

NASSAU URBAN COUNTY
CONSORTIUM

FISCAL YEAR 2019
ANNUAL ACTION PLAN



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Federal Fiscal Year 2019

FINAL HUD SUBMISSION

Annual Action Plan
2019

1

**Nassau Urban County Consortium
Annual Action Plan
Fiscal Year 2019**

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Executive Summary

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

1. Introduction

The Nassau County Office of Community Development (OCD) 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 \$14,067,286.00 in CDBG, \$2,330,375.00 in HOME, and \$1,206,363.00 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 OCD. 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
- (3) Sustainability

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

Availability/Accessibility of Decent, Affordable Housing

Nassau County is committed to the goal of promoting integrated communities and expanding affordable housing opportunities including in high opportunity areas. As such, the County is currently undertaking an Affordable Housing Study to assess the current housing needs within the County. This study is a precursor to completing the County's next Analysis of Impediments to Fair Housing Choice (AI) and well as the Five-Year Consolidated Plan.

Additionally, the County has taken the following steps to encourage its municipal consortium members to take steps toward addressing the need for more affordable housing:

- ✓ In FY 2019, Nassau County OCD has set aside CDBG funding explicitly for the purpose of funding affordable housing units in high opportunity areas (HOA's). This funding, set at \$800,000 this Program Year is available to consortium members interested in undertaking activities, such as property acquisition, clearance, and disposition and/or site preparation that will result in the production of affordable housing.

- ✓ In FY2016, OCD established the requirement that all municipal consortium members must develop a Fair Housing Activity Statement (FHAS) that details the actions it will undertake to affirmatively further fair housing and overcome the impediments to fair housing within its jurisdiction. The submission of an annual progress report was a prerequisite for applying for CDBG and HOME funds in FY2019.
- ✓ The new FY2019 CDBG new online application included bonus points for municipal consortium members that have inclusionary zoning, multi-family housing and affordable housing.
- ✓ Nassau County is in the process of undertaking a comprehensive fair housing advertising campaign to be undertaken in the coming months.
- ✓ In addition to the advertising campaign, the County will prepare a report that identifies land within the County that may be suitable for the development of mixed-income housing.
- ✓ OCD increased promotion of the HOME Program including the creation and distribution of an informational flyer has led to a significant increase in the number of HOME funding applications received in FY2019.

The FY2019 Annual Action Plan also details the following goals

- ✓ New construction rental housing: Total = 10
 - Moxey-Rigby
- ✓ New construction homeownership housing: Total = 7
 - LIHP - 7 homeownership units –
- ✓ Substantial rehabilitation – rental housing: Total = 1
 - 1 home - Veteran Beacon House
- ✓ Substantial rehabilitation – homeownership housing: Total = 3
 - 1 home - Uniondale Community Land Trust
 - 1 home - Nassau County Land Bank
 - 1 home - North Hempstead (Garden City Park) HOA – acquisition and substantial rehabilitation

For FY2019 OCD received 12 pre-applications for HOME funding, 4 of which submitted a full application. The pre-application process indicates that an organization would like to utilize HOME funding for a specific project, but they do not have all other funding sources in place. These projects will be considered for future HOME funding should the project be viable. Those organizations who are ready or nearing the ability to proceed have submitted the full application and are being considered for funding or have been allocated funding. They are as follows:

LIHP – Nassau County First-Time Homebuyer Down Payment Assistance and Employer Assisted Housing Program (Allocated Funding)

- ✓ Self-Help – New construction of 44 units of senior housing in Freeport (Considered for Funding)

- ✓ FREE – Rehabilitation of a group home for disabled adults (Considered for Funding)
- ✓ D&F Development – New construction of 56 units of rental housing in Farmingdale (Considered for Funding)

Potential HOME projects with accepted pre-applications include:

- ✓ 555 Stewart Avenue – New construction of 150 units of rental housing in Garden City
- ✓ Nassau County Land Bank – New construction of single-family housing
- ✓ LIHP – Landlord Ambassador Program – Substantial rehabilitation of rental housing in sites to be determined
- ✓ Georgica Green & North Hempstead Housing Authority – Rehabilitation and Expansion - Laurel Homes Rehab. and Expansion of rental housing in Roslyn Heights
- ✓ Hempstead Village CDA – Scattered Site in-fill development of single-family housing
- ✓ Georgica Green – New construction of 55-unit rental housing in Glen Cove
- ✓ Euroamerican Funding Group – New construction of mixed-use building in New Cassel – 10 rental housing units for seniors.
- ✓ Uniondale Community Land Trust – Substantial rehabilitation – single family home

As there are many applications under review for new construction and/or rehabilitation of affordable housing units, it is difficult to predict exact numbers. Developments may move forward at a rapid pace thus realizing a significant number of units, or delays may set in pushing off goals until next program year.

CDBG received one affordable housing application for the purchase, rehabilitation and sale of a single-family home in Garden City Park. \$500,000 has been allocated for this project.

Affordability of Decent Housing

- ✓ Rental assistance for low income households: 2,550 households assisted through tenant-based rental assistance per year.
- ✓ Direct homeownership assistance: 16 households to receive direct financial assistance.
- ✓ Owner occupied housing rehabilitation: rehabilitate 90 households.
- ✓ Housing support services for homeless persons: assist 1,400 households.
- ✓ Housing support services for special needs populations: assist 20 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 360 households and 1,317 singles with the Emergency Solutions Grants (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 20 projects will be undertaken.
- ✓ Elimination of blight through demolition: demolish 2 homes.

Sustainability of Economic Opportunities

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

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Following are the accomplishments of the OCD for last year's (PY2017) Consolidated Annual Performance and Evaluation Report (CAPER).

- ✓ 15 new affordable homeowner units had been produced
- ✓ 30 households had received downpayment assistance.
- ✓ 2,550 Housing Choice Vouchers continue to provide rental assistance to households in need.
- ✓ 1 special needs rental housing unit has been rehabilitated or preserved.
- ✓ 618 low/mod income households have received housing support services.
- ✓ 27 special needs households received housing support services
- ✓ Via the ESG program approximately 600 households annually continue to receive homeless housing support services.
- ✓ 90 ownership housing units have received rehabilitation assistance.
- ✓ Approximately 30,000 low and moderate-income persons continue to be served annually through senior, youth and other programs and services.
- ✓ 400,000 low/mod income persons benefited from Public Facilities and Improvements (PF&I) projects.
- ✓ 90 housing units have been inspected for lead based paint and had hazards removed.
- ✓ 26 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, OCD 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 13, 2019 and the second public hearing was held on May 8, 2019. A draft of the Action Plan was available for public review on May 2, 2019 for a 30-day public comment period.

The Plan was submitted to the Nassau County Legislature for review and approval during two consecutive Legislative sessions held on June 3, 2019 and June 24, 2019. 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 OCD 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 FY2019 held a public hearing. 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 attached to the FY2019 Annual Action Plan.

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

All comments have been accepted.

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

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

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

Agency Role	Department/Agency	Name
CDBG Administrator	NASSAU COUNTY	Kevin J. Crean, Director OHCD
HOME Administrator	NASSAU COUNTY	Kevin J. Crean, Director OHCD
ESG Administrator	NASSAU COUNTY	Kevin J. Crean, Director OHCD

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Kevin J. Crean, Director – HOME, CDBG, ESG
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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

In the preparation of the FY2019 Action Plan, OCD 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 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. OCD 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. OCD routinely funds a wide variety of non-profit organizations and meets with a multitude of organizations in order to assess how OCD can assist in meeting the needs of low-income residents. OCD coordinates with Nassau County Department of Social Services, Nassau County Office of the Aging, Nassau County Mental Health Association, and the Nassau/Suffolk Continuum of Care (CoC) 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.

ESG through its Emergency Shelter, Homeless Prevention, and Rapid Re-Housing components expects to serve 360 families, and 1,317 singles.

Nassau County Office of Community Development (OCD) continues to work closely with NY-603, the regional Continuum of Care to which Nassau County belongs. Over the course of this past year OCD finalized an assessment tool based on New York City's Home Base assessment tool designed by Shinn and Greer. This assessment tool has been approved by the CoC for use with our Homeless Prevention program and will allow this office to serve as the Coordinated Entry for Nassau County Homeless Prevention as we head into the 45th YR.

The CoC is consistent in their directive that the entirety of the Nassau County ESG grant be applied toward Rapid Re-Housing (RRH). While OCD does not agree with stopping all activities other than Rapid Re-Housing, OCD continues to hold the emergency shelter portion of expenditure down in order to fund a robust Rapid Re-Housing program. As this is the first Rapid Re-Housing program launched by this office, we have taken time to carefully design the program based on extensive research of Rapid Re-Housing programs across the country as well as serious consideration of the unique challenges posed to the model by the cost of housing in our County as well as the number of families who qualify as chronically homeless in our shelter system. OCD is funding RRH in the 44th and 45th YR through a subgrant to The Interfaith Nutrition Network (The INN). The program name will be Move INN Long Island, will focus on chronically homeless families, and is set to start June 1, 2019.

Although the CoC does not support ESG monies going toward Emergency Shelter, ESG will continue in the 45th YR to provide funding to shelters that serve special populations in Nassau County such as youth, Domestic Violence, young mothers, and those with substance abuse challenges. ESG also continue to give monies to shelters for families run by non-profits with strong backgrounds in shelter providing and connecting clients with permanent housing and community supports. Last year ESG reduced the amounts given to the shelters by 10% across the board, except for those receiving less than \$30,00.00. This year ESG reduced by 2% those recipients who receive over \$100,000 in order to try to make the distribution of ESG funds more equitable between the non-profits. For the foreseeable future, ESG will not be considering applications for shelter expansion—only for maintenance costs (under Operations) and minor rehabilitation of existing spaces.

OCD continues to maintain a Homeless Prevention program in our office. Under the advisement of the CoC, our Homeless Prevention program addresses the very specific needs of only those applicants who met the income qualification for Homeless Prevention (under 30% if the AMI at time of application) and who also are at the 72-hour notice stage of the eviction process. In serving this targeted population of at-risk clients OCD worked closely with the supervisors and administration at DSS to create a seamless referral process that ensures that no person referred to DSS or OCD will fall through the cracks and be evicted unnecessarily. In addition, OCD recently created two phone lines—one for Homeless Prevention inquiries and the other for 72 Hour notices. Our office fields any and all questions regarding housing and support services that lead to stable housing in Nassau County. Also, in this past year OCD initiated a Quarterly Provider gathering which brings together non-profits and government agencies that serve Nassau County's most vulnerable residents.

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

OCD attends the monthly Continuum of Care meetings held at the offices of the lead agency for NY-603. The administrator for ESG meets regularly with the associate director of the lead agency and

continually shares research, ideas, and strategies. All ESG programs use HMIS so the CoC is able to track the activities and progress of all ESG programs.

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	Agency/Group/Organization	Nassau County Department of Social Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Publicly Funded Institution/System of Care Grantee Department
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
2	Agency/Group/Organization	Long Island Housing Services
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
3	Agency/Group/Organization	Long Island Housing Partnership, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.

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	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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Nassau County Complete Streets Report	Nassau County Department of Public Works	The goals of the Report are to show best practices in how to design, build and use our streets which should be designed for all users, all modes and ability levels.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

In the preparation of the FY2019 Action Plan, OCD 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 OCD 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, 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.

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 Community Development (OCD) 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 13, 2019 and May 8, 2019. The February 13th 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 May 2, 2019.

The process confirmed that the goals as outlined in the now amended Five Year Consolidated Plan are consistent with those described FY2019 Action Plan.

In addition to the Nassau County OCD 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 FY2019 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 Legislative sessions held on June 3rd and June 24, 2019, giving the Legislature time to review the Action Plan after all public comments have been submitted. The Plan was approved. 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 13, 2019 – 6:00 pm – 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 13, 2019 at the Nassau County Legislative Chambers at 1550 Franklin Avenue, Mineola, New York at 6:00 pm. There were forty-three (45) 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.

Public Hearing Two – May 8, 2019 – 10:00 am – Nassau County Legislative Chambers

Mode of Outreach – Public Hearing

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

Summary of Response/Attendance

The Second Public Hearing was held on May 8, 2019 at the Nassau County Legislative Chambers at 1550 Franklin Avenue, Mineola, New York at 10:00 am. There were 20 individuals in attendance including Nassau County Departments, Nassau County Administration, Consortium Members, non-Profit Agencies, Developers, Homeless Providers, Fair Housing Advocates, Consultants, and Realtors.

Citizen Participation written comments are attached to the FY2019 Annual Action Plan.

Expected Resources

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

Introduction

Nassau County anticipated that funding will be available from federal, state and private sources. Federal resources include the Community Development Block Grant (CDBG) Program, HOME Investment Partnership (HOME) Program, Emergency Solutions Grants (ESG) Program, Housing Choice Voucher Program 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.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	14,027,286	40,000	4,701,518	18,768,804	4,701,518	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 2019, \$14,027,286 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 \$40,000 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.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,280,375	50,000	3,264,129	5,594,504	3,264,129	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 Community Development. Nassau County has been allocated \$2,280,375 in HOME funds for FFY 2019. Nassau County is expected to generate approximately \$50,000 in program income. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low, low and moderate income households through new construction, acquisition, and substantial rehabilitation activities. HOME funds can be used for housing related activities including real property acquisition, rehabilitation, new construction, tenant based rental assistance, home buyer assistance, and support services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,206,363	0	2,620,002	3,826,365	2,620,002	Nassau County has been allocated \$1,206,363 in Emergency Solutions Grants funds for FFY 2019. 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.

Table 4 - Expected Resources – Priority Table

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

The HOME Program requires a 25% match of funds from non-federal sources. In FFY 2019, match funds for the Nassau County HOME Program will likely be derived from private funding and from New York State housing programs such as the Housing Trust Fund, and Low-Income Housing Tax Credit equity. Nassau County now requires most developers to pay a commitment fee in order to receive HOME funds and HOME contracts now have loan provisions as opposed to a straight grant. This results in the receipt of program income for the purpose of reinvesting into affordable housing. Additionally, program income is received when HOME affordability requirements are not adhered and thus prompts the repayment of these funds to Nassau County.

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

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

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

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

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

Nassau County 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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2015	2016	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Administration Nassau County Consortium	Administration, Regulatory Compliance and Planning	CDBG: \$2,805,457 HOME: \$228,037 ESG: \$90,477	Other: 1 Other
2	Owner Occupied Housing Rehab & LeadPaint Abatement	2015	2019	Affordable Housing	Nassau County Consortium	Assist Cost Burdened Households Rehabilitation of Substandard Housing	CDBG: \$2,783,100 HOME: \$250,000	Homeowner Housing Rehabilitated: 90 Household Housing Unit
3	Expansion of Housing through New Construction	2015	2019	Affordable Housing	Freeport Village Hempstead Town Island Park Village	Affordable Housing	HOME: \$700,000	Rental units constructed: 10 Household Housing Unit (Moxey Rigbey) Homeowner Housing Added: 7 Household Housing Unit (LIHP)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Direct Homeownership Assistance	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing Assist Cost Burdened Households	CDBG: \$104,000 HOME: \$500,000	Direct Financial Assistance to Homebuyers: 16 Households Assisted
5	Rental Assistance for Low Income Households	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing Assist Cost Burdened Households	ESG: \$250,000	Tenant-based rental assistance / Rapid Rehousing: (2568 Households Assisted (2,550 HCVP, ESG – 18 Families)
6	Housing Support Services Homeless Persons	2015	2019	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$638,550	Homeless Person Overnight Shelter: 900 Persons Assisted
7	Homeless Prevention	2015	2019	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$225,436	Homelessness Prevention: 1692 Persons Assisted (375 families and 1,317 singles)
8	Housing Support Services Low/Mod Income households	2015	2019	Affordable Housing	Nassau County Consortium	Affordable Housing Assist Cost Burdened Households Public Services	CDBG: \$160,000	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted (LIHS, Hispanic Brotherhood, Inc.)
9	Public Facility and Improvements Projects	2015	2017	Non-Housing Community Development	Nassau County Consortium	Community Development Needs	CDBG: \$2,991,560	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Substantial Rehabilitation for Homeownership	2015	2019	Affordable Housing	Elmont Urban Renewal Area Nassau County Consortium Freeport Village Hempstead Town North Hempstead Town	Affordable Housing Assist Cost Burdened Households	HOME: \$200,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit (UCLT, NC Landbank, North Hempstead CDA – Garden City Park)
11	Provision of Public Services	2015	2019	Non-Homeless Special Needs	Nassau County Consortium	Public Services	CDBG: \$1,630,700	Public service activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted
12	Housing and Support for Special Needs Population	2015	2019	Non-Homeless Special Needs	Nassau County Consortium	Address Special Needs	CDBG: \$20,000	Public service activities for Low/Moderate Income Housing Benefit: 2 Households - Harvest Houses)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Upgrade the Physical Condition of Local Businesses	2015	2019	Non-Housing Community Development	New Cassel Urban Renewal Area Farmingdale Village Freeport Village Glen Cove City Hempstead Town Hempstead Village Mineola Village	Community Development Needs Economic Development	CDBG: \$511,500	Facade treatment/business building rehabilitation: 15 Business
14	Elimination of Blight through Demolition	2015	2019	Affordable Housing Non-Housing Community Development	New Cassel Urban Renewal Area Hempstead Town Hempstead Village	Affordable Housing Community Development Needs	CDBG: \$100,000	Buildings Demolished: 2 Buildings
15	Section 108 Loan Repayment	2015	2016	Non-Housing Community Development	Hempstead Village	Community Development Needs Economic Development	CDBG: \$48,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Code Enforcement	2015	2019	Health and Safety	New Cassel Urban Renewal Area Hempstead Village	Administration, Regulatory Compliance and Planning	CDBG: \$27,000	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
17	Expansion of Rental Housing	2015	2019	Affordable Housing	Freeport Village Oyster Bay Town	Rehabilitation of Public Housing Complexes Rehabilitation of Substandard Housing	CDBG: \$80,000	Rental units rehabilitated: 501 500 Oyster Bay Public Housing, 1 Unit UVBH)

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	General program management, oversight and monitoring of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grants (ESG) Programs as well as Planning.
2	Goal Name	Owner Occupied Housing Rehab & LeadPaint Abatement
	Goal Description	Maintain the stock of affordable housing by providing loans and/or grants to low and moderate income homeowners to eliminate code violations and make other needed improvements to their homes. Rehabilitation of affordable rental housing to lease to low/mod income renters.

3	Goal Name	Expansion of Housing through New Construction
	Goal Description	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 be completed during the program year using prior year's HOME funding in the amount of \$700,000. Moxey-Rigby new construction of 101 rental housing units will be completed (10 of which are assisted with HOME dollars). Funds were awarded in the amount of \$500,000 in previous year, but will be completed during FY2019.
4	Goal Name	Direct Homeownership Assistance
	Goal Description	Through collaboration between Nassau County Office of Community Development (NC OCD) 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. The Village of Hempstead has also allocated FY2019 dollars for this purpose.

5	Goal Name	Rental Assistance for Low Income Households
	Goal Description	<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. This program is not funded with CDBG or HOME sources. The Emergency Solutions Grants Program funds homeless prevention and rapid-re-housing for very low income households.</p>
6	Goal Name	Housing Support Services Homeless Persons
	Goal Description	<p>The ESG Interim Rule demands that ESG grantees must consult with applicable Continuums of Care (CoCs) on allocation of funds to carry out ESG eligible activities. 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. OCD 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, OCD has determined that we will not be entering new relationships with shelter providers in Nassau County. OCD 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>

7	Goal Name	Homeless Prevention
	Goal Description	ESG through its Emergency Shelter, Homeless Prevention, and Rapid Re-Housing components expects to serve 375 families, and 1,317 singles. Nassau County Office of Community Development (OCD) continues to work closely with NY-603, the regional Continuum of Care to which Nassau County belongs. Over the course of this past year OCD finalized an assessment tool based on New York City's Home Base assessment tool designed by Shinn and Greer. This assessment tool has been approved by the CoC for use with our Homeless Prevention program and will allow this office to serve as the Coordinated Entry for Nassau County Homeless Prevention as we head into the 45th YR.
8	Goal Name	Housing Support Services Low/Mod Income households
	Goal Description	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. In addition, Hispanic Brotherhood, Inc. is a HUD certified Housing Counseling Agency funded with CDBG funds. They provide counseling and foreclosure Intervention Services, training regarding tenant rights; owner-occupied housing assistance; financial education workshops; information/referrals to other agencies; accompaniment to Housing Court; direct assistance with the Section 8 Housing Program; and advocacy on behalf of clients when necessary at our facility
9	Goal Name	Public Facility and Improvements Projects
	Goal Description	Program Year 2019 anticipates using 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 replacements, 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.

10	Goal Name	Substantial Rehabilitation for Homeownership
	Goal Description	Substantial rehabilitation for the expansion of rental and home ownership opportunities for very low and other low-income senior citizens and families. North Hempstead continues to seek out blighted parcels in the New Cassel area in order to rehabilitate and sell to low income homebuyers. They are also seeking blighted homes in high opportunity areas for the same purpose. The Nassau County Land Bank and the Uniondale Community Land Trust (UCLT was allocated \$200,000 for this purpose) both have purchased properties to rehabilitate and sell to low income homebuyers. This will be a continued effort. In addition, North Hempstead will be acquiring and rehabilitating a home in Garden City Park for the purpose of homeownership.
11	Goal Name	Provision of Public Services
	Goal Description	The Consortium continues to address the needs of extremely low, low and moderate-income persons throughout Nassau County by providing funding for programs and services. Approximately 12% 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.
12	Goal Name	Housing and Support for Special Needs Population
	Goal Description	Finding and/or developing housing for Nassau County's special needs population continues to be a priority for the County. The County has worked with non-profit special needs housing providers to acquire and rehabilitate homes to be used as group homes and regularly provides grants toward housing related expenses.

13	Goal Name	Upgrade the Physical Condition of Local Businesses
	Goal Description	Central business districts and neighborhood commercial areas need to be enhanced through multi-faceted programs that address both the physical and economic problems in each area. The County will continue 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 Mineola has allocated most of their funding to upgrading deteriorating storefronts and to invest in a cohesive look in the downtown areas. Both the Village of Freeport and the Town of Hempstead have re-visited funding commercial rehabilitation.
14	Goal Name	Elimination of Blight through Demolition
	Goal Description	The County Consortium will continue to provide CDBG funds for urban renewal planning, real property acquisition, relocation, demolition activities, and brownfield remediation to assist in the redevelopment of blighted areas.
15	Goal Name	Section 108 Loan Repayment
	Goal Description	Repayment of Section 108 Loan principal and interest.
16	Goal Name	Code Enforcement
	Goal Description	Code enforcement activities in neighborhoods with overcrowding and code violations for safety.
17	Goal Name	Expansion of Rental Housing
	Goal Description	Rehabilitation of Public Housing complexes within the Town of Oyster Bay. In addition United Veterans Beacon House was awarded HOME funds to rehabilitation a home in the Village of Freeport to rent to a low/mod income veteran household.

Projects

AP-35 Projects – 91.220(d)

Introduction

Community Development Block Grant Program (CDBG). The CDBG Program is a Federal entitlement program with the objective of assisting low and moderate income persons, eliminating slums and blight and/or addressing urgent community development needs. In FFY 2019, \$14,027,286 in CDBG funds with the addition of approximately \$40,000 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 \$2,280,375 in HOME funds in Federal fiscal year 2019. 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 2019, 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 2019, Nassau County is expected to receive \$1,206,363 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 essential services/social services, rapid-re-housing, and homelessness prevention.

Projects

#	Project Name
1	Residential Rehabilitation
2	Commercial Rehabilitation
3	Acquisition
4	Public Facilities and Improvements
5	Clearance & Demolition
6	Public Housing Rehabilitation
7	Public Services
8	Emergency Shelter and Homeless Prevention and Rapid Re-housing
9	Code Enforcement
10	Direct Homeownership Assistance
11	Disposition
12	Section 108 Loan Repayment
13	Administration and Planning
14	New Construction for Affordable Housing
15	Substantial Rehabilitation for Rental and Homeownership
16	Housing and Support Services for Low/Mod Income Households
17	Housing and Support for Special Needs Population

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.

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 building.

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.

AP-38 Project Summary

Project Summary Information	Project Name	Residential Rehabilitation
	Target Area	Nassau County Consortium
	Goals Supported	Owner Occupied Housing Rehab & LeadPaint Abatement Expansion of Rental Housing
	Needs Addressed	Rehabilitation of Substandard Housing Assist Cost Burdened Households Address Special Needs
	Funding	CDBG: \$2,783,100
	Description	Maintain the stock of affordable housing by providing loans and/or grants to low and moderate income homeowners to eliminate code violations and make other needed improvements to their homes.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 90 households will benefit from this activity. 90 households will receive owner occupied rehabilitation primarily through weatherization improvements and handicapped accessibility improvements.
	Location Description	Owner-occupied rehabilitation will take place consortium wide.
	Planned Activities	The residential rehabilitation program will be marketed to low to moderate income households in Nassau County. Nassau County administers the residential rehabilitation program for the small Villages, the City of Glen Cove and the City of Long Beach. The Town of Hempstead, North Hempstead and Oyster Bay carry out their own program but follow all HUD regulations.
	Project Name	Commercial Rehabilitation

2	Target Area	Elmont Urban Renewal Area New Cassel Urban Renewal Area Farmingdale Village Freeport Village Glen Cove City Hempstead Town Hempstead Village Mineola Village
	Goals Supported	Upgrade the Physical Condition of Local Businesses
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$511,500
	Description	Upgrade the physical condition of local business areas to eliminate and prevent blight, create and retain jobs.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 businesses will benefit from the commercial rehabilitation program.
	Location Description	The Town of Hempstead, City of Glen Cove and the Villages of Farmingdale, Hempstead and Mineola have allocated funding for commercial rehabilitation projects. Proposed locations are as follows: Farmingdale - Conklin Street and Main Street Freeport – Village—wide Hempstead Town – Baldwin and Elmont Glen Cove - Downtown Business District Mineola Village - Station Plaza, Mineola Blvd., and Jericho Turnpike North Hempstead Town – Prospect Avenue
	Planned Activities	Consortium members wish to provide grants and/or loans to commercial business in eligible areas to create a harmonious environment to create economic opportunities. Funds will be used for signs, lighting, canopies, and other needed facade improvements.

3	Project Name	Acquisition
	Target Area	New Cassel Urban Renewal Area Glen Cove City Hempstead Village North Hempstead Town
	Goals Supported	Expansion of Housing through New Construction Substantial Rehabilitation for Homeownership
	Needs Addressed	Rehabilitation of Substandard Housing Assist Cost Burdened Households Affordable Housing
	Funding	CDBG: \$1,192,845
	Description	Acquisition of Real Property and Acquisition Spot Blight for a public benefit purpose, including affordable housing, open space, parking facilities, etc. and to purchase and remove blighted structures.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1-2 families may benefit from the proposed activities during the program year.
	Location Description	Proposed locations are as follows: Glen Cove City - Orchard Brownfield Opportunity Area Hempstead Village - Village-wide for the purpose of slum and blight removal North Hempstead – Garden City Park (HOA), New Cassel/Westbury - 184 Catherine St., 212 Sheridan St., 243 Sheridan St., 1 Floral Ln., 179 Grant St.
Planned Activities	The planned activities are to purchase blighted and abandoned structures for the purpose of building affordable housing. Priority will be placed on seeking out and purchasing properties in High Opportunity Areas (HOA's) within Nassau County.	
4	Project Name	Public Facilities and Improvements
	Target Area	Nassau County Consortium

	Goals Supported	Public Facility and Improvements Projects
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$3,221,560
	Description	Provision of new and improved public facilities and infrastructure improvements to improve the environment for very low, low and moderate income households in identified target areas.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300,000 people with benefit from public facility and improvement projects during the program year. All types of families and individuals will benefit from these improvements.
	Location Description	Projects will take place in the Villages of East Rockaway – Village Hall, Farmingdale – Village Hall, Freeport - Drainage improvements to N. Ocean Avenue, Glen Cove City – Pedestrian Improvements, Parking Garage Improvements, Way-Finding Signage, and Boys & Girls Club, Great Neck Plaza – Street Lighting Improvements, Hempstead Village – Sewer Improvements, Lynbrook - Sunrise Highway Walkway and Scranton Avenue, Roger Avenue, Freer St, Mineola – Village Hall, Rockville Centre -College Pl. between Clinton and North Park Avenues, and the Town of Hempstead – Baldwin, Elmont, Franklin Square, Roosevelt, and Uniondale, and North Hempstead - New Cassel Area.
	Planned Activities	Projects include handicapped accessibility improvements, street improvements, park and playground improvements, sidewalk enhancements, neighborhood facility improvements, day care center improvements, lighting and parking improvements
5	Project Name	Clearance & Demolition
	Target Area	New Cassel Urban Renewal Area Hempstead Town
	Goals Supported	Elimination of Blight through Demolition
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$100,000

	Description	Clearance or demolition of buildings and improvements, or the movement of structures to other sites.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately two households will benefit from the proposed activity. One household in New Cassel and one household in Hempstead Town - Roosevelt
	Location Description	Potential properties in New Cassel 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. The Town of Hempstead is looking to demolish 1 home in Roosevelt at 314 Clinton Avenue for affordable housing.
	Planned Activities	Demolish abandoned structures for the purpose of affordable housing and elimination of blight.
6	Project Name	Public Housing Rehabilitation
	Target Area	Oyster Bay Town
	Goals Supported	Expansion of Rental Housing
	Needs Addressed	Rehabilitation of Substandard Housing Rehabilitation of Public Housing Complexes
	Funding	CDBG: \$80,000
	Description	Rehabilitation of Public Housing Complexes in Oyster Bay, including roofing, interior and exterior lighting, interior and exterior doors, parking lot repairs, security cameras and generators.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 households will benefit from the proposed activities.
	Location Description	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.

	Planned Activities	The Town of Oyster Bay Housing Authority maintains 910 units of low income housing for seniors and families at locations throughout the Town of Oyster Bay. The Authority is seeking funding to offset a shortfall in funding for major repairs and improvements in many of their complexes. The complexes are in need of the following: 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	Project Name	Public Services
	Target Area	Nassau County Consortium
	Goals Supported	Provision of Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$1,630,700
	Description	Provide programs and services to address the needs of youth of extremely low, low and moderate income persons.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30,000 people will benefit from the proposed activities. All types of families will benefit from these activities.
	Location Description	Public Service activities will take place consortium-wide.
Planned Activities	Various programs that address the needs of youth, elderly, homeless, mentally disabled, domestic abuse victims, and fair housing.	
8	Project Name	Emergency Shelter and Homeless Prevention and Rapid Re-housing
	Target Area	Nassau County Consortium
	Goals Supported	Housing Support Services Homeless Persons Homeless Prevention
	Needs Addressed	Address Homeless Needs

Funding	ESG: \$1,206,363
Description	<p>For Federal Fiscal Year 2019, Nassau County is allocated \$1,206,363 in ESG funds. All applications have been screened by NC OCD 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.</p>
Target Date	8/31/2020
Estimate the number and type of families that will benefit from the proposed activities	Approximately 375 families and 1,367 singles will benefit from the Homeless Prevention Rapid Re-Housing program with approximately 900-1000 families benefitting from ESG program - shelter providers.
Location Description	County-wide

	Planned Activities	Assistance to qualified Nassau County Emergency Shelters to undertake operations and essential services. Additionally, Nassau County will be carrying out the homeless prevention rapid rehousing portion of the grant with the assistance of the Interfaith Nutrition Network.
9	Project Name	Code Enforcement
	Target Area	New Cassel Urban Renewal Area Hempstead Village
	Goals Supported	Code Enforcement
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$27,000
	Description	Expansion of housing opportunities through code enforcement. Cost associated with property inspection and follow-up action such as legal proceedings.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 families will benefit from the proposed activities.
	Location Description	Hempstead Village and North Hempstead Town
	Planned Activities	Targeted code enforcement activities in neighborhoods experiencing overcrowding, and health and safety violations.
10	Project Name	Direct Homeownership Assistance
	Target Area	Nassau County Consortium Hempstead Village North Hempstead Town
	Goals Supported	Direct Homeownership Assistance
	Needs Addressed	Assist Cost Burdened Households
	Funding	CDBG: \$104,000 HOME: \$500,000
	Description	Provision of first-time homebuyer downpayment and closing cost assistance.

	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 16 households will be assisted via direct homeowner assistance.
	Location Description	Town of North Hempstead - New Cassel Urban Renewal Area. Hempstead Village Other locations for first time homebuyer assistance carried out by LIHP will be County-Wide
	Planned Activities	Approximately 16 households will be assisted via direct homeowner assistance. All types of low/mod income households will be assisted.
11	Project Name	Disposition
	Target Area	Glen Cove City Hempstead Town Hempstead Village North Hempstead Town
	Goals Supported	Expansion of Housing through New Construction Expansion of Rental Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$196,500
	Description	Disposition of properties owned by the Hempstead, North Hempstead and Glen Cove Community Development Agencies as well as the Town of Hempstead.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately three (3) households will benefit from disposition activities.

	Location Description	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 - 1 Remsen Ave, 34-36 Union Ave, 172-174 South Franklin Street, 21 Linden Ave. City of Glen Cove - Brownfield Opportunity Area (BOA)
	Planned Activities	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	Project Name	Section 108 Loan Repayment
	Target Area	Hempstead Village
	Goals Supported	Section 108 Loan Repayment
	Needs Addressed	Economic Development
	Funding	CDBG: \$48,000
	Description	Set aside of funds for possible Section 108 Loan Repayment
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Village-wide
	Location Description	Hempstead Village - Breslin Properties on Hempstead Tpke. Home Depot/Stop and Shop Center
	Planned Activities	Re-payment of one Section 108 Loan.
	Project Name	Administration and Planning

13	Target Area	Nassau County Consortium Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City North Hempstead Town Oyster Bay Town Rockville Centre Village
	Goals Supported	Administration and Planning
	Needs Addressed	Administration, Regulatory Compliance and Planning
	Funding	CDBG: \$2,805,457 HOME: \$228,038 ESG: \$90,477.23
	Description	General management, oversight, coordination, monitoring, evaluation, costs and carrying charges related to planning & execution of community development activities.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Nassau County, Freeport Village, Glen Cove City, Hempstead Town, Hempstead Village, Long Beach City, North Hempstead Town, Oyster Bay Town, Rockville Centre Village
	Planned Activities	General management, oversight, coordination, monitoring & evaluation costs & carrying charges related to planning & execution of community development activities.
14	Project Name	New Construction for Affordable Housing
	Target Area	Nassau County Consortium
	Goals Supported	Expansion of Housing through New Construction
	Needs Addressed	Affordable Housing
	Funding	HOME: \$700,000

	Description	New construction of affordable housing units. Long Island Housing Partnership will be completing the construction of 7 new homes in Baldwin, Island Park, and Massapequa. Moxey Rigbey project in Freeport will yield 101 units, 10 of which are assisted with HOME dollars. These projects were funded with HOME funds from prior years but will be completed during PY 2019.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	17 Households will benefit from this activity. Additionally, other applications for funding for projects have been accepted and are under consideration.
	Location Description	1116 Jefferson Place, Baldwin, 1120 Jefferson Place, Baldwin, 59 Hastings Road, Island Park, 159 Radcliff Road, Island Park, 35 Nassau Lane, Island Park, 3 Seneca Place, Massapequa, 41 Ripplewater Avenue, Massapequa. New construction of affordable housing units. Long Island Housing Partnership will be completing the construction of 7 new homes in Baldwin, Island Park, and Massapequa. Moxey Rigbey project in Freeport will yield 101 units, 10 of which are assisted with HOME dollars. These projects were funded with HOME funds from prior years but will be completed during PY 2019.
	Planned Activities	Using HOME funds to construct new affordable housing units.
15	Project Name	Substantial Rehabilitation for Rental and Homeownership
	Target Area	Elmont Urban Renewal Area Freeport Village Hempstead Town
	Goals Supported	Expansion of Rental Housing Substantial Rehabilitation for Homeownership
	Needs Addressed	Rehabilitation of Substandard Housing Assist Cost Burdened Households Affordable Housing
	Funding	HOME: \$360,000

	Description	Substantial rehabilitation for the expansion of rental and homeownership opportunities for very low and other low income senior citizens and families. United Veterans Beacon House will be substantially rehabilitating a home in Freeport to rent to a low income veteran household. Uniondale Community Land Trust will be rehabilitating a home for homeownership purposes in the hamlet of Uniondale, and the Nassau County Bank has purchased a property in Elmont to sell to a low/mod income household. The Town of North Hempstead was allocated \$500,000 in High Opportunity Area (HOA) funding to purchase a home in Garden City Park in order to rehabilitation and sell to an income eligible homebuyer.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	4 households will benefit from this activity.
	Location Description	Elmont, Freeport, Garden City Park, and Uniondale
	Planned Activities	Substantially rehabilitate one home for the purpose of rental and homeownership.
16	Project Name	Housing and Support Services for Low/Mod Income Households
	Target Area	Nassau County Consortium Glen Cove City
	Goals Supported	Housing Support Services Low/Mod Income households
	Needs Addressed	Assist Cost Burdened Households
	Funding	CDBG: \$160,000
	Description	To provide housing counseling, fair housing education, advocacy, foreclosure prevention to low/mod income households.
	Target Date	8/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 low/mod income families will benefit from housing counseling, fair housing education, and foreclosure prevention.
	Location Description	Activities will take place County-Wide by Long Island Housing Services and Hispanic Brotherhood, Inc. will undertake this activity at their location in Glen Cove.
	Planned Activities	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. In addition, Hispanic Brotherhood, Inc. is a HUD certified Housing Counseling Agency funded with CDBG funds. They provide counseling and foreclosure Intervention Services, training regarding tenant rights; owner-occupied housing assistance; financial education workshops; information/referrals to other agencies; accompaniment to Housing Court; direct assistance with the Section 8 Housing Program; and advocacy on behalf of clients when necessary at the facility.
17	Project Name	Housing and Support for Special Needs Population
	Target Area	Oyster Bay Town
	Goals Supported	Housing and Support for Special Needs Population
	Needs Addressed	Address Special Needs
	Funding	CDBG: \$20,000
	Description	Finding and/or developing housing for Nassau County's special needs population continues to be a 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.
	Target Date	8/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2 households will be assisted.
	Location Description	Harvest House is a residential facility for Independent Seniors located at 235 Cold Spring Rd., Syosset, NY 11791 and 33 Flower Ave. Floral Park, NY 11001.
	Planned Activities	Harvest Houses, Residences for Independent Seniors offer a unique response to this growing national trend as the “baby boomers” and “milleniums” approach later life by providing a safe, affordable community based environment for Seniors. Over two hundred independent seniors have benefitted from living in a Harvest House.

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. Various community development activities meeting the national objective of low- and moderate-income benefit on an area-wide basis have been funded in the following communities: Hempstead Town (hamlets of Baldwin, Elmont, Roosevelt and Uniondale), North Hempstead Town (hamlet of New Cassel), Oyster Bay Town (hamlet of Hicksville), the Cities of Glen Cove and Long Beach, and in the Villages of Farmingdale, Freeport, Great Neck Plaza, Hempstead, Lynbrook, Mineola, Valley Stream and Westbury. Activities meeting the national objective of low- and moderate-income benefit on a limited clientele basis or via housing have been funded throughout the consortium.

Geographic Distribution

Target Area	Percentage of Funds
Administration	20
Nassau County Consortium	80

Table 7 - 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 OCD 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 OCD staff.

Public Housing – The Town of Oyster Bay will rehabilitate their public housing complexes. and the Moxey Rigbey Public Housing Complex in the Village of Freeport is currently under construction to produce 101 apartments.

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 Hispanic Brotherhood, Inc.

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, Freeport, Great Neck Plaza, Hempstead , Lynbrook, Massapequa Park,

Mineola, Rockville Centre, Valley Stream, and Westbury, the Towns of Hempstead (Baldwin, Elmont, Franklin Square, Roosevelt, 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 Farmingdale, Freeport, Hempstead, Mineola, the Cities of Glen Cove and Long Beach, and the Towns of Hempstead, North Hempstead (New Cassel Area), and Oyster Bay 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	1668
Non-Homeless	2,910
Special-Needs	2
Total	3,821

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	7
Rehab of Existing Units	4
Acquisition of Existing Units	1
Total	12

Table 9 - 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 OCD. The OCD 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.

Special needs housing is a priority for Nassau County. Funds have been allocated to Harvest Houses and Mental Health Association of Nassau County. Harvest Houses, Residences for Independent Seniors offer a unique response to this growing national trend as the “baby boomers” and “milleniums” approach later life by providing a safe, affordable community based environment for Seniors.

Over two hundred independent seniors have benefitted from living in a Harvest House. Residents of Harvest Houses enjoy connectedness to one another in the residence and to the community. It is anticipated that 2 seniors will benefit this year from this program. The Mental Health Association carries out two separate programs to address the needs of those with mental disabilities. Through A Home at Last I and A Home at Last II, a total of 9 households are assisted with safe and sound living conditions and resources available to live independently.

AP-60 Public Housing – 91.220(h)

Introduction

The nine public housing authorities/agencies (PHA) within the Nassau Urban County Consortium operate and manage 3,749 public housing units. Of these, 3,211 are identified as senior housing units and 538 are identified as family housing units.

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 OCD has allocated \$80,000 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 is underway and called for the demolition of existing structures and the new construction of replacement housing on an adjacent site. The new buildings are being 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 likely be complete during 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

Most of the Housing Authorities in Nassau are struggling due to the cost of mandated services and expenses exceeding incoming revenue. The Authorities that pursued redevelopment projects or sold land tend to be doing better receiving revenue from tax credit projects or the sale of land. Hempstead Village Housing Authority was troubled as per the 2016 audited financial statement. Town of North Hempstead Housing Authority is not troubled, it is actually high performing and has completed a Rental Assistance Demonstration (RAD) Project conversion. Rockville Centre Housing Authority is a small authority, not troubled, and in the process of converting to tax credit and may be applying for HOME

assistance. Glen Cove Housing Authority is in the process of converting to RAD. The Town of Oyster Bay utilizes a portion of its CDBG allocation towards repairs and upgrades to their Housing Authority buildings.

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

Beginning in January of 2019, ESG was put under the umbrella of the same office that administers the CDBG and HOME grants under a new name Office of Community Development. This change in organization has linked ESG more closely to the wider community efforts under CDBG and HOME to develop and encourage new affordable housing in high opportunity areas. ESG is able to contribute ideas and research to these efforts as the expansion of affordable housing speaks directly to the needs of our homeless and at-risk clients.

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

In the 44th YR ESG funded a Street Outreach program through the lead agency of the CoC Long Island Coalition for the Homeless. Through that appropriation the CoC was able to purchase a van for Street Outreach and hire two full time workers. It is OCD's understanding that LICH will continue this program through other funding. Nassau County maintains its own street outreach program called the Homeless Intervention Team, which is administered under the umbrella of Adult Protective Services. This program will continue to be funded by Nassau County.

Addressing the emergency shelter and transitional housing needs of homeless persons

OCD works with several emergency shelters to provide transitional housing and overnight shelter.

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 is funding two years of a RRH program that we expect will, combined, move 12-24 families out of the Nassau County shelter system into permanent housing. Additionally, ESG is working with developers and landlords of buildings subject to tax abatement programs, to consider offering one or two units to families who receive public assistance. An ongoing challenge to reducing homelessness in Nassau County, is the gap between the shelter income allowed by TANF and the fair market rent numbers. Beyond that challenge is the fact that our inventory for FMR apartments is not expanding as many of the towns that used to issue PILOTS for affordable housing developments are no longer supporting that model. ESG will continue to develop dialogue with already established housing and new developments to see if there are small inroads to be made in connecting the private sector with the issue of homelessness in our County to come up with creative and new approaches to meet the housing needs of our most vulnerable Nassau County residents.

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.

ESG continues to develop strong relationships with providers of services across the County especially with Nassau County Department of Social Services (NCDSS). NCDSS has developed a program to receive referrals directly from hospitals and nursing homes in order to begin assessing and assisting with case management to avoid wherever possible an individual being discharged to homelessness. ESG is regularly consulted on case management issues that arise and we as well bring our questions to NCDSS units for guidance and facilitation of services and benefits. Equally as strong is our relationship with the pro bono legal agency Nassau Suffolk Law Services (NSLS). ESG refers clients to NSLS and they refer to us. Together we work to keep families and individuals from being evicted from their current housing. ESG also works closely with Adult Protective Services, several of the Health Homes Care Coordination programs, many assisted living programs, nursing homes, senior housing providers, and non-profit providers. Through these relationships ESG Homeless Prevention receives many referrals and is able to connect agencies that have not worked together previously. ESG is working to strengthen the overall coordination of services in Nassau County in an effort to support our singles and families in whichever area may be contributing to their housing instability.

Discussion

Nassau County OCD will continue to assess and address the needs of the homeless and its subpopulations

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

Introduction:

Nassau County is committed to addressing the barriers to affordable housing and promoting housing diversity. As such, the County is currently undertaking an Affordable Housing Study to assess the current housing needs within the County and each municipality within the County. The goal is to understand the affordable housing issues within Nassau County, gain knowledge of current federal and state housing programs and policies, and gain a better understanding of the local communities. This study is a pre-cursor to completing the County's next Analysis of Impediments to Fair Housing Choice (AI) and well as the Five-Year Consolidated Plan.

The following are some of the 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 can be used to plug in holes when leveraging funding for housing developments. These funds have been highly promoted, but often are not enough to off-set the high cost of land, especially in high opportunity areas. 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

In order to remove or ameliorate the negative effects of actions that serve as barriers to affordable housing, Nassau County is in the process of undertaking a comprehensive fair housing advertising campaign. This campaign will serve to inform the public and real estate professionals that Nassau County is an open and inclusive community. It will also serve to educate the public about fair housing laws with the mission of limiting unlawful housing discrimination.

In addition to the advertising campaign, the County will prepare a report that identifies land within the county that may be suitable for the development of mixed-income housing. Once land is identified, there will be significant outreach to non-profit and for-profit developers to undertake the construction of this type of housing. The use of HOME and CDBG funds will be promoted as an incentive to build affordable housing units. Furthermore, as mentioned above, Nassau County is in the process of undertaking an Affordable Housing Study which will be utilized to assess the housing needs on a County-Wide basis.

The County continues to pursue and encourage affordable housing opportunities in an attempt to meet this need. When feasible, the County encourages the redevelopment of downtown areas with housing. Although Nassau County holds two public hearings and outreaches to numerous developers and non-profit housing organizations, it was clear that the County needed to conduct a more robust marketing campaign for the HOME Investment Partnerships Program. Therefore, in order to solicit broader interest in applying for HOME funds, OCD created an informational flyer which was e-mailed to over 100 housing organizations touting the benefits of infusing HOME funds into housing projects. This flyer outlined in general program guidelines and uses. The mailing encourages applications for the development of rental housing in high opportunity areas (HOA's). This has paid off as OCD has been receiving inquiries and carrying on discussions about funding opportunities including a developer who is poised to build a multi-family rental development in Garden City at 555 Stewart Avenue. The developer has completed a HOME pre-application which has been approved to the next level. Nassau County will infuse HOME and possibly CDBG funding into this project which will go towards the construction of the affordable units and infrastructure improvements if necessary.

Over the past several program years, Nassau County OCD has set aside approximately \$800,000 per year in CDBG funds and created a formal application process explicitly for the purpose of funding affordable housing units in high opportunity areas (HOA's). While a few consortium members have applied for this

funding, there have been many obstacles to overcome. To date, the funding has been allocated to the Village of Island Park but has yet to be spent as the Village is still negotiating purchase price. Funding was allocated to the Town of North Hempstead in FY2016 to purchase a property in the Village of Roslyn, but the deal did not come to fruition. This year, the Town of North Hempstead applied for funding to purchase a property in Garden City Park which ranks #12 on the HOA Indices. Affordable properties in high opportunity areas tend to be sold very quickly.

Discussion:

In 2016, OCD 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. OCD also encourages each consortium member to attend fair housing conferences and trainings that take place during the year.

The FY2019 CDBG new online application process incorporated a scoring system to evaluate municipal applications. A municipality received a higher score if they indicated that have inclusionary zoning, multi-family housing and affordable housing. Municipalities with inclusionary zoning policies had the opportunity to be rewarded with additional funding.

The County will continue to promote and support communities who have favorable inclusionary zoning policies. Initiatives are being undertaken by several communities in the Consortium to promote affordable housing opportunities. 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 Village of New Hyde Park adopted a new overlay and inclusionary zoning district covering parcels near the Long Island Railroad. This includes a 10% set-aside for affordable housing for any proposed development. Proposals are currently being considered. OCD has been in discussions with New Hyde Park about how HOME and CDBG funds could be used for gap funding for any development. In addition, planning funds have been awarded to the village to produce a Master Plan which will include how best to incorporate affordable housing.

Long Island Housing Services, a fair housing advocacy agency serving both Nassau and Suffolk County, is being funded at its highest level this year at \$140,000. This agency provides critical fair housing services including but not limited to education and outreach, investigation and advocacy, and foreclosure prevention. Nassau County is looking to engage LIHS more fully with our consortium to provide fair

housing trainings, and to participate in our five-year consolidated planning process and AI.

Nassau County OCD 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.

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 for the County to address directly. Thus, the County is engaging with communities to address these barriers. The County 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 2019 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 200% since 2014. Actions to address this are described at length in AP-65 “Homeless and Other Special Needs Activities”. Essentially, via the ESG program OCD 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”. OCD will continue to improve outreach and support which will in turn diminish this underserved population. OCD is working closely with DSS, LICH and Services for the Underserved (SUS) to reach its housing goals.

To address the needs of a diverse Nassau County population, the OCD has formulated a Language Access Plan ("LAP") which is in place to approve the language barriers many residents encounter. The County currently has language translators who are available for public meetings and government buildings open to the public.

The County also funds numerous non-profit agencies that address underserved populations whether they be the frail elderly, physically and mentally challenged individuals, victims of domestic violence and child abuse, and families living in poverty.

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

HOME, ESG, and Housing Choice Voucher funded housing programs of potential lead-based paint hazards. 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 OCD and the Consortium members are part of an extensive network that provides housing and other public services described in the Consolidated Plan. The OCD and Consortium members have cultivated relationships over time that result in efficient delivery of these services to populations in need. The OCD 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 OCD 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
Total Program Income:	0

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.

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

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

Nassau County OCD will carry out a significant portion of the prevention component as defined in the new ESG regulations at 24 CFR 576. NC OCD 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 Community Development 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 OCD will work with local agencies, including the Nassau County Department of Social Services, to help households regain stability. NC OCD 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. OCD 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. OCD 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, OCD will continue to offer up to six months of arrears for qualifying applicants who have a 72- hour

notice.

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

OCD 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 OCD 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.

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

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

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

Based on the above criteria, each application is reviewed and scored. Funding recommendations are made by staff and approved by the Nassau County Legislature and HUD. Every year OCD announces the available funding through ESG in *Newsday* and on the Nassau County website.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with

homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Nassau County 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. OCD hopes to connect with this individual and invite him to participate with the Street Outreach team. OCD 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.

5. Describe performance standards for evaluating ESG.

OCD 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, OCD, 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.