

# **NASSAU URBAN COUNTY CONSORTIUM**

## **FISCAL YEAR 2018 DRAFT ANNUAL ACTION PLAN**



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**Federal Fiscal Year 2018**

**Nassau Urban County Consortium  
Annual Action Plan  
Fiscal Year 2018**

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- SF 424 Forms
- Additional Certifications

## **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 30 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 30-member Urban County Consortium. It includes a plan for spending \$14,217,229.00 in CDBG, \$2,493,935.00 in HOME, and \$1,174,057.00 in ESG funds as well as program income funds. 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 30 communities. The Consortium includes: three (3) towns: Hempstead, North Hempstead and Oyster Bay; two (2) cities: Glen Cove and Long Beach; and 25 villages: Bayville, Bellerose, Cedarhurst, East Rockaway, Farmingdale, Floral Park, Freeport, Garden City, Great Neck Plaza, Hempstead, Island Park, Lynbrook, Malverne, Manorhaven, Massapequa Park, Mineola, 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.

## **2. Summarize the objectives and outcomes identified in the 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: No applications have been submitted for affordable rental housing.
- ✓ Expansion of housing through new construction: No applications have been submitted for new construction of affordable housing.

### **Affordability of Decent Housing**

- ✓ Rental assistance for low income households: 2,550 households assisted through tenant-based rental assistance per year.
- ✓ Direct homeownership assistance: 15 households to receive direct financial assistance.
- ✓ Owner occupied housing rehabilitation: rehabilitate 90-100 households.
- ✓ Housing support services for homeless persons: assist 900 households.
- ✓ Housing support services for special needs populations: assist 25 households.

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

- ✓ Housing support services for low/mod income households: Approximately 500 households will be assisted with various housing support services.

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

- ✓ Homeless prevention, Rapid-Rehousing and Street Outreach: assist 300 households 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 street and sidewalk improvements, park improvements, neighborhood facilities, food pantries, and architectural barrier removal: Approximately 25 projects will be undertaken
- ✓ Elimination of blight through demolition: demolish 1 building

### **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).

- ✓ 23 new affordable homeowner units have been produced
- ✓ 16 households had received downpayment assistance.
- ✓ 2,550 Housing Choice Vouchers continue to provide rental assistance to households in need.
- ✓ 59 rental units have been rehabilitated or preserved.
- ✓ 434 households have received housing support services.
- ✓ Via the ESG program approximately 900 households annually continue to receive homeless housing support services.

- ✓ 99 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.
- ✓ 858,165 low/mod income persons benefited from Public Facilities and Improvements (PF&I) projects.
- ✓ 99 housing units have been inspected for lead based paint and had hazards removed.
- ✓ 22 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, and not-for-profit organizations. The public hearings were publicized in both English and Spanish in a County-wide newspaper (*Newsday*), advertised on the County website, as well as via e-mail and telephone communication. The first public hearing was held on February 15, 2018 and the second public hearing was held on July 11, 2018. A draft of the Action Plan was available for public review on June 22, 2018 for a 30-day period.

The Plan was submitted to the Nassau County Legislature for review and approval during two consecutive Legislative sessions held on June 25, 2018 and July 9, 2018. A Citizen Participation Plan accompanies the Plan document and it calls for public hearings and 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 FY2018 held public hearings. This further allows the public, at the local level, to vocalize the needs of the community.

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

Citizen Participation written comments are in attached to the FY2018 Annual Action Plan and a summary is located in 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.

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## **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	Kevin J. Crean, Director
HOME Administrator	NASSAU COUNTY	Kevin J. Crean, Director
ESG Administrator	NASSAU COUNTY	Kevin J. Crean, Director

**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(l)**

### **1. Introduction**

In the preparation of the FY2018 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 30 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.

#### **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(l))**

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 on Long Island. 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 Director is member of the CoC ranking committee and is in the process of reviewing applications from homeless providers and is providing 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 ESG allocation to use on rapid rehousing activities. 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 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 NCOHCD.

**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.
	<b>Agency/Group/Organization</b>	Nassau County Department of Planning
	<b>Agency/Group/Organization Type</b>	Other government - County Planning organization
4	<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. LIHS 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>	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.

14	<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.
15	<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.
16	<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.



17	<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.
18	<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.
19	<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.

21	<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.
22	<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 suitable to build affordable housing.
23	<b>Agency/Group/Organization</b>	Long Island Coalition for the Homeless
	<b>Agency/Group/Organization Type</b>	Homeless Needs
	<b>What section of the Plan was addressed by Consultation?</b>	Housing and Homeless Needs

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Originally founded as the Nassau-Suffolk Partnership for the Homeless in 1985, the purpose of the coalition has expanded to include the coordination of homeless services provided by more than 125 agencies through the development of the Continuum of Care groups in Nassau and Suffolk Counties. Since 1995, LICH has also coordinated applications to the U.S. Department of Housing and Urban Development (HUD) for homeless funding. LICH's successful coordination of the Continuum of Care applications have resulted in over \$10 million in funding each year. LICH has also provided technical assistance to organizations in Nassau and Suffolk Counties whose services do not meet the criteria for HUD funding, but are essential for meeting the needs of the homeless. LICH assisted Nassau County with identifying needs of homeless individuals and how to prioritize funding for that purpose. A representative attended to public hearing to speak on issues with homelessness in Nassau County.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

No agencies were specifically excluded from the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		The goals of the Continuum of Care group overlap the goals of the Action Plan regarding homelessness.
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 FY2018 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. Outreach included sending numerous e-mails, making telephone calls and placing notices in *Newsday* on the OHCD website. Specific meetings were conducted with the Long Island Coalition for the Homeless, Continuum of Care, Nassau County Office of the Aging, 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 veteran's organizations, non-profit environmental organizations, and non-profit mental health organizations.

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## **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 15, 2018 and July 11, 2018. The February 15<sup>th</sup> Public Hearing took place in the evening to provide an opportunity for those residents who work during the day to participate. 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 22, 2018.

The process confirmed that the goals as outlined in the now amended Five Year Consolidated Plan are consistent with those described FY2018 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 FY2018 held public hearings. This further allows the public, at the local level, to vocalize the needs of the community.

The Plan was submitted to the Nassau County Legislature for review and approval during two consecutive Legislative sessions held on June 25 and July 9, 2018. 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 15, 2018 – 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 15, 2018 at the Nassau County Legislative Chambers at 1550 Franklin Avenue, Mineola, New York at 6:00 pm. There

were forty-three (43) 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**

**Comment: Charlene Thompson, Executive Director, Village of Hempstead's Community Development Agency.** The challenge we have in the Village of Hempstead is that the AMI is approximately \$55,417, with 20.7% of the Village's 56,000 residents living under the poverty line. What may be deemed "affordable housing" in other areas in Nassau County is still not attainable for Village residents.

The Village is faced with the challenge of creating more attainable affordable housing options for current and future residents without violating federal fair housing regulations.

**Response: Kevin Crean, Director, OHCD.** You are correct that the median income in the Village of Hempstead is lower than the Area Median Income(AMI) used by the federal programs to determine income eligibility and rent limits. That means that rent restrictions imposed by the HOME Program (i.e. the maximum allowable rents) may sometimes exceed those currently being charged on the private market in the Village and in other economically challenged areas. The federal requirements are a ceiling. A local jurisdiction may impose a lower standard if it so chooses. So for instance, the Village may request that developers seeking assistance under the HOME or CDBG Programs be required to charge rents affordable to those at 30% or 50% of AMI instead of the required 50% and 60% of AMI. If you are looking to attract higher income individuals to the Village the Village can also incentivize developers to create mixed-income developments. The federal funds can only be used to assist affordable units. But those units can be part of a larger mixed-income development. A mixed-income development that includes units affordable to various income ranges from 30% to 120% of AMI are often the most stable financially. The Village can also use CDBG funds for other revitalization activities designed to attract those higher income renters that it seeks. Of course, these revitalization activities will also benefit the current residents as well.

We would be happy to discuss with you how the two funding sources can be used to achieve your goals.

**Comment: Unknown Speaker.** Will there be a hearing after the release of the Action Plan?

**Response: Kevin Crean, Director, OHCD.** Generally, we put in a public notice and the Action Plan will be available on our website or you can come into the office and view the hard copy. The public hearing will take place prior to the public comment period elapsing.

**Comment: Tanya Ham from Bethany House.** Ms. Ham read from a prepared statement (full statement attached) The following is a synopsis of full written statement. Bethany House is asking for ESG funding for the Safe at Home Rapid Re-Housing Program and the Transitional Housing Program for Older Single Women. The Safe at Home Program is a structured program with aids families who are well motivated to get out of homelessness. Program helps families establish a permanent home, surrounding them with support services and providing realistic rental subsidies for up to 24 months. The Transitional Housing Program for Older Single Women provides long term housing for low-income mature single women.

**Response:** Round of applause from audience.

**Comment: Pat Schust, Executive Director, Long Island Conservatory of Music.** We talk about housing and we talk about jobs, but one of the problems that we face at the LI Conservatory of Music is about people who cannot speak English. We provide free or low-cost ESL to low to moderate income children and adults. If you cannot speak English, you cannot get a job, you can't help your children in school, and you can't go to grocery store. We want to make sure that in Nassau County, Asian, Indian, Hispanic people can be able to move into a community to assimilate. They all need to speak the same language. In the US we should speak English. Students suffer in school because they don't have parents who can help them. We've been funded through Nassau County, but last year we were cut over 50%. Yet we continue to provide the same number of free or reduced ESL. We absorbed the extra cost. If you want someone to get out of a shelter, get a job, they need to speak English. You want them to be productive in this community, be able to vote and have a say, they need to speak English. They would never come to a public meeting like this or speak to a politician. They are afraid to speak because they are afraid they are going to be laughed at. We submitted letters from students in the program and one was very touching. A young girl, US citizen, talking about how she wants to get a job, communicate and do simple things like going to the grocery store. I urge Nassau County to fund this program to help even more people. The owner of LICM put her own money in to fund the program. I know people need a house and need food, but in order to sustain that, they need to be able to stand on their own two feet. So again, I ask Nassau County to look at this as an important part of their funding. Thank you.

**Response:** Thank you for taking the time to speak this evening. We will be reviewing your application.

**Comment: Pastor Martin, Women Intended for Excellence**

My name is Pastor Pepper Boly Martin, and I am an educator and I run a program for women's rights. It's called "WIFE" - Women Intended for Excellence and I am also a Pastor in Freeport. We have partnered with Bethany House. We love what you are doing and will continue to support your initiatives. This is my first time coming to something like this and there are some things I wanted to say. We all know that abuse is an issue and is upsetting. It's not just women who suffer at the hand of an abuser, but there are also men who are abused and do not report it. WIFE was incorporated for people who cannot sustain themselves for reasons that are not listed as the traditional social ills. So when you look at the sub-numbers of statistics on domestic violence, among domestic violence incidences with women, 1 out of 6 women have been raped, 1 out of 33 men have been raped. When you look at incarceration rates, significant # who are incarcerated, have been raped or have encountered sexual abuse or molestation as children. Within the church community, there is a significant number of people who are operating within traditional rules, whether it be churches or education, whereby they are suffering emotional trauma. They do not have issues with alcohol or drug abuse but cannot find confidence to find sustainability. Other issues that do require attention. Emotional component that does not get addressed, which is the emotional residue of trauma specifically tied to sexual abuse and rape and often leaves men and women who are trapped with abusers and end up in domestic violence situations or end up incarcerated. As a result in dealing with these data points, I want to take my education background and create a curriculum that allows for something that is tangible and tie it to something intangible. What does it look like to build someone's self-esteem that has been raped? That person is stuck in an emotional state of abuse. How do you address that individual if that person does become high profile and they are living a very public successful story but they are in a very private mess. And they constantly have some type of major symptom that sends them back into a homeless shelter and back into a prison situation. Looking at people that are successful and you can't imagine why that would happen to him or her – she was a judge or a teacher. As a result of undiagnosed emotional issues, we have a large opioid crisis as well. People are using drugs to mask emotional trauma. Subsequently, I would like us to consider that there are a lot of other things that are evident. A person

such as myself who gets a lot of secret messages on Facebook or twitter and they are asking for assistance and they are afraid to report certain things that have happened to them because they are in leadership positions or they are embarrassed or they do not have the obvious social ills such as drug abuse or alcoholism. These people need assistance as well. So what I would like to do is to submit an application for WIFE to develop a program to help prevent and help provide a safe place for persons who are a public success but a private mess that have incidence that are directly related to sexual abuse that may lead to domestic violence and incarceration or unemployment to basically provide a place where they will feel safe to discuss and open up and get real community support to have the quality of life and help their journey of overcoming significant traumatic events. I want to help for the victim and the supporting family. I have been getting word from a lot of men who are involved with women who have been victims of rape or sexual abuse and they have asked me to support them, because they do not know what to do to help the women. They are also trying to prevent becoming an abuser. The victim needs to be helped as well as the perpetrator. This needs to be gently handled and I solicit financial assistance to discretely protect people.

**Response: Kevin Crean, OHCD Director.** Thank you for your comments here today.

**Comment: Ian Wilder, Executive Director, Long Island Housing Services** (submitted a prepared statement, full statement attached). The following is a synopsis of full written statement. LIHS appreciates the opportunity to offer a few comments on the FY2018 Action Plan. LIHS provides education, counseling and advocacy services concerning fair housing, unlawful discrimination complaints in the context of rental, sales, lending, advertising and insurance. LIHS is grateful for Nassau County's commitment to Fair Housing and its commitment to support LIHS. CDBG funding has supported LIHS's ability to compete and receive HUD FHIP funding. CDBG and HUD funding allows LIHS to maintain well-trained, experienced staff and continue counseling and education for Nassau County resident, service and housing providers, realtors and agents on issues relating to housing discrimination on the federal, state, and municipal levels. LIHS has worked cooperatively with Nassau County through the support of either HOME or CDBG funds since the mid 1990's. Since the FY2018 Action Plan is unavailable for comment at this time, LIHS is reiterating some of its unaddressed concerns from prior year's Annual Action Plan:

- The objectives of the plan need to adequately address the obligation of Affirmatively Further Fair Housing (AFFH), clarified by HUD in its most recent guidance and regulation.
- There needs to be greater outreach for community participation under the plan.
- Conducting a needs assessment of communities' lending needs.
- The Plan could also service the community better
- We also request Nassau County to return the grant to LIHS to the 2016 level of \$120,000

**Written Response: Kevin Crean, OHCD Director** (signed letter attached)



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

**Public Hearing Two – July 11, 2018 – 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**

**Summary of Comments not accepted and reasons**

DRAFT

## 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) Program, HOME Investment Partnerships (HOME) Program, Emergency Solutions Grants (ESG) Program, Housing Choice Voucher Program (Section 8 Housing) and Project-Based Voucher Programs, 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 through local banks and programs through the Federal Home Loan Bank.

### Priority Table

Fund Type	Use of Funds	Annual Allocation	Estimated Program Income	Estimated Prior Year Resources	Total
CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$14,217,229	\$20,000		
HOME	Acquisition Homebuyer assistance Homeowner rehab Multifamily new construction for homeownership New construction for homeownership	\$2,493,935	\$50,000	\$2,056,283	\$4,600,218
ESG	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$1,174,057	\$0.00	\$376,962	\$1,551,019

### 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 2018, \$14,217,229 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 \$2,493,935 in HOME funds for FFY 2018. 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 \$1,174,057 in Emergency Solutions Grant funds for FFY 2018. 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 2018, 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Nassau County has identified 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 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: \$2,477,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Expansion of Housing through New Construction	2015	2019	Affordable Housing		Affordable Housing	HOME: \$0.00	Homeowner Housing Added: 0 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	Housing Choice Voucher Program – 2,550 Households Assisted
5	Direct Homeownership Assistance	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$60,000 HOME: \$0.00	Direct Financial Assistance to Homebuyers: 16 Households Assisted
7	Housing Support Services Low/Mod Income households	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$125,000	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
8	Housing Support Services Homeless Persons	2015	2019	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$609,000	Homeless Person Overnight Shelter: 889 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homeless Prevention/Rapid Rehousing	2015	2019	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$476,103	Homelessness Prevention: Persons Assisted (including Street Outreach) Rapid Rehousing: 323 Households (ESG, DSS, 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: \$1,352,200	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: \$4,319,580	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: \$0.00	Other: 0
13	Elimination of Blight through Demolition	2015	2019	Affordable Housing Non-Housing Community Development	New Cassel Urban Renewal Area	Affordable Housing	CDBG: \$40,000	Buildings Demolished: 1 Home

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Upgrade the Physical Condition of Local Businesses	2015	2017	Non-Housing Community Development	Bayville Village Farmingdale Village Freeport Village Glen Cove City Hempstead Village Mineola Village	Community Development Needs	CDBG: \$364,870	Facade treatment/business building rehabilitation: 10 Business
16	Section 108 Loan Repayment	2015	2016	Non-Housing Community Development	Hempstead Village - Breslin	Community Development Needs	CDBG: \$48,000	Other: 1 Other
17	Administration and Planning	2015	2016	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Administration Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City North Hempstead Town Oyster Bay Town Rockville Centre Village	Administration, Regulatory Compliance and Planning	CDBG: \$2,843,445 HOME: \$249,393 ESG: \$88,054	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Substantial Rehabilitation for Homeownership	2015	2019	Affordable Housing	Long Beach City	Rehabilitation of Substandard Housing	CDBG: \$50,000	Homeowner Housing Added: 1 Household Housing Units (Long Beach City)

**Table 4 – 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.
2	<b>Goal Name</b>	Expansion of Housing through New Construction
	<b>Goal Description</b>	Nassau County, through the HOME Investment Partnerships Program had allocated funding to Long Island Housing Partnership to demolish and redevelop homes that have been transferred to them via the NYS Rising Program. New homes will be built and sold to income-eligible homebuyers. Construction will take place during the program year, using prior year's HOME funding.



3	<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. The Emergency Solutions Grants Program funds homeless prevention by providing rental arrears payments of up to six (6) months.</p> <p>This program is not funded with CDBG or HOME sources.</p>
5	<b>Goal Name</b>	Direct Homeownership Assistance
	<b>Goal Description</b>	<p>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) will be 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 are completed in the hamlet of New Cassel.</p>

7	<b>Goal Name</b>	Housing Support Services Low/Mod Income households
	<b>Goal Description</b>	<p>Housing support services are provided through the Nassau County Office of Housing and Community Development - Housing Counseling Center (HCC), which provides housing support services for Nassau County residents. The Nassau County Homeownership Program provides the following: Pre-purchase and Post-purchase counseling, Comprehensive First Time Homebuyer Education Classes; Housing Choice Voucher Program and Homeownership Program; Financial Literacy Workshops &amp; 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.</p> <p>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.</p>

8	<b>Goal Name</b>	Housing Support Services Homeless Persons
	<b>Goal Description</b>	<p>In 2009 the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) legislation was signed into federal law. This legislation was first funded with the \$1.5 billion stimulus money that HUD received as its portion of ARRA (American Recovery and Reinvestment Act of 2009). The first iteration of HEARTH was called the Homelessness Prevention and Rapid -Re-Housing Program (HPRP) which provided rental arrears, moving expenses, utility payments, and rental subsidies to those who were at risk of homelessness or were literally homeless. For its portion, Nassau County received \$6.4 million dollars to address the homeless crisis caused by the burst of the mortgage bubble and the ensuing “Great Recession.” HEARTH also substantively changed the Emergency Shelter Grant. On January 4, 2012 the ESG Interim Rule took effect making the second allocation of FFY 2011 ESG funding and all future year’s subject to the new ESG, now standing for <i>Emergency Solutions Grant</i>. The Interim Rule explicitly included essential services related to street outreach, added rapid re-housing (RRH), revised homelessness prevention (HP), increased the administration cap from 5% to 7.5%, and put a new cap on shelter/street outreach activities, the higher of 60% or the amount spent in a base year, which for Nassau County worked out to be FFY 2010. In addition, and most importantly, the Interim Rule demands that <i>ESG grantees must consult with applicable Continuums of Care (CoCs) on allocation of funds to carry out ESG eligible activities</i>. The pressure that the CoC and ESG is feeling from the federal level is intentional and real and is specifically designed to influence, guide and determine how localities use these federal funds. HUD expects all entities in our community to be working strategically together to decrease our homeless numbers by accessing community services in new and innovative ways and to pay single-minded attention to housing our homeless—using our resources wherever possible to take people out of shelters into appropriate permanent housing based on their individual needs. OHCD works closely with our local DSS, our non-profit providers, NY-603 Continuum of Care as well as reaching out for support and evidenced-based research from architects of successful rapid re-housing and homeless prevention programs across the country. Because of this collaboration, coordination, and research, OHCD has determined that we will not be entering new relationships with shelter providers in Nassau County. Additionally, in response to the mandate to move resources from providing shelter to re-housing our homeless, we will be reducing the awards to currently funded providers by 10% across the board, except for those who receive less than \$30,000 which we set as our minimum award for PY44. OHCD will only be funding two of the three categories allowed by ESG for shelters—Shelter Operations and Essential Services. We are no longer accepting applications for Renovation. The focus of essential services should and must be movement of clients out of the shelter to permanent housing.</p>

<b>Goal Name</b>	Homeless Prevention/Rapid Re-Housing (RRH)/Street Outreach
<b>Goal Description</b>	<p>OHCD will continue to administer the Homeless Prevention Program through our offices at 40 Main Street. We are in the process of developing a homeless prevention assessment tool required by HUD to target Nassau County residents who are most likely to enter our shelter system. Over the course of the year OHCD hopes to complete research that will help us refine our assessment tool as we revisit those who have been assisted with rental arrears by either DSS or ESG in the past and analyze the common features of those families' and individuals' circumstances. In the meanwhile, OHCD is relying on the most current research made available by NYC Department of Homeless Prevention to develop the first iteration of our assessment tool. Once the assessment tool is in place, OHCD hopes to be able to expand the scope of Homeless Prevention program to offer a fuller array of the services allowed under the grant. The first qualification for assistance under Homeless Prevention is and remains that <b><i>household gross income must fall below the 30% AMI for Nassau County at the time of application.</i></b> The ESG monies designated to Nassau County are done so through a non-competitive process of a formula block grant. The monies that the CoC receives from HUD are earned through an increasingly competitive process that bases the award on the success of the CoC system in moving people from homelessness to permanent housing. Although the block grant for ESG is not scored, HUD expects ESG recipients and sub recipients to coordinate with the CoC to contribute in a meaningful way to the successful outcomes in reducing homelessness. Across the country ESG funds have been shifting to the model that HUD is most interested in now to achieve this end—Rapid Re-Housing. To meet the demands of our increasing homelessness as well as the regulations of this grant, OHCD will be moving more and more of Nassau County ESG funds into RRH programs. OHCD hopes to subgrant the RRH monies to Nassau based non-profits. The RRH program will receive referrals from the CoC's Coordinated Entry System and apartment leads from the housing locator and housing coordinator hired by LICH with a grant from OHCD under the CDBG grant. In accordance with the CoC plan to end homelessness, OCHD RRH will at this time focus exclusively on moving families from the Nassau County shelter system to permanent housing. OHCD awarded LIHC \$350,000 to conduct Street Outreach for Nassau County with additional monies that ESG received in the 43rd YR. LICH Street Outreach team consists of two staff members who identify and work directly with unsheltered homeless persons to help them obtain permanent housing. The team coordinates with the Department of Social Services, representatives from drop-in centers, libraries, soup kitchens, food pantries, and other places where unsheltered homeless persons access assistance, and link unsheltered persons to services including Care Coordination. The team is tasked with identifying, locating, and engaging unsheltered homeless persons.</p>

		<p>Through continued engagement and basic needs assistance, the team develops a rapport with each unsheltered homeless person and explains services/housing that are available to him/her. Upon the client's approval and agreement, the team will connect the client to services, offer resources, and begin collecting the documentation necessary to establish eligibility for housing. They may assist with transportation to appointments, screenings and intakes, as appropriate and needed to further the client's ability to access permanent housing. Throughout the process, the client is an active participant, including continued discussions about the client's needs, housing preferences, barriers to housing, and what kind of housing might be available. Upon referral for housing and through the intake process, the outreach team remains engaged with the client, and may continue assistance for a period during that client's transition into permanent housing until the client has established a relationship with the new program's staff.</p> <p>OHCD will monitor the work done by this program to understand if Street Outreach is a continuing need that must be addressed.</p>
10	<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 other public health programs.</p>

11	<b>Goal Name</b>	Public Facility and Improvements Projects
	<b>Goal Description</b>	Program Year 2018 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, demolition activities, and brownfield remediation to assist in the redevelopment of blighted areas.
14	<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.
16	<b>Goal Name</b>	Section 108 Loan Repayment
	<b>Goal Description</b>	Repayment of Section 108 Loan principal and interest.

17	<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.
18	<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 City of Long Beach will be acquiring a blighted property and rehabilitating it to sell to a low income homebuyer.

**Table 5 – 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 FY2018 period is as follows:

HOME Investment Partnerships (HOME) funds: 15 households.

CDBG funds: 1 Household.

## **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 2018, \$14,217,229 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 80% 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 \$2,493,935 in HOME funds in Federal fiscal year 2018. 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, homebuyer assistance, and support services. The HOME Program requires a 25% match of funds from non-Federal sources. In FFY 2018, 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 2018, Nassau County is expected to receive \$1,174,057 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 6 – 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 80% 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, 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; and proximity of project to defined "downtown" and/or local Central Business District. Obstacles to building affordable housing in Nassau County are 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 for 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 the CoC have been working together to address this need. Nassau County allocated funds to LICH to hire a housing locator and housing coordinator with the anticipation that the need can more adequately be addressed.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 7 – Project Summary

1	<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: \$2,477,000
	<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>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 90-100 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.
2	<b>Project Name</b>	Commercial Rehabilitation
	<b>Target Area</b>	Bayville Village, Farmingdale Village, Freeport 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: \$364,870
	<b>Description</b>	Upgrade the physical condition of local business areas to eliminate and prevent blight, create and retain jobs.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 10 businesses will benefit from the commercial rehabilitation program.
	<b>Location Description</b>	<p>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:</p> <p>Bayville - 253, 265, 269, and 290 Bayville Avenue and 23 Ludlam Avenue</p> <p>Farmingdale - Conklin Street and Main Street</p> <p>Freeport – Village--wide</p> <p>Glen Cove - Downtown Business District</p> <p>Hempstead Village - Village-Wide</p> <p>Mineola Village - Station Plaza, Mineola Blvd., and Jericho Turnpike</p>
	<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>	<p>New Cassel Urban Renewal Area</p> <p>Glen Cove City</p> <p>Long Beach City</p> <p>Hempstead Village</p>

	<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: \$687,000
	<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>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1-2 families may benefit from the proposed activities.
	<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 Long Beach City – Blighted Properties in High Opportunity Area North Hempstead - Potential properties include 240 Sheridan, 243 Sheridan, 92 Maplewood, 32 Third Avenue, 182 and 184 Catherine St., 1 Floral Lane, 34 Bramble Ave., 179 Grant Street Westbury, NY. Additional properties will be pursued for affordable housing in High Opportunity Areas in the Town.
	<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.
<b>4</b>	<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  Great Neck Plaza Hempstead Town Hempstead Village Long Beach City Lynbrook Village Manorhaven Village  Massapequa Park 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: \$4,319,580
	<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>	8/31/2019
	<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 – Village Hall, Farmingdale - Downtown Parking Fields, Freeport - Drainage improvements to N. Ocean Avenue, Glen Cove – City Hall, Stanco Memorial Park, Great Neck Plaza – Road Improvements - Chelsea Place - dead end to Cutter Mill Road, Ash Place - dead end to Cutter Mill Road and Knightsbridge Road - between the limits of Great Neck Road and Clent Road, Hempstead - Main Street, Lynbrook - Sunrise Highway, Manorhaven – Morgan’s 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.
5	<b>Project Name</b>	Clearance and Demolition
	<b>Target Area</b>	New Cassel Urban Renewal Area
	<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: \$40,000
	<b>Description</b>	Clearance or demolition of buildings and improvements, or the movement of structures to other sites.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately one (1) household will benefit from the proposed activity in New Cassel.
	<b>Location Description</b>	Potential properties include 240 Sheridan, 243 Sheridan, 92 Maplewood, 32 Third Avenue, 182 and 184 Catherine St., 1 Floral Lane, 34 Bramble Ave., 179 Grant Street Westbury, NY

	<b>Planned Activities</b>	Demolish abandoned structures for the purpose of affordable housing.
6	<b>Project Name</b>	Public Housing Rehabilitation
	<b>Target Area</b>	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: \$100,000
	<b>Description</b>	Rehabilitation of an abandoned property and 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>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 500 households 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.
	<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.
7	<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: \$1,352,200
	<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>	8/31/2019
	<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.
	<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 - \$1,174,057

	<b>Description</b>	<p>For Federal Fiscal Year 2018, Nassau County is allocated \$1,174,057 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 Long Beach City
	<b>Goals Supported</b>	Housing Support Services Low/Mod Income households
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$40,000
	<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>	8/31/2019
	<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, Long Beach City, and North Hempstead Town
10	<b>Planned Activities</b>	Targeted code enforcement activities in neighborhoods experiencing overcrowding, and health and safety violations.
	<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: \$60,000
	<b>Description</b>	Provision of first-time homebuyer downpayment and closing cost assistance
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 16 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 is completed in the hamlet of New Cassel.
	<b>Location Description</b>	Town of North Hempstead - New Cassel Urban Renewal Area. Other 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>11</b>	<b>Project Name</b>	Disposition
	<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: \$332,750
	<b>Description</b>	Disposition of properties owned by the North Hempstead and Glen Cove Community Development Agencies, the Town of Hempstead and the Village of Hempstead.
	<b>Target Date</b>	8/31/2019
	<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 Town of Hempstead - Roosevelt - 301-303 Nassau Road, 509 Nassau Rd., 530 Nassau Rd, 19-23 Debevoise Ave. 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.
12	<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: \$48,000
	<b>Description</b>	Set aside of funds for possible Section 108 Loan Repayment

	<b>Target Date</b>	8/31/2019
	<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: \$2,313,800 HOME: \$249,393.50 ESG: \$88,054
	<b>Description</b>	General management, oversight, coordination, monitoring, evaluation, costs and carrying charges related to planning & execution of community development activities.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<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>	
	<b>Goals Supported</b>	Expansion of Housing through New Construction
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$0.00
	<b>Description</b>	New construction of affordable housing units.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>15</b>	<b>Project Name</b>	Substantial Rehabilitation for the Purpose of Affordable Housing
	<b>Target Area</b>	Long Beach City
	<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>	CDBG: \$50,000

	<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>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 household will benefit from this activity
	<b>Location Description</b>	Long Beach High Opportunity Area
	<b>Planned Activities</b>	Substantially rehabilitate one home for the purpose of homeownership.



## **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: The Towns of Hempstead, North Hempstead, and Oyster Bay, the Cities of Glen Cove and Long Beach, and the following Incorporated Villages: Bayville, Bellerose, Cedarhurst, East Rockaway, Farmingdale, Floral Park, Freeport, Garden City, Great Neck Plaza, Hempstead, Island Park, Lynbrook, Malverne, Manorhaven, Massapequa Park, Mineola, 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 8 - 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 and provides 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.

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

Downpayment assistance will be provided countywide.

**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 programs for 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** – Public facility and infrastructure (PF&I) improvements are vital for the safety and well-being of a community. Each consortium member prioritizes the needs of its community and applies for funding based on these needs and input from residents. Therefore, based on consortium priority, PF&I activities will take place in the Villages of East Rockaway, Farmingdale, Floral Park, Freeport, Great Neck Plaza, Hempstead, Lynbrook, Massapequa Park, 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 elimination and prevention of blight can bring economic development and housing to a community. The Villages of Bayville, Farmingdale, Freeport, Hempstead, Massapequa Park, Mineola, the Cities of Glen Cove and Long Beach, North Hempstead (New Cassel Area) 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.

One Year Goals for the Number of Households to be Supported	
Homeless (Shelter)	889
Non-Homeless – rental assistance – Sect. 8/Homeless Prevention (Sect. 8-2,550, HP – 323)	2,873
Special-Needs	0
Total	3,762

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance (TBRA)	0
The Production of New Units - Homeownership	0
Rehab of Existing Units - Homeownership	1
Acquisition of Existing Units	1
Total	2

Table 10 - 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 for residents to remain comfortably and safely 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 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.

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## **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.

### **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 \$100,000 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 had been allocated in 2017 be used to assist with construction costs. Construction will continue through PY2018.

### **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**

Nassau County currently subgrants \$279,620 of our 43<sup>rd</sup> YR ESG monies for Street Outreach to the Long Island Coalition for the Homeless, the lead agency for our Continuum of Care (CoC) NY-603. Since 9/1/17 LICH Street Outreach has admitted 166 street homeless clients, an average of 18.4 client admissions monthly. Based on these numbers LICH expects to serve 221 persons in the 44<sup>th</sup> YR.

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

Nassau County has experienced a 180% increase in homelessness since 2014. According to our County records on 4/03/14 529 people were sheltered, on 4/3/16 859 people, and 4/3/18 1,546 households were sheltered—808 adults and 738 children. This extraordinary increase is due to many factors known and unknown that we are trying to understand more thoroughly to strengthen our prevention efforts. For those Nassau County residents who find themselves in need of accessing the emergency shelter system, ESG will continue to support the work of seven non-profits who between them operate 14 of the 40 shelters currently in operation in Nassau County. Among the shelters that ESG supports are two shelters dedicated to youth and one dedicated to victims of domestic violence. The shelters combined expect to shelter 889 individuals, adults and children in the 44<sup>th</sup> YR. ESG money is used to help maintain the physical building and help meet the costs of running a shelter (operations) as well as providing monies to pay qualified staff to conduct allowable activities under ESG. ESG is interested in supporting case management modeled on the RRH case management model where all efforts to support the client are housing based.

**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.**

ESG sub granted \$370,380 from our 43<sup>rd</sup> YR funds to the Long Island Homeless Coalition (LIHC) as a pass through to Services for the Underserved to conduct a Rapid Re-Housing Program focusing on families with an emphasis on large families. S:US projects that they will be able to serve five households or up to 42 individuals with up to twelve months of financial assistance to allow them to obtain and maintain permanent housing. ESG plans to subgrant a minimum of \$250,000 to a Nassau County non-profit to administer another RRH program dedicated to moving families out of the shelter system. ESG is looking into alternative housing opportunities other than privately owned buildings to find long term living situations that RRH program participants can expect to maintain after ESG support ends. Due to the high fair market rent (FMR) in Nassau County OHCD expects our RRH program to face challenges in engaging LL's if rent is not guaranteed for the full length of the lease. While some families can be expected to develop self-sufficiency in a short amount of time, it is not yet clear the percentage of our long-stay families fall into that category. If we are able to develop housing situations that are below FMR, OHCD expects RRH to prove successful in bringing families permanently out of the shelters. OHCD expects to serve 14-20 households or 60 individuals with the 44<sup>th</sup> YR RRH allocation.

**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.**

OHCD is in the process of developing an assessment tool that will allow us to target individuals and families at risk of entering the shelter system. We are basing the tool on the work done by Shinn, Greer et al. in conjunction with the NYC Department of Homeless Services. This tool was shown to be more effective than worker judgment in determining the likelihood that an applicant would enter a shelter. Once OHCD has finalized the tool, we will conduct research to determine if the tool would have accurately predicted the entry into shelter of the individuals and families who actually entered the shelter system in our County. OHCD will adjust the tool to reflect our actual shelter population if it does in fact differ from the profile of shelter users in NYC. In addition, OHCD will reach out to recipients of arrears through our County's One-Shot deal and ESG Homeless Prevention to assess the efficacy of the intervention and to ask them to complete the assessment tool according to their circumstances at the time of application. This will allow OHCD to understand if the monies that we have been putting toward prevention have actually been assisting residents who would have entered the shelter system or if we need to be targeting and outreaching to a different population than are actually applying for the help. ESG will be allocating \$226,103 of our 44<sup>th</sup> YR monies to Homeless Prevention. We expect to serve 60 household or 150 individuals with these monies. OHCD has already begun speaking with Re-Entry programs and is working with rehabilitation facilities to help avoid discharges to the shelter system. As OHCD develops a fuller understanding of the situations and demographics that most often bring individuals and families to our shelter system, we expect to be able to reduce those occurrences by

seeking to offer prevention before the homeless crisis occurs.

## **Discussion**

### **Emergency Solutions Grant (ESG) Reference 91.220(I)(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, through our subgrantees for RRH, or those at-risk of homelessness, through our Homeless Prevention program that we will continue to administer. The NC OHCD will work with local agencies, including the Nassau County Department of Social Services, to help households regain stability. NC OHCD has created a letter for tenant landlord court in Nassau County that describes the program eligibility and can be submitted for an order to show cause to stop an eviction. OHCD also receives referrals from Nassau Suffolk Law Services, a non-profit law firm that represents low-income clients in tenant-LL court. 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 guidelines. OHCD is in the process of determining which of the array of financial services we will be offering. At this time, and until our assessment tool is completed, OHCD will continue to offer up to six months of arrears for qualifying applicants who have a 72-hour notice.

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

OHCD works closely with the CoC. All RRH programs will receive referrals directly from the Prioritization List maintained by the CoC based on data from the HMIS system and additional administrative data provided to the CoC through MOU from Nassau County DSS through their SPOT system. The CoC and OHCD and DSS are still working together to find the most efficient way to enter the homeless who are placed in our motel system into HMIS. Those individuals and families are captured through DSS's SPOT system.

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.

Every year OHCD announces the available funding through ESG on the Nassau County website.

2. 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 is currently working with a social worker at a hospital in the community who has connected with a leader among a community of homeless men living near a Nassau County train stations. OHCD hopes to connect with this individual and invite him to participate with the Street Outreach team. OHCD will be asking recipients of RRH and HP funds to help inform how the process can be improved and perhaps to engage in peer support for other families who are experiencing or at risk of homelessness.

3. Describe performance standards for evaluating ESG.  
OHCD will be working closely with DSS to evaluate the performance of the homeless shelters based on their efforts to connect families and individuals with permanent housing. The CoC, OHCD, and DSS are collaborating to provide closer guidance and training for shelter staff to assist in learning the skill sets required to achieve housing permanence for their clients. Rapid Re-Housing workers will

also be entering the system in increasing numbers which will add to the momentum and the spirit of change for our shelter providers.

ESG will evaluate Rapid Re-Housing by the number of families successfully housed for twelve months after financial assistance from ESG ends. ESG will evaluate the success of Homeless Prevention by the number of households that remained stability housed and meet their financial obligations to the LL for twelve months after financial assistance from ESG ends,

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

### **Introduction**

The following are obstacles that Nassau County faces in addressing its affordable 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 and Analysis of Impediments to Fair Housing Choice (AI). Both documents can be found at:

<https://www.nassaucountyny.gov/1524/Office-of-Housing-and-Community-Developm>

**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 encourage the redevelopment of downtown areas with housing. In 2016, OHCD created a Fair Housing Activity Statement (FHAS) for each consortium member. Completion of the FHAS was a prerequisite for applying for CDBG and HOME funds. The FHAS details the actions that each consortium member will undertake to affirmatively further fair housing and overcome the impediments to fair housing. Progress reports must be submitted on a yearly basis detailing actions they are undertaking to ameliorate the barriers to affordable housing. OHCD also encourages each consortium member to attend fair housing conferences and trainings that take place during the year.

Additionally, Nassau County OHCD participates in the Long Island Institute for Attainable Homes ("Institute"), which is a project of the Center for Community Solutions at St. Joseph's College located in Patchogue, NY. The Institute supports a comprehensive approach to solving the affordable housing crisis and other community problems. Project participants include community leaders, business leaders, government officials, educational leaders and community members.

## **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 2018 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**

Homelessness continues to be an obstacle in Nassau County as the population has increased approximately 180% since 2014. Actions to address this are described at length in AP-65 “Homeless and Other Special Needs Activities”. Essentially, via the ESG program OHCD will support more case management and follow-up which is modeled on the RRH case management model where all efforts to support the client are “housing based”. OHCD will continue to improve outreach and support which will in turn diminish this underserved population. OHCD is working closely with DSS, LICH and Services for the Underserved (S:US) to reach its housing goals.

To address the needs of a diverse Nassau County population, the OHCD has formulated a Language Access Plan (“LAP”) which ameliorates the language barrier many residents encounter. The County currently has language translators who are available for public meetings and government buildings open to the public.

### **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 Uniondale Land Trust organization to purchase homes that will remain affordable for generations, as well as being heavily involved in the Nassau County Land Bank.

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

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(l)(1,2,4)

#### Introduction

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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.

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

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

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

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



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

- The homeowner's investment shall be defined as the sum of the homeowner's equity, down payment and closing costs, the equity achieved through mortgage principal repayments, and the value of approved capital improvements, if any. Approved capital improvements will be those constructed in conformance with state and local codes, and condominium/cooperative or 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.

## **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.

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

**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, through our subgrantees for RRH, or those at-risk of homelessness, through our Homeless Prevention program that we will continue to administer. The NC OHCD will work with local agencies, including the Nassau County Department of Social Services, to help households regain stability. NC OHCD has created a letter for tenant landlord court in Nassau County that describes the program eligibility and can be submitted for an order to show cause to stop an eviction. OHCD also receives referrals from Nassau Suffolk Law Services, a non-profit law firm that represents low-income clients in tenant-LL court. 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 guidelines. OHCD is in the process of determining which of the array of financial services we will be offering. At this time, and until our assessment tool is completed, OHCD will continue to offer up to six months of

arrears for qualifying applicants who have a 72- hour notice.

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

OHCD works closely with the CoC. All RRH programs will receive referrals directly from the Prioritization List maintained by the CoC based on data from the HMIS system and additional administrative data provided to the CoC through MOU from Nassau County DSS through their SPOT system. The CoC and OHCD and DSS are still working together to find the most efficient way to enter the homeless who are placed in our motel system into HMIS. Those individuals and families are captured through DSS's SPOT system.

**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.

Every year OHCD announces the available funding through ESG on the Nassau County website.

**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 is currently working with a social worker at a hospital in the community who has connected with a leader among a community of homeless men living near a Nassau County train stations. OHCD hopes to connect with this individual and invite him to participate with the Street Outreach team. OHCD will be asking recipients of RRH and HP funds to help inform how the process can be improved and perhaps to engage in peer support for other families who are experiencing or at risk of homelessness.

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**Describe performance standards for evaluating ESG.**

OHCD will be working closely with DSS to evaluate the performance of the homeless shelters based on their efforts to connect families and individuals with permanent housing. The CoC, OHCD, and DSS are collaborating to provide closer guidance and training for shelter staff to assist in learning the skill sets required to achieve housing permanence for their clients. Rapid Re-Housing workers will also be entering the system in increasing numbers which will add to the momentum and the spirit of change for our shelter providers.

ESG will evaluate Rapid Re-Housing by the number of families successfully housed for twelve months after financial assistance from ESG ends. ESG will evaluate the success of Homeless Prevention by the number of households that remained stability housed and meet their financial obligations to the LL for twelve months after financial assistance from ESG ends,