

NASSAU COUNTY OFFICE OF COMMUNITY DEVELOPMENT FY 2021 PUBLIC HEARING ON CD & HOUSING NEEDS



Thursday, January 21, 2021

Laura Curran
Nassau County Executive

Kevin Crean
Director of Community Development

Nassau County Urban Consortium



Entitlement community under the U.S.
Department of Housing and Urban
Development's Consolidated Programs

The Consortium receives annual allocations of
funding under the following programs:

- ❖ Community Development Block Grant Program (CDBG)
- ❖ HOME Investment Partnerships Program (HOME)
- ❖ Emergency Solutions Grant Program (ESG)

Five-Year Consolidated Plan

The FY2021 Funding Round is the second year
under the current Five-Year Consolidated Plan
submitted by Nassau County in 2020

- 1st – FFY 1999 – 2004
- 2nd – FFY 2005 – 2009
- 3rd – FFY 2010 – 2014
- 4th – FFY 2015 – 2019
- 5th – FFY 2020 – 2024

NASSAU COUNTY CONSORTIUM MEMBER MUNICIPALITIES



TOWNS (3)

Hempstead
North Hempstead
Oyster Bay

CITIES (2)

Glen Cove
Long Beach

VILLAGES (24)

Bayville
Bellerose
Cedarhurst
East Rockaway
Farmingdale
Floral Park
Freeport
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
Williston Park



NASSAU COUNTY OCD FY 2021 PUBLIC HEARING ON CD & HOUSING NEEDS

Today will begin the public participation process
in the development of the:

Annual Action Plan for FFY2021

2021 Formula Funding Outlook

2021 *Anticipated* * Available Funding

◆ **CDBG Program - \$14,491,950**

❖ *Assumes level funding from PY 2020*

◆ **HOME Program - \$2,456,284**

❖ *Assumes level funding from PY 2020*

◆ **ESG Program - \$1,232,545**

❖ *Assumes level funding from PY 2020*

CDBG Eligible Activities



CDBG

- ◆ Eligible activities under the CDBG Program can be found in the regulations at 24 CFR 570.201 – 206. These activities include:

570.201

- Acquisition of Real Property for an eligible purpose
SUBJECT TO HUD REVIEW RE: EMINENT DOMAIN
- Disposition of Real Property for an eligible purpose
- Public facilities and improvements
- Clearance activities
- Public Services
- Payment of non-Federal share

CDBG Eligible Activities

◆ 570.201 contd.

- Urban renewal completion
- Relocation
- Housing services
- Construction of housing
- Homeownership assistance
- Micro enterprise assistance
- Technical assistance
- Assistance to institutions of higher learning

CDBG Eligible Rehabilitation and Preservation Activities

◆ 570.202 Eligible Rehabilitation and Preservation Activities include:

- Residential Rehabilitation
- Commercial Rehabilitation
- Code enforcement
- Historic Preservation
- Renovation of closed buildings
- Lead-based paint activities

Special Economic Development

- ◆ 570.203 Special Economic Development
 - ✓ Direct Assistance to Businesses
 - ✓ Job Creation and/or Retention
 - Primarily Benefit Low/Mod Persons
 - ✓ Leveraging of CDBG funds

National Objective Compliance

Every activity under the CDBG Program must meet one of the three broad national objectives of the program

- Benefit to low and moderate income persons
- Prevention or elimination of slums and blight
- Meet a community need having a particular urgency

National Objective Compliance

Current income limits became effective
in July 2020.


New income limits will be distributed
when received.

All CDBG grantees must use the new
income limits when qualifying an individual
or household for CDBG assistance.

Activity Timeliness & Targeted Completions





In an effort to reduce the number of open activities, HUD is requiring more detailed project descriptions, project timelines, & completion date targets.



Funding applications request this information.



Any activity type that is currently flagged by HUD will not be awarded 47th program year funds unless a detailed remediation plan acceptable to HUD has been submitted.



HOME Investment Partnerships Program

Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990

Nassau County is a participating
jurisdiction under the HOME Program.

HOME Eligible Activities

Eligible activities under the HOME Program can be found in the regulations at 24 CFR 92.205. These activities include:

- Incentives to develop and support affordable rental and homeownership through:
 - ❖ Acquisition
 - ❖ New construction
 - ❖ Reconstruction
 - ❖ Rehabilitation of non-luxury housing

HOME Eligible Activities

- Tenant-based rental assistance
- Payment of reasonable administrative and planning costs
- Operating expenses of community housing development organizations

HOME Investment Partnerships Program

Final Rule Published July 24, 2013

Emphasis on

- ◆ Assessing risk of activities and projects;
- ◆ Monitoring performance and compliance;
- ◆ Stricter Subsidy Layering and Underwriting Guidelines;
- ◆ Assessment, at minimum, of:
 - ❖ market conditions of the neighborhood where project will be located;
 - ❖ housing development experience and financial capacity of developer;
 - ❖ firm financial commitments for the project.

HOME Investment Partnerships Program

Final Rule Published July 24, 2013

Project Completion Deadline

- ◆ Any project that has not been completed within 4 years of date of commitment will be considered terminated before completion and HOME funds invested must be repaid
- ◆ New Requirements to Ensure Timeframes for Initial Occupancy of Rental Units Are Met

HOME Investment Partnerships Program

Final Rule Published July 24, 2013

Project Completion Deadline

◆ Units that are acquired, rehabilitated or newly constructed with HOME funds for homeownership purposes must be sold to an eligible buyer within 9 months of completion

◆ § 92.254 Amended to require that:

- “If there is no ratified sales contract with an eligible homebuyer for the housing within 9 months of the date of completion of construction or rehabilitation, the housing must be rented to an eligible tenant in accordance with § 92.252.

HOME Investment Partnerships Program

Final Rule Published July 24, 2013

CHDO Capacity Requirements

- ❖ To qualify as a CHDO, organization must have **paid** staff with housing development experience
- ❖ “Demonstrated Capacity” requirement **cannot** be met through the use of consultants and a plan for staff to be trained, by volunteers, or by person whose services are donated by another organization.
- ❖ NC OHCD must certify that the organization meets the definition of a CHDO & has capacity to own, develop or sponsor housing each time it commits funds

HOME Eligible Housing Must Be Permanent or Transitional

◆ Need for Workforce, Senior, & Disabled Housing

Priority will be given to projects that:

- ✓ Result in increased ownership and rental housing units
- ✓ Are located in high opportunity areas according to HUD indices and in existing downtowns
- ✓ Result in increased number of units accessible to disabled populations
- ✓ Can demonstrate firm financial commitment of other funding sources

Criteria for HOME selection process

Program Benefit

- Leveraging of other public and private funding and the level of commitment of the other funding.
- Project will create or preserve affordability and result in increased housing opportunities for Nassau County residents.
- Number of housing units that will be handicapped-accessible at the completion of the proposed project.
- Number and location of new housing units created or preserved by the proposed project.
- Compliance with Nassau County's homebuyer income eligibility guidelines;
- Degree of low-income benefit that will be derived from the proposed project.

Criteria for HOME selection process

Project Design

- Proximity of project to Long Island Rail Road stations and/or Long Island Bus stops.
- Proximity of project to defined “downtown” and/or local Central Business District.
- Inclusion of green rehabilitation or green development standards including meeting national standards such as LEED or Energy Star.
- Project design that incorporates national standards for “Healthy Homes”.
- Incorporation of universal design principals and provision of “visitability” standards for the physically challenged.
- Architectural design that is attractive throughout and consistent in style with the surrounding community.
- Compliance with Digital Divide Legislation – “Broadband Access”

Criteria for HOME selection process

Community Outreach and Support

- Consistency with local visioning and other neighborhood development plans
- Evidence of required local municipal approvals
- Evidence of outreach, involvement and cooperative intent with residents or organizations representative of the residents within the target neighborhood(s)
- Proposals that include a well designed and implemented fair affirmative housing marketing plan for initial and ongoing occupancy.

Criteria for HOME selection process

Organizational Capacity







- Proven experience in developing housing and organizational capacity to undertake proposed development.
- Financial capacity to complete the proposed project including existing funding commitments.
- Readiness to proceed, including evidence of site control.
- Experience with the HOME Program and/or other public housing grant programs.
- Applications that are thorough and demonstrate the ability to complete the project within 24-months of award.

Emergency Solutions Grants Program



Interim Rule Published December 5, 2011

“The key changes that reflect this new emphasis are the expansion of the homeless prevention component of the program and the addition of a new rapid re-housing assistance component.” – Interim Rule



ESG Eligible Activities

- **Street Outreach:** funds may cover costs related to essential services for unsheltered persons (including emergency health or mental health care, engagement, case management, and services for special populations).
- **Emergency Shelter:** funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as services for the residents (including case management, child care, education, employment assistance and job training, legal, mental health, substance abuse treatment, transportation, and services for special populations)
- **Homelessness Prevention and Rapid Re-Housing:** both components fund housing relocation and stabilization services (including rental application fees, security deposits, utility deposits or payments, last month's rent and housing search and placement activities). Funds may also be used for short- or medium-term rental assistance for those who are at-risk of becoming homeless or transitioning to stable housing.
- **HMIS:** funds may be used to pay the costs for contributing data to the HMIS designated by the Continuum of Care for the area. Eligible activities include (computer hardware, software, or equipment, technical support, office space, salaries of operators, staff training costs, and participation fees).

Five-Year Consolidated Plan

Collaborative Process aimed at identifying a unified vision for community development actions to be undertaken during the Five Year Period

Includes:

1. Strategic Plan
 - Analysis of data and needs
 - Establishes priorities and goals for Five-Year Period
2. Fair Housing Plan/Analysis of Impediments
3. Annual Action Plan
 - Activity/Project Information for Year 1

Five-Year Consolidated Plan

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Five-Year Consolidated Plan



The FY2021 Funding Round is the second year under the current Five-Year Consolidated Plan submitted by Nassau County in 2020



FY2021 is the 47th Year of Nassau County's participation in the CDBG Program as an entitlement community.



Five-Year Consolidated Plan

Identified HIGH Priority Needs

Housing Needs

- Renter
 - ◆ Small Households – Very Low; Low; & Moderate Income
 - ◆ Elderly Households – Very Low & Low Income
- Owner
 - ◆ Small & Large Households – Moderate Income
- Special Needs Housing
 - ◆ Elderly & Victims of Domestic Violence

Five-Year Consolidated Plan

Funding Priority

Housing

Applications for funding that will Result in:

- new rental housing for Very Low; Low; & Moderate Income Households in High Opportunity Areas
- Transit Oriented Development

Five-Year Consolidated Plan

Funding Priority

Housing

High Opportunity Areas Are CT's With:

1. Very low Poverty;
2. Very low unemployment;
3. High level of completed college;
4. Low % of AA & Hispanics;
5. High performing public schools;
6. Low Crime rates;
7. Access to Transit

Five-Year Consolidated Plan

Identified HIGH Priority Needs

Community Development Needs

- Property Disposition
- Clearance of Contaminated Sites
- Code Enforcement
- Senior Center Improvements
- Parks & Recreational Facilities
- Street & Sidewalk Improvements

Five-Year Consolidated Plan

Identified HIGH Priority Needs

Community Development Needs CONTINUED

- Public Services
- Senior Services
- Employment Training Services
- Fair Housing Activities
- Tenant Landlord Counseling
- Micro-Enterprise Assistance

Fair Housing



- ❖ Subrecipients and Contractors are responsible for implementing their projects in compliance with all local, state and federal laws and regulations regarding civil rights, fair housing and equal opportunity.
- ❖ Subrecipients or Contractors are required to actively enforce the provisions of such statutes and regulations and develop strategies for addressing the requirements.
- ❖ Subrecipients and Contractors must take affirmative steps to promote fair and equal access to housing without regard to race, color, religion, gender, age, national origin, disability, or familial status

Final Affirmatively Furthering Fair Housing Rule

Published July 16, 2015

The AFFH rule sets out a framework for local governments, States, and public housing agencies (PHAs) to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.



Final Affirmatively Furthering Fair Housing Rule

For purposes of the rule,
meaningful actions “means
significant actions that are designed
and can be reasonably expected to
achieve a material positive change
that affirmatively furthers fair
housing by, for example, increasing
fair housing choice or decreasing
disparities in access to opportunity.

Analysis of Impediments to Fair Housing Choice (AI)

HUD's Fair Housing Planning Guide states:

Equal and free access to residential housing (housing choice) is fundamental to meeting essential needs and pursuing personal, educational, employment, or other goals. Because housing choice is so critical, fair housing is a goal that Government, public officials, and private citizens must achieve if equality of opportunity is to become a reality

Analysis of Impediments to Fair Housing Choice (AI)

Nassau County submitted a new Analysis of Impediments in FFY 2020 along with its Five-Year Consolidated Plan.

The AI Identified Nine Impediments to Fair Housing Choice in the County, described actions being taken to address the obstacles.

Full AI is available on OCD's website

Fair Housing



CDBG, HOME & ESG Funding Applications
Are Designed to Collect Information Related To
Affirmatively Furthering Fair Housing




Fair Housing



Application Questions

Does the proposed activity?

- 1. Support and promote integrated communities and improve integrated living patterns?**
 - 2. Reduce racially and ethnically concentrated areas of poverty?**
 - 3. Respond to identified disproportionate housing needs of persons protected under the Fair Housing Act?**
 - 4. Foster and maintain compliance with civil rights and fair housing laws?**
 - 5. Address disparities in access to key community assets which may provide greater mobility and access to vital assets including economic opportunities, employment, health, transportation and quality education?**
- 

Section 3

- ◆ Section 3 of the Housing and Urban Development Act of 1968, requires that when HUD financial assistance to housing and community development programs results in the generation of economic opportunities in a community, such opportunities should be directed toward low and very-low income persons.
- ◆ The Subrecipient or Contractor shall ensure that new job opportunities for training and employment arising in connection with funded projects are given to low and moderate income persons residing within the Nassau County Consortium.

Other Federal Requirements

- ◆ National Environmental Policy Act (NEPA)
- ◆ Davis-Bacon Wage Rates
- ◆ Uniform Relocation Assistance and Real Property Acquisition Policies Act
- ◆ HUD Lead-Based Paint Regulations

PY 2021 Application Process

NC OCD has moved to an on-line Funding Application platform hosted by

The ZoomGrants logo is displayed within an orange rectangular box. The word "ZoomGrants" is written in a white, bold, sans-serif font, with the "Z" and "G" being significantly larger than the other letters.

ZoomGrants

Link to Zoom Grants Applications

AVAILABLE AT OCD WEBSITE:

<https://www.nassaucountyny.gov/1524/Community-Development>

Under "Spotlight" Heading

PY 2021 Application Process

Zoom grant Link:

<https://zoomgrants.com/gprop.asp?donorid=2319>

1. Set up your User Account
2. Create Your Application
3. Invite Others to Collaborate
4. Submit

New ZoomGrants™ Account

Email

Password

First Name

Last Name

Account Type

☒ Organization
☐ Individual

New Account

- Password must be 8-16 characters and contain at least 1 letter and 1 number.
- We do not sell or rent your personal information to anyone. Ever.

PY 2021 Application Process

ZoomGRANTS

Zoom grant Link:

<https://zoomgrants.com/gprop.asp?donorid=2319>

HOME & Emergency Solutions Grants Program Applications

1. Pre-Application Required to Ensure Eligibility
2. Deadline = 03/15/21 for Pre-Application
3. Approval of Pre-Application Needed to Submit Full Funding Application
4. Full Funding Applications Due Not Later than April 1st.

Activity Timelines & Targeted Completions

Project Schedule for Projects Involving Construction :

| <u>Phase</u> | <u>Anticipated Completion Date</u> |
|---------------------------|------------------------------------|
| Architectural/Engineering | <u>MM/YYYY</u> |
| Bid Phase | <u>MM/YYYY</u> |
| Construction Phase | <u>MM/YYYY</u> |
| Completion Date | <u>MM/YYYY</u> |

- ❖ Applications submitted without this information will be returned!

Activity Timelines & Targeted Completions

Public Service Activities

Project Schedule for Public Service Activities will be for two years from September 1st PY Start Date.

Any public service fund balances remaining after two years may be transferred to other activities.*

(*This may require a contract amendment.)

PY 2021 Application Process

- Municipalities are to schedule public hearings prior to finalizing funding decisions
- Pre-Submission Meetings With Selected Consortium Members
- CD Reps will contact you to schedule
- Timely Submission of Funding Applications is Imperative!

Application Process

Public Service Applications:

Countywide vs. Local Service Area

Minimum Allocation for Public Service Activities Is \$4,000.00 for Local Programs

Countywide Service Areas Will Be Assessed on an Individual Basis

NASSAU COUNTY CONSORTIUM MEMBER MUNICIPALITIES



TOWNS

Hempstead
North Hempstead
Oyster Bay

CITIES

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Long Beach

VILLAGES

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Mineola
New Hyde Park
Rockville Centre
Roslyn
Sea Cliff
South Floral Park
Stewart Manor
Valley Stream
Westbury
Williston Park



Application Process

Important Dates:

- March 19th — Final applications should be submitted to OCD
- May 1st — Final decisions made and Action Plan expected to be available for comment
- July 12th — Planned Submission to HUD
- September 1st — 2021 Program Year Start Date

Annual Reporting Requirements

Important Dates:


| | | |
|--|---|---|
| March 15th & September 15 th (Semi-Annually) | — | HUD 4710 Semi-Annual Labor Standards |
| September 15 th | — | HUD 2516 Contract & Sub-Contract Activity |
| October 15 th | — | Section 3 Annual Compliance Report |
| On-Going | — | Consolidated Annual Performance Evaluation Report (CAPER) |

Public Comment



Public comment is requested for:



1. Housing Needs in Nassau County
 2. Community Development Needs in Nassau County
- 

Public Comment

Written comments can be sent to:

Terry Dukes, Deputy Director

TDukes@NassauCountyNY.gov

NC Office of Community Development

1 West Street – Suite 365

Mineola, NY 11501