partnerships (HOME) Program is a federal housing initiative with the primary objectives of expanding the supply of owner and rental housing for low income households. The HOME program is administered by the Nassau County Office of Housing and Community Development. Nassau County has been allocated \$1,813,845 in HOME funds for FFY 2017. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low, low and moderate income households through new construction, acquisition, and substantial rehabilitation activities. HOME funds can be used for housing related activities including real property acquisition, rehabilitation, new construction, tenant based rental assistance, home buyer assistance, and support services.

Nassau County has been allocated \$2,593,306 in Emergency Solutions Grant funds for FFY 2017. The Emergency Solutions Grants (ESG) Program is a federal entitlement program which provides funding to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. Additionally, the funds are allocated to homeless shelters to undertake shelter rehabilitation, operations and essential services. Eligible applicants under the ESG Program include units of local government and private non-profit organizations.

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

The HOME Program requires a 25% match of funds from non-federal sources. In FFY 2017, match funds for the Nassau County HOME Program will likely be derived from private funding and from New York State housing programs such as the Housing Trust Fund, and Low Income Housing Tax Credit equity. Nassau County now requires most developers to pay a commitment fee in order to receive HOME funds and HOME contracts now have loan provisions as opposed to a straight grant. This results in the receipt of program income for the purpose of reinvesting into affordable housing. Additionally, program income is received when HOME affordability requirements are not adhered and thus prompts the repayment of these funds to Nassau County.

The CDBG Program does not require a match of funds, however, Nassau County receives a small amount of program income derived from a five-year mortgage recapture provision in its homeowner residential rehabilitation contracts as well as various application processing fees.

ESG Program funds must be matched with an equal amount of funds from other sources. In calculating

the match, applicants may include the value of donated buildings; the value of any lease on a building; any salary paid to staff in carrying out programs; and the time and services contributed by volunteers to carry out the programs. Funding applications are required to demonstrate how the matching requirement will be met.

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

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

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

Nassau County is in the process of identifying parcels of County-owned land that may be used to address the needs identified in the Consolidated Plan and Annual Action Plan. Additionally, the County is working with LIHP to rehabilitate seven single-family houses transferred to LIHP by New York State under the New York Rising Program to address the affordable housing needs in Nassau County.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner Occupied Housing Rehab & Lead Paint Abatement	2015	2019	Affordable Housing	Nassau County Consortium	Rehabilitation of Substandard Housing	CDBG: \$2,631,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Expansion of Housing through New Construction	2015	2019	Affordable Housing	New Cassel Urban Renewal Area Hempstead Town Island Park Village Massapequa Park Village	Affordable Housing	HOME: \$1,650,000	Homeowner Housing Added: 20 Household Housing Unit
3	Rental Assistance for Low Income Households	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$0 HOME: \$0 ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 3031 Households Assisted
5	Direct Homeownership Assistance	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$40,000 HOME: \$500,000	Direct Financial Assistance to Homebuyers: 18 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Housing Support Services Low/Mod Income households	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$100,000	Public service activities for Low/Moderate Income Housing Benefit: 700 Households Assisted
8	Housing Support Services Homeless Persons	2015	2019	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$687,093	Homeless Person Overnight Shelter: 1375 Persons Assisted
9	Homeless Prevention/Rapid Rehousing	2015	2019	Homeless	Nassau County Consortium	Address Homeless Needs	CDBG: \$145,000 ESG: \$1,710,813	Homelessness Prevention: 96 Persons Assisted (including Street Outreach) Rapid Rehousing: 40 Households (ESG, DSS, NC Mental Health Association, LI Coalition for the Homeless)
10	Provision of Public Services	2015	2019	Non-Homeless Special Needs	Nassau County Consortium	Address Special Needs Public Services	CDBG: \$1,413,500	Public service activities other than Low/Moderate Income Housing Benefit: 30,000 Persons Assisted
11	Public Facility and Improvements Projects	2015	2017	Non-Housing Community Development	Nassau County Consortium	Community Development Needs	CDBG: \$3,420,400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300,000 Persons Assisted
12	Housing and Support for Special Needs Population	2015	2019	Non-Homeless Special Needs	Nassau County Consortium	Address Special Needs Affordable Housing	CDBG: \$105,000	Other: 20 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Elimination of Blight through Demolition	2015	2019	Affordable Housing Non-Housing Community Development	New Cassel Urban Renewal Area Glen Cove City Hempstead Town Island Park Village Massapequa Park Village	Affordable Housing	CDBG: \$90,000 HOME: \$200,000	Buildings Demolished: 7 Buildings (LIHP Sandy Homes)
14	Upgrade the Physical Condition of Local Businesses	2015	2017	Non-Housing Community Development	Bayville Village Farmingdale Village Glen Cove City Hempstead Village Mineola Village	Community Development Needs	CDBG: \$385,000	Facade treatment/business building rehabilitation: 15 Business
16	Section 108 Loan Repayment	2015	2016	Non-Housing Community Development	Hempstead Village	Community Development Needs	CDBG: \$50,000	Other: 1 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Administration and Planning	2015	2016	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Administration Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City North Hempstead Town Oyster Bay Town Rockville Centre Village	Administration, Regulatory Compliance and Planning	CDBG: \$1,485,000 HOME: \$160,602 ESG: \$85,999	Other: 1 Other
18	Substantial Rehabilitation for Homeownership	2015	2019	Affordable Housing	New Cassel Urban Renewal Area	Rehabilitation of Substandard Housing	HOME: \$350,000	Homeowner Housing Added: 2 Household Housing Units (New Cassel)

Table 5 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Owner Occupied Housing Rehab & Lead Paint Abatement
	<b>Goal Description</b>	Maintain the stock of affordable housing by providing loans and/or grants to low and moderate income homeowners to eliminate code violations and make other needed improvements to their homes.

<b>2</b>	<b>Goal Name</b>	Expansion of Housing through New Construction
	<b>Goal Description</b>	Nassau County, through the HOME Investment Partnerships Program has allocated funding to complete new housing construction projects in the Town of North Hempstead, New Cassel area. The project includes the new construction of eleven (11) townhomes in two buildings in an attached townhouse style development. The Town of North Hempstead will be also constructing 2 additional units as well as rehabilitating 2 units for homeownership on a scattered site type basis. The Long Island Housing Partnership will be redeveloping and selling homes transferred to them via the NYS Rising Program. Seven (7) new homes will be build and sold to income-eligible homebuyers.
<b>3</b>	<b>Goal Name</b>	Rental Assistance for Low Income Households
	<b>Goal Description</b>	<p>The goal of the Housing Choice Voucher Program (a/k/a Section 8) is to increase affordable rental housing choices for eligible very low and low -income families, senior citizens and disabled households through a rental subsidy to rent decent, safe and sanitary housing from the private rental housing market.</p> <p>The Housing Choice Voucher Program is a rental subsidy program where the tenant pays up to 30% of his/her income toward the rent and the balance is a grant paid directly to the landlord. The assisted tenants rent units in private homes and apartments throughout Nassau County. Eligible applicants must be extremely low and low income, earning less than 50% of median family income. The purpose of the program is to prevent homelessness by providing a housing subsidy. Senior citizens and the disabled on fixed incomes and working families with small children constitute the majority of grant recipients.</p> <p>This program is not funded with CDBG, HOME or ESG sources.</p>

5	<b>Goal Name</b>	Direct Homeownership Assistance
	<b>Goal Description</b>	Through collaboration between Nassau County Office of Housing and Community Development (NC OHCD) and the Long Island Housing Partnership (LIHP), the First-Time Home Buyer Down Payment Assistance Program and the Employer Assisted Housing Program (EAHP) were carried out during the program year. The First-Time Home Buyer Down Payment Assistance Program provides up to \$25,000 in down payment assistance to eligible households to purchase a home. The mission is to provide affordable housing opportunities to low/moderate income first-time homebuyers. The LIHP has leveraged HOME funds with New York State funds and private funding from participating employers for the County Employer Assisted Housing Program. The Employer Assisted Housing Program includes over 120 participating employers on Long Island and provides \$12,000 in down payment assistance to eligible employees. The Town of North Hempstead plans to provide homeownership assistance to homeowners once new construction project in completed in the hamlet of New Cassel.
7	<b>Goal Name</b>	Housing Support Services Low/Mod Income households
	<b>Goal Description</b>	Housing support services are provided through the Nassau County Office of Housing and Community Development - Housing Counseling Center (HCC), Providing housing support services for Nassau County residents is an extremely high priority item. The Nassau County Homeownership Program provides the following: Pre-purchase & Post-purchase counseling, Comprehensive First Time Homebuyer Education Classes; Housing Choice Voucher Program & Homeownership Program; Financial Literacy Workshops & Counseling; Financial Counseling for Renters; Down Payment Assistance Grant Program (NCDPA); Default Prevention Hotline; Foreclosure Prevention Counseling, Predatory Lending Awareness; Referral for legal and social services; Returning Veterans referral services. The Long Island Housing Partnership provides services that include down payment assistance and housing counseling.  Long Island Housing Services (LIHS) provides a wide range of fair housing services to County residents including mortgage counseling, landlord tenant mediation, discrimination testing, and similar activities. LIHS continues to affirmatively reach out to potential victims of discrimination in mortgage lending, redlining, appraisal and homeowner's insurance.

8	<b>Goal Name</b>	Housing Support Services Homeless Persons
	<b>Goal Description</b>	<p>Nassau County will continue to utilize Emergency Solutions Grant (ESG) funds to help in providing emergency housing and services for the homeless. As per ESG program requirements, Federal funds will be matched on a one to one basis with private funds or in-kind services. The match in Nassau’s ESG program is generally met through the donation of buildings for use as emergency shelters or in-kind contributions of services and fundraising.</p> <p>Activities to address emergency shelter needs will primarily include the rehabilitation of existing facilities and the provision of needed services such as meals, counseling, and job training. Services will also be provided to special needs homeless, such as those that are victims of domestic violence, run-away youth, etc. Primary beneficiaries will likely include single person and small family households. Assistance will also be provided to individuals and families with children (especially those with incomes below 30 percent of median) to prevent homelessness. Also, the Nassau/Suffolk County Continuum of Care Group utilizes HUD SHP funds on behalf of Nassau County service providers and housing developers for the acquisition and rehabilitation of housing for transitional and permanent housing for the homeless and special needs homeless.</p>

<b>9</b>	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	<p>The Homelessness Prevention and Rapid Re-Housing component of the Emergency Solutions Grants (ESG) Program will be carried out by the County and the CoC. The goal of this program is to prevent individuals and families from becoming homeless and to become stabilized. The funds under this program are intended to target individuals and families who would be homeless but for this assistance as well as street outreach to homeless individuals in order to provide emergency shelter and supportive services. The funds will provide for a variety of assistance, including: short-term or medium-term rental assistance, security deposits, and case management. Approximately 90 households will be assisted the Homeless Prevention Rapid Re-Housing program.</p> <p>Emergency Shelter providers who are funded by this office carry out a variety of services for the homeless population. Nassau County OHCD has allocated funding to Long Island Coalition for the Homeless to pay for one full time housing coordinator and one part-time housing coordinator. Staff are working directly with homeless households to assist them in obtaining permanent stable housing. Work includes providing linkages to appropriate community services, assistance in accessing benefits, budget development etc. This program will assist approximately 25 households. Additionally, OHCD funds Nassau County Mental Health Association's "A Home at Last" program which provides permanent housing for mentally ill homeless individuals and families. This program assists approximately 21 households.</p>
<b>10</b>	<b>Goal Name</b>	Provision of Public Services
	<b>Goal Description</b>	<p>The Consortium continues to address the needs of extremely low, low and moderate-income persons throughout Nassau County by providing funding for programs and services. Approximately 10% of our annual CDBG allocation is granted to non-profit organizations providing public services for persons with special needs such as senior citizens, the physically challenged, at-risk youth, families, and the homeless. Public service funding will also be provided to assist with employment training, food pantries/soup kitchens, substance abuse prevention, mental health counseling, crime awareness, fair housing counseling testing and enforcement, English as a Second Language (ESL) training, veteran's organizations, economic development, and for public health programs.</p>

11	<b>Goal Name</b>	Public Facility and Improvements Projects
	<b>Goal Description</b>	Program Year 2017 anticipates to use of CDBG dollars to fund various public facility and improvement projects throughout the consortium. Projects include handicapped accessibility improvements to public buildings, street and sidewalk replacement, flood and drainage upgrades, parks and playground upgrades including handicapped accessible equipment, parking lot replacement, and community center and child care center improvements. All projects will be undertaken with the goal of improving community assets in low to moderate income neighborhoods and making public buildings accessible to senior citizens and disabled residents.
12	<b>Goal Name</b>	Housing and Support for Special Needs Population
	<b>Goal Description</b>	Finding and/or developing housing for Nassau County's special needs population continues to be a high priority for the County. The County has worked with non-profit special needs housing providers to acquire and rehabilitate homes to be used as group homes and regularly provides grants toward housing related expenses.
13	<b>Goal Name</b>	Elimination of Blight through Demolition
	<b>Goal Description</b>	The County Consortium will continue to provide CDBG funds for urban renewal planning, real property acquisition, relocation, and demolition activities and brownfield remediation to assist in the redevelopment of blighted areas. During Program Year 2017, Long Island Housing Partnership (LIHP) will be demolishing seven (7) homes that were severely damaged by Superstorm Sandy in October 2012. These homes were transferred to LIHP via the NY Rising Program. HOME funds in the amount of \$700,000 has been allocated for the purpose of demolition and new construction. In addition, the City of Glen Cove seeks to purchase and demolish a structure that has blighted the City. The Town of North Hempstead has also allocated funds to demolish two (2) blighted properties in the New Cassel area for the purpose of building affordable housing.

<b>14</b>	<b>Goal Name</b>	Upgrade the Physical Condition of Local Businesses
	<b>Goal Description</b>	Central business districts and neighborhood commercial areas need to be enhanced through multi-faceted programs that address both the physical and economic problems in each area. The County will continue allocating its CDBG funding for commercial rehabilitation and economic development in order to assist businesses in succeeding in drawing in residents to eat and shop locally. The Village of Farmingdale continues to invest in their downtown with a robust commercial rehabilitation program. The City of Glen Cove has experienced great success with their sign and awning program. The Village of Bayville and Mineola has allocated most of their funding to upgrading deteriorating storefronts and to invest in a cohesive look in the downtown areas.
<b>16</b>	<b>Goal Name</b>	Section 108 Loan Repayment
	<b>Goal Description</b>	Repayment of Section 108 Loan principal and interest
<b>17</b>	<b>Goal Name</b>	Administration and Planning
	<b>Goal Description</b>	General program management, oversight and monitoring of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grants (ESG) Programs as well as Planning.
<b>18</b>	<b>Goal Name</b>	Substantial Rehabilitation for Homeownership
	<b>Goal Description</b>	Substantial rehabilitation for the expansion of rental and home ownership opportunities for very low and other low income senior citizens and families. The Town of North Hempstead New Cassel area will see the substantial rehabilitation of two homes for the purpose of affordable homeownership housing.

Table 6 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

The estimated number of extremely low-income, low-income, and moderate-income families that will be provided affordable housing over the FY2017 period is as follows:

HOME Investment Partnerships (HOME) funds: 20 households.



## AP-35 Projects – 91.220(d)

### Introduction

**Community Development Block Grant Program (CDBG).** The CDBG Program is a Federal entitlement program with the objective of assisting low and moderate income persons, eliminating slums and blight and/or addressing urgent community development needs. In FFY 2017, \$13,041,818 in CDBG funds with the addition of approximately \$20,000 in program income will be provided to Nassau County and allocated to participating municipalities and other eligible entities. An estimated 90% of these funds will be used to benefit extremely low, low and moderate income persons. CDBG funds, and program income, can be used for a wide range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities.

**HOME Investment Partnerships Program.** The HOME Program is a Federal housing initiative with the primary objectives of expanding the supply of owner and rental housing for low income households. Nassau County anticipates receiving \$1,813,845 in HOME funds in Federal fiscal year 2017. In addition, approximately \$50,000 in HOME program income is expected to be received. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low, low and moderate income households through new construction, acquisition, and substantial rehabilitation activities.

Funds can be used for housing related activities including real property acquisition, rehabilitation, new construction, tenant based assistance, homebuyer assistance, and support services. The HOME Program requires a 25% match of funds from non-Federal sources. In FFY 2017, match funds for the Nassau County HOME Program will likely be derived from private funding and from New York State housing programs such as the Housing Trust Fund, and Low Income Tax Credit equity.

**Emergency Solutions Grants Program (ESG).** The ESG Program is a Federal entitlement program which provides funding to improve the quality of existing emergency shelters and to restrict the increase of homelessness through the funding of homeless prevention and rapid re-housing programs. In FFY 2017, Nassau County is expected to receive \$2,593,306 in ESG funds, which will be allocated to non-profit homeless providers in the County as well as the County's Homeless Prevention and Rapid Re-housing program. The ESG Program requires a 100% match of non-Federal funds to ESG funds. The match can be provided through State and local funds, contributions, and value of real property. ESG funds will be used for renovation, conversion of buildings, rehabilitation, essential services/social services, homelessness prevention, and operating costs.

#	Project Name
1	Residential Rehabilitation
2	Commercial Rehabilitation
3	Acquisition
4	Public Facilities and Improvements
6	Clearance and Demolition
7	Public Housing Rehabilitation
8	Public Services
10	Emergency Shelter and Homeless Prevention Rapid-Re-Housing
11	Code Enforcement
12	Direct Homeownership Assistance
14	Disposition
15	Section 108 Loan Repayment
16	Administration and Planning
17	New Construction for Affordable Housing
18	Substantial Rehabilitation for the Purpose of Affordable Housing

**Table 7 – Project Information**

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

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

**CDBG** - CDBG funds will be provided to the Nassau Urban County Consortium and non-profit agencies for use on eligible projects within the Consortium. An estimated 90% of these funds will be used to benefit extremely low, low, and moderate income persons. CDBG funds and program income can be used for a wide range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities. Nassau County seeks to fund activities that are consistent with HUD CDBG Program objectives; incorporate Nassau County’s Consolidated Plan goals and identified priorities; benefit low/mod income individuals; are ready to proceed; leverage other public and private resources; and are consistent with the County’s Fair Housing Initiative to overcoming impediments to fair housing choice by providing housing opportunities in non-impacted communities or High Opportunity Areas. Obstacles faced in addressing underserved needs is that CDBG funding must be spread, sometimes thinly to many different projects. Many communities have multiple needs and accessing the funds to address those needs can be daunting.

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

HOME Program requires a 25% match of funds from non-federal sources. County Funding Priorities: Projects that preserve affordability and create a variety of housing opportunities for Nassau County residents; Number and location of new housing units created or preserved by the proposed project; Compliance with Nassau County's homebuyer income eligibility guidelines; Leveraging of other public and private funding sources for the developments with public funds; Degree of low-income benefit that will be derived from the proposed project; Number of housing units that will be handicapped-accessible at the completion of the proposed project; Proximity of project to Long Island Rail Road stations and/or Long Island Bus stops; Proximity of project to defined "downtown" and/or local Central Business District. Obstacles to building affordable housing in Nassau County due to high construction costs, high cost of land, severe tax burden and lack of available land. Nassau County is trying to address these obstacles by seeking projects that leverage several sources of funding and projects that would re-purpose abandoned and/or underutilized buildings for the purpose of building multi-family housing.

**ESG** - The ESG program provides funding to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. The funds are allocated to homeless shelters to undertake shelter rehabilitation, operations and essential services. Eligible applicants under the ESG Program include units of local government and private non-profit organizations. ESG funds must be matched with an equal amount of funds from other sources. Locating permanent housing for the homeless population is a great challenge for homeless providers and housing advocates. Nassau County and CoC have been working together to address this need. Nassau County allocated funds to LICH to hire one full-time and one part-time "Housing Locator" with the anticipation that the need can more adequately be addressed as well as funds for a new rapid rehousing program.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 8 – Project Summary

<b>1</b>	<b>Project Name</b>	Residential Rehabilitation
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Owner Occupied Housing Rehab & Lead Paint Abatement
	<b>Needs Addressed</b>	Rehabilitation of Substandard Housing Assist Cost Burdened Households
	<b>Funding</b>	CDBG: \$2,631,000
	<b>Description</b>	Maintain the stock of affordable housing by providing loans and/or grants to low and moderate income homeowners to eliminate code violations and make other needed improvements to their homes.
	<b>Target Date</b>	8/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 low to moderate income households will receive lead testing and residential rehabilitation on their owner occupied homes.
	<b>Location Description</b>	These projects will take place consortium wide.
<b>Planned Activities</b>	Weatherization and handicapped accessibility improvements to income eligible homeowners, including new roof, windows, siding, boiler, doors, and accessibility features.	
	<b>Project Name</b>	Commercial Rehabilitation

<b>2</b>	<b>Target Area</b>	Bayville Village Farmingdale Village Glen Cove City Hempstead Village Mineola Village
	<b>Goals Supported</b>	Upgrade the Physical Condition of Local Businesses
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$385,000
	<b>Description</b>	Upgrade the physical condition of local business areas to eliminate and prevent blight, create and retain jobs.
	<b>Target Date</b>	8/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 15 businesses will benefit from the commercial rehabilitation program.
	<b>Location Description</b>	The Villages of Bayville, Farmingdale, Hempstead and Mineola, and the City of Glen Cove have allocated funding for commercial rehabilitation projects. Proposed locations are as follows:  Bayville - 253, 265, 269, and 290 Bayville Avenue and 23 Ludlam Avenue  Farmingdale - Conklin Street and Main Street  Glen Cove - Downtown Business District  Hempstead Village - Village-Wide  Mineola Village - Station Plaza, Mineola Blvd., and Jericho Turnpike
	<b>Planned Activities</b>	Commercial Facade improvements in income eligible areas within Nassau County. These improvements include, new signs, awnings and lighting to upgrade and improve the target area.

<b>3</b>	<b>Project Name</b>	Acquisition
	<b>Target Area</b>	New Cassel Urban Renewal Area Glen Cove City Hempstead Village Island Park Village
	<b>Goals Supported</b>	Expansion of Housing through New Construction Elimination of Blight through Demolition
	<b>Needs Addressed</b>	Community Development Needs Affordable Housing
	<b>Funding</b>	CDBG: \$1,021,000
	<b>Description</b>	Acquisition of Real Property and Acquisition Spot Blight for a public benefit purpose, including affordable housing, open space, parking facilities, etc. and to purchase and remove blighted structures.
	<b>Target Date</b>	8/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 12 families may benefit from the proposed activities. These projects will take place over the next few program years and ultimately benefit 12 families.
	<b>Location Description</b>	Proposed locations are as follows:  Glen Cove City - Orchard Brownfield Opportunity Area  Hempstead Village - Village-wide for the purpose of slum and blight removal  Island Park - 251-255 Long Beach Road and 26 Sagamore Road  North Hempstead - 167 Bond Street, 1003 Railroad Avenue

	<b>Planned Activities</b>	The planned activities are to purchase blighted and abandoned structures for the purpose of building affordable housing. Priority will be placed on seeking out and purchasing properties in High Opportunity Areas (HOA's) within Nassau County.
4	<b>Project Name</b>	Public Facilities and Improvements
	<b>Target Area</b>	Nassau County Consortium East Rockaway Village Farmingdale Village Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City Lynbrook Village Manorhaven Village New Hyde Park Village North Hempstead Town Rockville Centre Village Valley Stream Village Westbury Village
	<b>Goals Supported</b>	Public Facility and Improvements Projects
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$3,420,400
	<b>Description</b>	Provision of new and improved public facilities and infrastructure improvements to improve the environment for very low, low and moderate income households in identified target areas.
	<b>Target Date</b>	8/31/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 300,000 people with benefit from public facility and improvement projects during the program year.
	<b>Location Description</b>	Projects will take place in the Villages of East Rockaway - Minore Park, Farmingdale - Downtown Parking Fields, Freeport - Drainage improvements to N. Ocean Avenue, Glen Cove - School Street improvements, Great Neck Plaza - Hillpark Avenue and Bond Street improvements, Hempstead - Main Street, Lynbrook - Sunrise Highway, Manorhaven - Morgan Dock Restoration, New Hyde Park - Jericho Turnpike - Hillside Blvd. to Cherry Lane, Rockville Centre - Park Avenue, and the Town of Hempstead - Elmont, Roosevelt, Uniondale and N. Valley Stream and North Hempstead - New Cassel Area.
	<b>Planned Activities</b>	Public Facility and Improvement projects that will be undertaken during the program year include street and sidewalk improvements, Neighborhood Facilities, Parks, Parking Lots, handicapped accessibility improvements, Community and Day Care Centers.
<b>5</b>	<b>Project Name</b>	Clearance and Demolition
	<b>Target Area</b>	New Cassel Urban Renewal Area, Baldwin, Island Park, Massapequa – Sandy Homes
	<b>Goals Supported</b>	Expansion of Housing through New Construction Substantial Rehabilitation for Homeownership Elimination of Blight through Demolition
	<b>Needs Addressed</b>	Rehabilitation of Substandard Housing Community Development Needs Affordable Housing
	<b>Funding</b>	CDBG: \$90,000 HOME: \$200,000
	<b>Description</b>	Clearance or demolition of buildings and improvements, or the movement of structures to other sites.
	<b>Target Date</b>	8/31/2018



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately nine (9) households will benefit from the proposed activity. Seven (7) scattered site through LIHP and two (2) in New Cassel
	<b>Location Description</b>	Locations of home LIHP will be demolishing and constructing new homes are as follows: 1116 Jefferson Pl, Baldwin 1120 Jefferson Place, Baldwin 59 Hastings Rd., Island Park 35 Nassau Ln., Island Park 3 Seneca Pl, Massapequa 41 Ripplewater Ave., Massapequa And the New Cassel area
	<b>Planned Activities</b>	Demolish abandoned structures for the purpose of affordable housing.
<b>6</b>	<b>Project Name</b>	Public Housing Rehabilitation
	<b>Target Area</b>	Freeport Village Oyster Bay Town
	<b>Goals Supported</b>	Expansion of Housing through New Construction
	<b>Needs Addressed</b>	Rehabilitation of Substandard Housing Rehabilitation of Public Housing Complexes
	<b>Funding</b>	CDBG: \$210,000
	<b>Description</b>	Major repair to Public Housing Complexes including roofing, interior and exterior lighting, interior and exterior doors, parking lot repairs, security cameras and generators.

	<b>Target Date</b>	8/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 600 families will benefit from the proposed activities.
	<b>Location Description</b>	The Town of Oyster Bay Public Housing Complexes - 355 Newbridge Road Hicksville NY, 40 Eastwoods Rd Syosset, 80 Barnum Ave Plainview, Oakley Ave Massapequa, 115 Central Park Road, Plainview. Moxey Rigbey Apartments - 195 East Merrick Road, Freeport
	<b>Planned Activities</b>	The Town of Oyster Bay has allocated funding for the rehabilitation of several Housing Authorities including Roof Replacement Exterior Door Replacement Interior and Exterior Lighting Security Cameras Generators, Parking Lot Repairs. Some specific upgrades are cameras for Bethpage and Plainedge, generators for Oakley Avenue, Massapequa.  The Moxey Rigbey Public Housing complex in the Village of Freeport is part of a Public Housing Resiliency Pilot Project as part of the National Disaster Resiliency Competition. HOME funds will be used to assist with the new construction of a 101-unit multi-family affordable housing development. The development will involve the demolition of existing structures and the new construction of replacement housing on an adjacent site.
<b>7</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Provision of Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$1,413,500
	<b>Description</b>	Provide programs and services to address the needs of youth of extremely low, low and moderate income persons.
	<b>Target Date</b>	8/31/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30,000 people will benefit from the proposed activities
	<b>Location Description</b>	Activities will take place consortium wide.
	<b>Planned Activities</b>	Various programs that address the needs of youth, elderly, homeless, mentally disabled, domestic abuse victims, and fair housing.
8	<b>Project Name</b>	Emergency Shelter and Homeless Prevention Rapid-Re-Housing
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Housing Support Services Homeless Persons Homeless Prevention
	<b>Needs Addressed</b>	Address Homeless Needs
	<b>Funding</b>	ESG: \$2,593,306

<b>Description</b>	<p>For Federal Fiscal Year 2017, Nassau County is allocated \$2,593,306 in ESG funds. All applications have been screened by NC OHCD staff for completeness and compliance with applicable regulations. Additionally, the County utilizes the following criteria in selecting projects for funding: Experience of the applicant in engaging in street outreach to unsheltered homeless individuals and families and connecting them with emergency shelter, housing, or critical services, and providing them with urgent non-facility based care; Experience of the applicant with housing relocation and stabilization services; Experience of the applicant in developing and/or operating homeless housing; Experience of the applicant in working with the federal Emergency Solutions Grants Program, including, but not limited to compliance with reporting and expenditure requirements; Administrative capabilities and financial capacity in undertaking proposed projects; Proposals that implement recommendations identified in Nassau 10 Year Plan to End Chronic Homelessness.; Proposals that invest in the prevention of homelessness including preventing housed families and individuals from becoming homeless; preventing individuals from becoming homeless upon discharge from institutions; and preventing veterans from becoming homeless upon discharge; Proposals that meet the needs of homeless subpopulations as defined by HUD including the chronically homeless, veterans, persons with chronic disabilities (physically disabled, severely mentally ill, chronic substance abusers, and HIV/AIDS), victims of domestic violence, youth, and elderly; Projects that leverage other resources; The availability of matching resources. Additionally, Nassau County and the CoC via LICH will be carrying out the homeless prevention rapid rehousing portion of the grant by administering a rental arrears program for those residents who are at risk of becoming homeless.</p>
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Approximately 90 families will benefit from the Homeless Prevention Rapid Re-Housing program and approximately 1500 families will benefit from ESG program - shelter providers.</p>
<b>Location Description</b>	<p>County-wide</p>

	<b>Planned Activities</b>	Assistance to qualified Nassau County Emergency Shelters to undertake repairs and upgrades as well as assistance with operations and essential services. Additionally, Nassau County will be carrying out the homeless prevention rapid rehousing portion of the grant by administering a rental arrears program for those residents who are at risk of becoming homeless.
9	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	New Cassel Urban Renewal Area Hempstead Village
	<b>Goals Supported</b>	Housing Support Services Low/Mod Income households
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$51,000
	<b>Description</b>	Expansion of housing opportunities through code enforcement. Cost associated with property inspection and follow-up action such as legal proceedings.
	<b>Target Date</b>	8/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 families will benefit from the proposed activities.
	<b>Location Description</b>	Hempstead Village and North Hempstead Town
<b>Planned Activities</b>	Targeted code enforcement activities in neighborhoods experiencing overcrowding, and health and safety violations.	
10	<b>Project Name</b>	Direct Homeownership Assistance
	<b>Target Area</b>	Nassau County Consortium New Cassel Urban Renewal Area
	<b>Goals Supported</b>	Direct Homeownership Assistance

<b>Needs Addressed</b>	Assist Cost Burdened Households
<b>Funding</b>	CDBG: \$40,000 HOME: \$500,000
<b>Description</b>	Provision of first-time homebuyer downpayment and closing cost assistance
<b>Target Date</b>	8/31/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 18 households will be assisted via direct homeowner assistance. Through collaboration between Nassau County Office of Housing and Community Development (NC OHCD) and the Long Island Housing Partnership (LIHP), the First-Time Home Buyer Down Payment Assistance Program and the Employer Assisted Housing Program (EAHP) were carried out during the program year. The First-Time Home Buyer Down Payment Assistance Program provides up to \$25,000 in down payment assistance to eligible households to purchase a home. The mission is to provide affordable housing opportunities to low/moderate income first-time homebuyers. The LIHP has leveraged HOME funds with New York State funds and private funding from participating employers for the County Employer Assisted Housing Program. The Employer Assisted Housing Program includes over 120 participating employers on Long Island and provides \$12,000 in down payment assistance to eligible employees. The Town of North Hempstead plans to provide homeownership assistance to homeowners once new construction project in completed in the hamlet of New Cassel.
<b>Location Description</b>	The location for the Town of North Hempstead will be in the New Cassel Urban Renewal Area - Site I The locations for first time homebuyer assistance carried out by LIHP will be County-Wide
<b>Planned Activities</b>	The First-Time Home Buyer Down Payment Assistance Program provides up to \$25,000 in down payment assistance to eligible households to purchase a home. The mission is to provide affordable housing opportunities to low/moderate income first-time homebuyers. The Long Island Housing Partnership administers the program on behalf of OHCD and has leveraged HOME funds with New York State funds and private funding from participating employers for the County Employer Assisted Housing Program. North Hempstead Town has allocated funding to assist homebuyers purchase homes constructed by the Town utilizing CDBG funds.
<b>Project Name</b>	Disposition

<b>11</b>	<b>Target Area</b>	New Cassel Urban Renewal Area Glen Cove City Hempstead Village
	<b>Goals Supported</b>	Expansion of Housing through New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$259,000
	<b>Description</b>	Disposition of properties owned by the North Hempstead and Glen Cove Community Development Agencies and the Town of Hempstead.
	<b>Target Date</b>	8/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately three (3) households will benefit from disposition activities.
	<b>Location Description</b>	North Hempstead New Cassel Area - Sheridan Street Village of Hempstead - Village-Wide City of Glen Cove - Brownfield Opportunity Area (BOA)
	<b>Planned Activities</b>	Disposition of properties owned by the Town of North Hempstead, Hempstead Village and City of Glen Cove Community Development Agencies for the purpose of affordable housing and other public benefits.
<b>12</b>	<b>Project Name</b>	Section 108 Loan Repayment
	<b>Target Area</b>	Hempstead Village
	<b>Goals Supported</b>	Section 108 Loan Repayment
	<b>Needs Addressed</b>	Community Development Needs

	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Set aside of funds for possible Section 108 Loan Repayment
	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Re-payment of three Section 108 Loan.
13	<b>Project Name</b>	Administration and Planning
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Administration and Planning
	<b>Needs Addressed</b>	Administration, Regulatory Compliance and Planning
	<b>Funding</b>	CDBG: \$2,619,000 HOME: \$173,235 ESG: \$85,999
	<b>Description</b>	General management, oversight, coordination, monitoring & evaluation costs & carrying charges related to planning & execution of community development activities.
	<b>Target Date</b>	8/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	



	<b>Planned Activities</b>	General management, oversight, coordination, monitoring & evaluation costs & carrying charges related to planning & execution of community development activities.
<b>14</b>	<b>Project Name</b>	New Construction for Affordable Housing
	<b>Target Area</b>	New Cassel Urban Renewal Area Hempstead Town Island Park Village Massapequa Park Village
	<b>Goals Supported</b>	Expansion of Housing through New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$700,000
	<b>Description</b>	New construction of affordable housing units.
	<b>Target Date</b>	8/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 Households will benefit from the proposed activities.
	<b>Location Description</b>	Town of North Hempstead - Site I - located at Sohmer Place and Rose Place, New Cassel - 11 Units Town of North Hempstead - Scattered Sites - Sheridan Street, 160 Urban Avenue, and 205 Urban Avenue - 2 units LIHP Scattered Sites - 1116 Jefferson Pl, Baldwin, 1120 Jefferson Pl, Baldwin, 59 Hastings Rd., Island Park, 159 Radcliffe Rd., Island Park, 35 Nassau Ln., Island Park, 3 Seneca Pl, Massapequa, 41 Ripplewater Ave., Massapequa - 7 units
<b>Planned Activities</b>	Construct 20 homeowner units.	
	<b>Project Name</b>	Substantial Rehabilitation for the Purpose of Affordable Housing

15	<b>Target Area</b>	New Cassel Urban Renewal Area
	<b>Goals Supported</b>	Substantial Rehabilitation for Homeownership
	<b>Needs Addressed</b>	Rehabilitation of Substandard Housing Assist Cost Burdened Households Affordable Housing
	<b>Funding</b>	HOME: \$350,000
	<b>Description</b>	Substantial rehabilitation for the expansion of rental and homeownership opportunities for very low and other low income senior citizens and families.
	<b>Target Date</b>	8/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 families will benefit from this activity
	<b>Location Description</b>	160 Urban Avenue and 205 Urban Avenue - New Cassel
	<b>Planned Activities</b>	Substantially rehabilitate two homes for the purpose of homeownership.
	16	<b>Project Name</b>
	<b>Target Area</b>	Freeport Village
	<b>Goals Supported</b>	Expansion of Housing Through New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$500,000
	<b>Description</b>	New Construction of Public Housing Complexes

	<b>Target Date</b>	08/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	101 families will benefit from the demolition and new construction of Moxey Rigby Public Housing Complex in the Village of Freeport
	<b>Location Description</b>	Moxey Rigby Apartments Redevelopment - 195 East Merrick Road, Freeport
	<b>Planned Activities</b>	The Moxey Rigby Apartment redevelopment project was awarded funds under the National Disaster Resiliency Competition as part of the "Public Housing Resiliency Pilot Project". The approved development will involve the demolition of existing structures and the new construction of replacement housing on an adjacent site. The new buildings will be constructed to the highest standard of energy efficiency and storm resiliency construction. The new development will consist of a 101-unit residential building totaling 133,987 square feet. HOME funds will be used to assist with construction costs.



## **AP-50 Geographic Distribution – 91.220(f)**

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Administration	20
Nassau County Consortium	80

**Table 9 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

CDBG Program funds are allocated via an application process. Municipal consortium members submit funding applications in response to local concerns to address locally-identified needs. Consortium members prioritize the geographic investment of CDBG dollars based on community input, area or clientele eligibility and need. These priorities were outlined in the Five-Year Consolidated Plan. Nassau County OHCD reviews applications for consistency with the Plan and that each project put forth by a consortium member or non-profit agency meets a Nation Objective evidence of ability to complete planned projects in a timely fashion.

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

### **Discussion**

Geographic Distribution as follows:

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

Geographical Location: Residential rehabilitation activities will be undertaken consortium-wide, in areas

with older housing stock, multi-family housing and low income concentrations, as well as areas or neighborhoods with scattered or spot housing needs. Some of these communities (e.g., North Hempstead, Oyster Bay, and Hempstead Town) have in-house staff resources to administer the rehabilitation program. Elsewhere, rehabilitation is undertaken by OHCD staff.

**Public Housing** – The Town of Oyster Bay will rehabilitate their public housing complexes and the Moxey Rigbey Public Housing Complex in the Village of Freeport will be demolished and new construction of 101 apartments will take place on an adjacent site.

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

Downpayment assistance will be provided countywide.

**New Construction of Housing for the Purpose of Homeownership**

New Cassel Urban Renewal Area, Baldwin, Island Park, and Massapequa

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

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

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

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

**Eliminate and prevent blight through rehabilitation, demolition and redevelopment activities, as well as code enforcement.** The Villages of Bayville, Farmingdale, Hempstead, Mineola, the City of Glen Cove, North Hempstead (New Cassel Area), Village of Island Park and Massapequa Park will undertake

activities that eliminate blight.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	4,000
Non-Homeless – rental assistance – Sect. 8/HPRP	3081
Special-Needs	0
Total	7,000

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	3,081
The Production of New Units - Homeownership	20
Rehab of Existing Units - Homeownership	0
Acquisition of Existing Units	2
Total	3,103

**Table 11 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

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

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

The Long Island Housing Partnership (LIHP) has several down payment assistance programs that it



undertakes in coordination with the OHCD. The OHCD utilizes HOME and other funding to assist these programs. The Employer Assisted Housing Program developed by LIHP is an economic initiative to assist Long Island employers in recruiting and retaining qualified employees in high cost areas. Employer contributions are matched with public funding to help employees purchase and rehabilitate homes.

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

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

### **Introduction**

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

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

The County's nine PHAs have all indicated plans to modernize their housing units and, in some cases, provide job training/counseling services for their residents. The Nassau County OHCD has allocated \$210,000 in CDBG funding to the Oyster Bay Public Housing Authority to fund roof replacement, exterior door replacement, new lighting, new security cameras, generators and parking lot repairs at five of its 11 public housing developments. The Moxey Rigby Apartment redevelopment project was awarded funds under the National Disaster Resiliency Competition as part of the "Public Housing Resiliency Pilot Project". The approved development will involve the demolition of existing structures and the new construction of replacement housing on an adjacent site. The new buildings will be constructed to the highest standard of energy efficiency and storm resiliency construction. The new development will consist of a 101-unit residential building totaling 133,987 square feet. HOME funds will be used to assist with construction costs.

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

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

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

The PHA that currently has a troubled designation is the Village of Hempstead. The Village of Hempstead Housing Authority applied for CDBG funding from the Village and applied for a Safety and Security Grant.

### **Discussion**

The public housing developments need to continuously be rehabilitated in order to upgrade living

conditions, correct physical deficiencies and achieve operating efficiency.

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

### **Introduction**

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

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

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

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

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

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

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

The street outreach program utilizes funds to cover costs related to essential services for unsheltered persons including emergency health or mental health care, engagement, case management, and services for special populations. Nassau County Department of Social Services is allocated \$325,000 to continue and expand its street outreach program via its Homeless Intervention Team (HIT). The Homeless Intervention Team (HIT) conducts homeless outreach throughout Nassau County on a regular basis with assistance from local, state and MTA police, as well as various non-profit agencies. People who notice homeless individuals in their communities can call Customer Services/HIT and identify the location and time of day the homeless were seen. HIT will go to these locations to try and engage the individuals. HIT evaluates the person's situation and history to determine whether they may be eligible for assistance through DSS, Mental Health Case Management, Housing, Veterans Affairs, Office for the Aging, OPWDD or non-profit agencies. In 2016, the HIT team went "hi-tech" with new software that was developed to help track the homeless reached through their intervention.

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

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

The ESG Program is a federal entitlement program which provides funding to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis.

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

ESG funding in the amount of \$325,000 was awarded to Long Island Coalition for the Homeless (LICH) to serve up to 40 households. Rapid rehousing expenses and funding would be portioned for short to medium-term rental assistance, as well as case management supportive services provided by a 1.5 FT RRH Case Manager. Support services would be focused on housing sustainability and include, but not be limited to: employment and benefits, budgeting, crisis management and critical time intervention, landlord mitigation, community integration and service linkages to mental health and other counseling, transportation, legal services, day care, etc.

CDBG funds in the amount of \$100,000 will also be used to assist Long Island Coalition for the Homeless to fund one full-time and one part-time housing locator to work directly with homeless households to assist them in obtaining permanent stable housing. The work will also include providing linkages to appropriate community services, assistance in accessing benefits, budget development and other types of assistance.

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

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

- Experience of the applicant in engaging in street outreach to unsheltered homeless individuals and

families and connecting them with emergency shelter, housing, or critical services, and providing them with urgent non-facility based care.

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

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

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

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

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

address poverty conditions.

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

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

\$100,000 in CDBG funds will be used to assist Long Island Coalition for the Homeless fund one full-time and one part-time housing locator to work directly with homeless households to assist them in obtaining permanent stable housing. The work will also include providing linkages to appropriate community services, assistance in accessing benefits, budget development and other types of assistance. There will be a six-month window where LI Coalition for the Homeless will follow up with the families to ensure they are still housed.

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

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

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

management, and other supportive services.

The Nassau County Mental Health Association assist residents with mental disabilities, who have been discharged from an institution to receive housing and other necessary support and services.

### **Discussion**

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

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



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

### **Introduction**

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

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

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

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

High construction costs further contribute to the barriers to constructing additional affordable housing. The full discussion regarding barriers to affordable housing in Nassau County can be found in the 2015-2019 Consolidated Plan.

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

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

County and communities will leverage other funds to create additional housing units, provide alternate housing arrangements to assist low income households, and encourage the redevelopment of downtown areas with housing.

Nassau County OHCD has formed "Long Island Housing Starts Coalition" which is a coalition of Government, Developers, Land Owners, Investors, Builders, Housing Advocates, Planners, Elected Officials, Community Development Agencies, and Banking Institutions. Community meetings will continue to be held throughout the County to address local issues and concerns, including the need for starter housing. The mission of The Long Island Housing STARTS Coalition is to bring stakeholders together to encourage housing initiatives, both rental and homeownership through the sharing of information, experience and knowledge. The purpose is to present models and innovative best practices of successful local housing initiatives.

A full accounting of Nassau County's planned actions to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing can be found in Nassau County's 2015 Analysis of Impediments to Fair Housing (AI).

## **Discussion**

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

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

This section outlines other actions Nassau County will carry out during Federal fiscal year 2017 as part of the Annual Plan. These actions include addressing obstacles to meeting underserved needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, developing institutional structures, and enhancing the coordination among public and private housing and social services agencies.

### **Actions planned to address obstacles to meeting underserved needs**

In order to address the needs of a diverse Nassau County population, the OHCD has formulated a Language Access Plan ("LAP") and to date has:

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

Additionally, OHCD has been working with the Nassau County Department of Public Works on inclusive community planning efforts.

### **Actions planned to foster and maintain affordable housing**

Actions planned to foster and maintain affordable housing include: rehabilitating and retaining the existing affordable housing stock; providing down payment assistance to those individuals or families that qualify; increasing the availability of permanent housing for very low, low and moderate income families; assisting the homeless in attaining permanent housing; and assisting those at risk of becoming homeless. Nassau County OHCD is working with a newly formed Uniondale Land Trust organization to purchase homes that will remain affordable for generations, as well as being heavily involved in the formation and implementation of the Nassau County Lank Bank.

### **Actions planned to reduce lead-based paint hazards**

The County will continue its efforts to notify owners of pre-1978 housing who participate in CDBG,

HOME, ESG, and Housing Choice Voucher funded housing programs of potential lead based paint hazards through distribution of printed material to each applicant. The County will also continue to provide lead/asbestos testing and abatement services through its Residential Rehabilitation Program.

### **Actions planned to reduce the number of poverty-level families**

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

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

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

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

The OHCD will continue to work with municipalities, not-for profit organizations, and other County agencies to provide linkages among various service providers. The County via its Public Hearings invites public and private housing and social service agencies together to speak on the needs of Nassau County residents.

### **Discussion**

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

## Program Specific Requirements

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

#### Introduction

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

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

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

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

#### Other CDBG Requirements

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

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

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

The County uses no other form of investment beyond those identified in Section 92.205. These include investing HOME funds as equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies consistent with the HOME program requirements, deferred payment loans or grants.

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

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

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

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

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

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

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

- Program funds will be secured by a first or second recapture mortgage on all HOME-assisted units. That mortgage will be due and owing during the affordability/recapture period if at any time the unit is not occupied as the principal residence of the mortgagor.
- In the event of sale or other transfer of the property during the affordability/recapture period, the HOME mortgage shall be due and payable from the net proceeds of the sale. Net proceeds of the

sale shall be defined as the resale price less any remaining outstanding balance on a (non-HOME) first mortgage loan, and less the homeowner's investment.

- The homeowner's investment shall be defined as the sum of the homeowner's equity, down payment and closing costs, the equity achieved through mortgage principal repayments, and the value of approved capital improvements, if any. Approved capital improvements will be those constructed in conformance with state and local codes, and condominium/cooperative or homeowner's association rules where applicable, and for which building permits and certificates of occupancy have been obtained.
  - In the event that the net proceeds less the homeowner's investment shall be insufficient to repay the outstanding HOME mortgage in its entirety, the County shall agree to accept less than the full amount of these proceeds in satisfaction of its mortgage.
  - Repayments will be used to fund additional housing activities consistent with the HOME program regulations at the time of repayment.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No existing debt will be refinanced with HOME funds.

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

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

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

Nassau County Office of Housing and Community Development (NC OHCD) will provide services to those most in need of the temporary assistance, providing case management to assist the program participant to achieve stable housing, whether subsidized or unsubsidized. This program assistance is not intended to provide long-term support for program participants, but to provide critical assistance for the homeless or those at-risk of homelessness to achieve immediate housing stability. The NC OHCD will work with local agencies, including the Nassau County Department of Social Services, to help households regain stability. Referrals may be made through these agencies or by self-referral. Applications will be open to the public while funding is available. Applicants must prove they meet federal guidelines for homelessness or at-risk of homelessness and meet income requirements as required. Financial assistance will be provided for rental arrears and security deposit. Payment of rental arrears consists of a one-time payment for up to 6 months of

rent in arrears including any late fees on those arrears. In order to qualify for the rental arrears portion of the program, the client must be at 30% AMI. If a security deposit (first month and last month's rent) is disbursed, the client does not have to fall within the income guidelines rather they must be considered "homeless" by HUD standards.

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

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

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

Nassau County utilizes the HMIS system in connection with the ESG grant. The COC grants the County access to this system and the primary drive is collection of data pertaining to individuals/families at risk of homelessness. In addition to utilizing this important system, we regularly attend COC meetings with other homeless providers and members to exchange ideas and possible collaboration.

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

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

- Experience of the applicant in engaging in street outreach to unsheltered homeless individuals and families and connecting them with emergency shelter, housing, or critical services, and providing them with urgent non-facility based care.
- Experience of the applicant with housing relocation and stabilization services.
- Experience of the applicant in developing and/or operating homeless housing.
- Experience of the applicant in working with the federal Emergency Solutions Grants Program, including, but not limited to compliance with reporting and expenditure requirements.
- Administrative capabilities and financial capacity in undertaking proposed projects.
- Proposals that implement recommendations identified in Nassau County's *10 Year Plan to End Chronic Homelessness*.
- Proposals that invest in the prevention of homelessness including preventing housed families and individuals from becoming homeless; preventing individuals from becoming homeless upon discharge from institutions; and preventing veterans from becoming homeless upon discharge.



- Proposals that meet the needs of homeless subpopulations as defined by HUD including the chronically homeless, veterans, persons with chronic disabilities (physically disabled, severely mentally ill, chronic substance abusers, and HIV/AIDS), victims of domestic violence, youth, and elderly.
- Projects that leverage other resources.
- The availability of matching resources.

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

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

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

5. Describe performance standards for evaluating ESG.

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

- Prevent housed families and individuals from becoming homeless;
- Prevent individuals from becoming homeless upon discharge from medical/ mental health institutions, assisted living facilities, nursing homes, and prison; identify persons with mental illness who may be at risk for homelessness and direct them to appropriate housing and support services;
- Prevent veterans from becoming homeless upon discharge, assure they receive necessary services and link homeless veterans to appropriate services and assistance;
- Implementing a “housing first approach” to help people exit homelessness;
- Increase the number of emergency, transitional and permanent housing units in the County to address the needs of the chronically homeless and other homeless individuals and families, and reduce or minimize the length of time people remain homeless or in transitional housing;
- Expand and increase access to services and resources that will assist homeless persons and those persons on the verge of homelessness and improve their lives; and
- Provide educational opportunities and job training for homeless persons and persons at risk of homelessness.

## Discussion

The application process for funding HOME projects is as follows:

Applications for HOME funds are available from the Nassau County Office of Housing and Community Development (NC OHCD). Applications are accepted throughout the year.

When the program sponsor submits an application to Nassau County OHCD, the staff reviews the request to determine its feasibility. Feasibility will be determined in accordance with the HOME regulations and Nassau County OHCD's review and ranking criteria and policies. Upon receipt of a complete application, the Nassau County OHCD staff will notify the sponsor of the time and date when its proposal will be presented to the Grants Committee.

NC OHCD staff will bring all complete applications to its Grants Committee for consideration. Upon approval by the NC OHCD, a Conditional Commitment Letter will be sent to the sponsor. The Conditional Commitment Letter details the terms and conditions of the proposed project as approved by the Committee. The primary condition of this approval will be the COMMITMENT of all other funding sources. A secondary condition is a satisfactory environmental review. Nassau County may not issue a final commitment of funds, and a project may not begin, until the environmental review has been completed and a release of funds (if necessary) has been issued by HUD.

Once all other funding has been secured, and other conditions listed in the Conditional Commitment letter have been satisfied, approval commitment letter will be issued. Upon receipt of a signed HOME Funding Agreement and other required documents, the Agreement will be routed for final County approval and execution. A closing can then take place when all legal documents between the sponsor and Nassau County OHCD will be executed. The legal documents that pertain to HOME projects include some or all of the following: HOME Funding Agreement, Mortgage, Promissory Note, and a Disclosure Statement. Draft Copies of these documents are available upon request.

No funds may be disbursed until after the closing takes place. All disbursements will be subject to a project disbursement schedule to be determined on a project specific basis.

In accordance with HUD Guidance Nassau County utilizes Federal FHA single family mortgage program data for existing housing data and other appropriate data that are available nation-wide to determine the maximum purchase price limits for new and existing affordable. The limits are based on 95 percent of the median purchase price for the area using sales of existing housing.