

**NASSAU URBAN COUNTY
CONSORTIUM
PY2020 CONSOLIDATED
ANNUAL PERFORMANCE AND
EVALUATION REPORT (CAPER)**



**LAURA CURRAN
COUNTY EXECUTIVE**

**KEVIN J. CREAN
DIRECTOR OF COMMUNITY DEVELOPMENT**

CR-05 - Goals and Outcomes

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

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Program Year 2020 was the first year of the Nassau Urban County Consortium's Five-Year Consolidated Plan (2020-2024). The County continues to deal with the far-reaching effects of the pandemic including continued food insecurity, critical mental health and substance abuse issues, and of course the physical toll it has taken on residents. However, Nassau County made every effort to attain the goals outlined in the Consolidated Plan.

The Consolidated Plan includes a range of approaches aimed at expanding and upgrading the County's housing supply, improving infrastructure, and providing vital social services for low- and moderate-income households. Nassau County's priorities continue to mirror those of the U.S. Department of Housing and Urban Development (HUD). Those priorities are providing decent affordable housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income residents of Nassau County.

Many downtown initiatives took place during the program year including in the City of Glen Cove, the Villages of Farmingdale, Great Neck Plaza, Hempstead, and Mineola. Housing initiatives in the hamlet of New Cassel and the Village of Hempstead continue to be priority for these Consortium members. The Town of Oyster Bay and the Town of Hempstead received a \$10 million grant from the Regional Economic Development Council's (REDC) "Downtown Revitalization Initiative" (DRI) program to undertake a planning study to revitalize their Hicksville hamlet and Baldwin downtown area respectively. They are leveraging CDBG infrastructure dollars to undertake projects identified in the Plans.

The OCD continues to encourage consortium members to seek out transit-oriented development projects to increase the tax base, stir economic development, and grow the affordable housing stock. During the previous program year, OCD allocated a set-aside of funds and drafted a supplemental consortium application for the purpose of promoting TOD initiatives. Seven communities were awarded \$150,000 each.

Although the planned use of the two rounds of COVID funding was included in the FY2019 Action Plan Substantial Amendment, the reporting will be part of this FY2020 CAPER. Some significant initiatives include the following:

- ✓ Personal Protective Equipment kits granted to 1,000 vulnerable businesses.
- ✓ Restaurant Recovery Grant Program – Between \$5,000- \$10,000 grants to restaurants impacted by COVID-19. 286 restaurants were assisted.
- ✓ Boost Nassau – NY Forward loan program which provided working capital for businesses

to remain viable – 4 loans were provided.

- ✓ Main Street Recovery Grant Program - \$10,000 grants to Nassau County businesses impacted by COVID-19. 27 businesses assisted by August 31, 2021. This is an ongoing initiative.
- ✓ Rental Assistance Program – 151 Households assisted. This effort is ongoing.
- ✓ Health Disparity Study – Planning dollars were allocated to conduct a health disparities study in communities most impacted by COVID-19.
- ✓ County-Wide Food Bank Distributions - Among 455,206 Long Islanders surveyed – 76% of them claimed food insecurity.
- ✓ Child-Care Center Build-out
- ✓ Workforce Development to train low/mod income County residents in the health care field.
- ✓ Virtual summer and after school programs for the underserved.
- ✓ Mental Health and Substance Abuse programs.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

The objectives identified in the Consolidated Plan are numerous and varied and range from housing and community development needs to public service needs. Last program year, as the COVID-19 vaccine rolled out, the pandemic somewhat eased, but the toll it took on businesses was enormous. Because of this, the County consortium highly prioritized economic development activities to keep businesses impacted by COVID-19 in “business” which was outlined in the FY2019 Substantial Amendment. The County utilized Community Development Block Grant Coronavirus (CDBG-CV) funding to fund these economic development programs. Three programs in particular saw great success including:

- NY Forward Loan Program
- Restaurant Recovery Grant Program
- Main Street Grant Program

The County consortium also prioritized utilizing CDBG-CV funds on a robust rental assistance program which was further leveraged with “Emergency Rental Assistance Program” (ERAP) funds received from the Treasury. The focus was to keep those households impacted by COVID stably housed while the economy opened-up and jobs became available. The continuing impacts of COVID-19 on residents is still very present as mental health and substance abuse agencies are inundated with new clients. Statistics have shown a marked increase in persons seeking help dealing with addiction. All CDBG-CV expenditure

tie directly to preparing for, preventing, and responding (PPR) to coronavirus.

As the County was formulating a long-term recovery plan due to COVID-19, it was also carrying out regular CDBG activities to meet the needs of Nassau County's low to moderate income population. Investing in infrastructure provides long-term economic benefit to low and moderate-income communities. There were 25 public facility and improvement projects undertaken consortium-wide which directly addresses community assets in low/mod income communities. Projects included street and sidewalk improvements, parking improvements, community park and playground improvements, lighting, and handicapped accessibility improvements.

The Villages of Farmingdale and Mineola, and the City of Glen Cove have been able to provide incentives to businesses to invest in signage, awnings, lighting, etc. which in turn improves the downtown and spurs economic development. A total of 5 facades were rehabilitated and many more are underway. Funding organizations that can address the County's priorities such as providing services for the elderly, physically and mentally challenged, non-English-speaking residents, at-risk youth, veterans, and the homeless continue to be prioritized and were identified as a high need in the Consolidated Plan. These services are consistently part of the County's Action Plans. North Shore Child & Family Guidance outreaches to individuals paralyzed by depression and suicidal tendencies. This organization runs a triage operation, whereby persons can be immediately treated in a clinical setting. The rising Hispanic and Asian population in Nassau County have increased the need for ESL classes allowing households to be integrated into the County and become productive citizens. The LGBT population has long been stigmatized and marginalized leading to mental health, substance abuse, and isolation issues. The LGBT Network has created programs to address these issues facing this population and the County continues to fund these crucial programs.

Additional Text for CR-05

The non-homeless special needs population were assisted via several programs. Many of these organizations continued to provide services remotely due to COVID and found avenues to assist vulnerable populations. In order to address the needs of the developmentally disabled population, OCD's non-profit subrecipient, Spectrum Designs, carries out a very successful employment program with their profitable print screen and laundry business. Spectrum employed 16 developmentally disabled persons during the program year. Persons with autism and developmental disabilities are provided gainful employment, pre-vocational training, and entry level skills. The purpose is to decrease the number of individuals being negatively impacted due to lack of work-related opportunities. Nicolas Center, Ltd is similar in design in that they help those individuals with disabilities to integrate into the social and working life. A total of 103 persons were assisted via these two programs.

Through Nassau County's residential rehabilitation program, NC OCD outreaches to low/mod income homeowners in need of weatherization and other health and safety repairs to their homes. During the reporting period, Nassau County rehabilitated 59 homes, many of them occupied by the elderly and/or

handicapped. This program has proven extremely successful since inception.

Additionally, creating affordable housing continues to be the utmost priority for both rental and homeownership housing. Assisting first time homebuyers attain homeownership is accomplished with financial assistance and housing counseling. Two households attained homeownership via Down Payment Assistance Program (DPA) through the Town of North Hempstead Community Development Agency and Hempstead Village Community Development Agency. This has been an extremely difficult year to purchase a home as the housing market has exploded and first-time homebuyers struggle to find a home within the purchase price allotted by HUD.

Nassau County has been actively seeking out housing projects in High Opportunity Areas (HOA's). The OCD issues a separate "Affordable Housing Initiative" application for consortium members for this purpose. It has proven a difficult task due to the high cost of homes in HOA's as well as high construction costs.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration and Planning	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$2,898,695 HOME: \$248,905 ESG: \$92,440	Other	Other	1	1	100.00%	1	1	100.00%
CHDO Set-Aside HOME	Affordable Housing	HOME: \$1,480,343	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	1	0	0.00%
Direct Homeownership Assistance	Affordable Housing	CDBG: \$125,000 HOME: \$540,000	Direct Financial Assistance to Homebuyers	Households Assisted	75	2	2.67%	15	2	13.33%
Economic Development	Non-Housing Community Development	CDBG: \$280,000	Businesses assisted	Businesses Assisted	5	323	6,460.00%	1	323	32,300.00%
Elimination of Blight - Demolition/Brownfield Rem	Affordable Housing Non-Housing Community Development	CDBG: \$5,000	Buildings Demolished	Buildings	5	2	40.00%	2	2	100.00%

Expansion of Housing for Special Needs Population	Non-Homeless Special Needs	CDBG: \$ HOME: \$179,458	Rental units rehabilitated	Household Housing Unit	11	0	0.00%		0	
Expansion of Housing for Special Needs Population	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	0		11	0	0.0
Expansion of Housing New Construction - Owned	Affordable Housing	HOME: \$400,000	Homeowner Housing Added	Household Housing Unit	4	0	0.00%	1	0	0.0
Expansion of Housing New Construction - Rental	Affordable Housing	HOME: \$1,849,521	Rental units constructed	Household Housing Unit	55	0	0.00%	55	0	0.0
Housing Code Enforcement	Affordable Housing Non-Housing Community Development	CDBG: \$22,000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	75	43	57.33%	15	43	286.67%
Housing Support Services - HMIS	Homeless	ESG: \$900	Other	Other	1	1	100.00%			
Housing Support Services - Homeless Prevention	Homeless	ESG: \$444,655	Homelessness Prevention	Persons Assisted	40	0	0.00%	40	0	0.0
Housing Support Services - Rapid Re-Housing	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1000	0	0.00%			

Housing Support Services - Street Outreach	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	5	118	0.00%			
Housing Support Services Homeless Persons-Shelter	Homeless	ESG: \$694,550	Homeless Person Overnight Shelter	Persons Assisted	7500	1679	22.39%	1500	1679	111.93%
Housing Support Services Low/Mod Income Households	Affordable Housing	CDBG: \$155,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	232	46.40%	180	232	128.89%
Owner Occupied Housing Rehab/Lead Paint Abatement	Affordable Housing Non-Homeless Special Needs	CDBG: \$2,663,500	Homeowner Housing Rehabilitated	Household Housing Unit	375	59	15.73%	80	59	73.75%
Provision of General Public Services	Non-Homeless Special Needs	CDBG: \$1,076,950	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	2198	21.98%	2000	2198	109.90%
Provision of Services for Special Needs Population	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$218,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	378	18.90%	549	378	68.85%

Public Facility and Improvements Projects	Non-Housing Community Development	CDBG: \$5,061,713	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500000	280000	56.00%	150000	280000	186.67%
Public Housing Modernization	Public Housing	CDBG: \$100,000	Rental units rehabilitated	Household Housing Unit	500	303	60.60%	500	303	60.60%
Rehabilitation of Rental Housing	Affordable Housing	CDBG: \$100,000 HOME: \$715,353	Rental units rehabilitated	Household Housing Unit	9	0	0.00%	8	0	0.00%
Section 108 Loan Repayment	Non-Housing Community Development	CDBG: \$50,000	Other	Other	1	0	0.00%	1	0	0.00%
Substantial Rehabilitation for Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	0	0.00%			
Upgrade the Physical Condition of Local Businesses	Non-Housing Community Development	CDBG: \$261,375	Facade treatment/business building rehabilitation	Business	50	5	10.00%	15	5	33.33%

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

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

The objectives identified in the Consolidated Plan are numerous and varied and range from housing and community development needs to public service needs. Last program year, as the COVID-19 vaccine rolled out, the pandemic somewhat eased, but the toll it took on businesses was enormous. Because of this, the County consortium highly prioritized economic development activities to keep businesses impacted by COVID-19 in “business” which was outlined in the FY2019 Substantial Amendment. The County utilized Community Development Block Grant Coronavirus (CDBG-CV) funding to fund these economic development programs. Three programs in particular saw great success including:

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CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG
White	45,563	24	162
Black or African American	9,470	64	339
Asian	787	13	8
American Indian or American Native	127	0	9
Native Hawaiian or Other Pacific Islander	1	0	1
Total	55,948	101	519
Hispanic	38,703	24	118
Not Hispanic	17,245	77	443

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

Narrative

Nassau County is home to a population of 1.36M people. The racial and ethnic composition of the population of Nassau County is composed of 73.4% White alone, 58.5% White residents (not Hispanic or Latino), 17.5% Hispanic residents, 13% Black/African American residents, 10.9% Asian residents, .5% American Indian Alaska Native, .1% Native Hawaiian Pacific Islander, and 2% identify as two or more Races. It is anticipated that when the new census data is made public those percentages will change.

Based on the CDBG numbers generated in the chart above, it does not totally reflect the demographic distribution of the County. For HOME and ESG a larger proportion of Black or African American and Hispanic families were assisted during the program year and a small proportion of the Asian population were assisted in all categories even though they make up 10.9% of the County. The proportion of Hispanic persons is also much higher than the County average. We can assert that because HUD funds for infrastructure and public services are directed to primarily low income communities. Census data show that most low income communities are predominantly comprised of Black/African American and Hispanic residents. For example, the hamlet of Roosevelt a very low income community located in the Town of Hempstead is comprised of 17.5% White alone, 58% Black or African American alone, and 40% Hispanic. The Village of Hempstead, another very low income community consists of 14.9% White alone, 45.4% Black or African American alone, and 41.7% Hispanic.

Based on reporting provided to us directly by our public services who were funded with CDBG and CDBG-CV money, the following is a more detailed demographic breakdown derived solely from the numbers provided by each agency.

	<u>CDBG</u>	<u>CDBG-CV</u>
White	8,723	31,771
White/Hispanic	12,279	165
Black or African American	5,194	9,229
Black or African American/Hispanic	123	

Asian	319	206
Asian/Hispanic	2	
American Indian or Native American	16	135
Only Identified as Hispanic		6,037
Native American or Pacific Islander		2
Asian & White	5	
Black or African American and White	15	
Other Multi Racial	1,521	17,440
Chose Not to Respond	18	

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	14,811,003	10,643,020
HOME	public - federal	5,488,580	690,218
ESG	public - federal	3,232,545	1,052,867

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

Nassau County utilizes funding resources to carry out goals and priorities identified in the Consolidated Plan, Annual Actions Plan, and any Substantial Amendments. Funds are used in a way that would benefit low to moderate Nassau County residents. CDBG, HOME and ESG funds are distributed via a competitive application process and are monitored for eligibility.

In addition to regular CDBG and ESG funds, Nassau County received a total of \$18,090,023 in CDBG-CV funds and \$14,898,073 in ESG-CV funds. Nassau County expended \$5,748,355.92 in CDBG-CV funds during the program year and \$573,655.77 in ESG-CV funds. HOME did not receive coronavirus funding during the program year

Nassau County utilizes 20% of its CDBG allocation on administrative costs. The administrative dollars are allocated to the County and the Big "8" consortium members. They include the Cities of Glen Cove and Long Beach, the Towns of Hempstead, North Hempstead and Oyster Bay and the Villages of Freeport, Hempstead, and Rockville Centre. The remaining CDBG funds are used to fund other Consortium members and non-profit entities to undertake eligible CDBG activities.

HOME funds are used expressly for affordable housing with 10% for administrative overhead and 15% set-aside for CHDO projects. ESG funds are used to address homeless and at risk of being homeless

households with a 7.5% set aside for administrative costs.

Leveraging

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

The vast majority of CDBG activities are undertaken by municipal members of the Nassau Urban County Consortium, and non-profit organizations rather than by County departments. Depending on the project, municipalities regularly leverage CDBG funds with local capital dollars and state funds to complete streetscape improvement programs and other public facility improvement projects. The Nassau County Legislature also provides infrastructure funding for streetscapes, parks and other improvements through its Community Revitalization Program (CRP) which is part of the County's capital fund program. Communities leverage CRP funds with CDBG to finance infrastructure projects. Non-profit organizations are routinely granted CDBG funding to supplement donations and other private and public grants to carry out service activities benefitting youth, seniors and the physically and mentally challenged. A large portion of CDBG-CV funding was awarded to non-profit agencies to undertake activities that benefit large portions of Nassau County and address coronavirus related problems. These projects were not highly leveraged as they were used to combat once in a lifetime pandemic related activities.

The County routinely issues RFP's for the development of County-owned properties. Most recently an RFP was advertised for a property that borders Freeport Village and the hamlet of Roosevelt. A developer is being vetted to determine the best use to the land and will likely include an affordable housing component. To leverage HOME funding, OCD encourages the use of the Nassau County Industrial Development Agency's (NCIDA) tax benefits for projects which include the development of housing and/or job creation projects.

The New York State REDC's Downtown Revitalization Initiative (DRI) is a sought after \$10 million-dollar planning grant to assist municipalities develop a comprehensive strategy to redevelop their downtown areas which will lead to job growth, affordable housing and catalyze future public and private investments. Hempstead Town, Oyster Bay Town, and Westbury were awarded this grant. Hempstead Town and Oyster Bay Town have leveraged CDBG dollars to compliment.

OCD contracts and works closely with National Development Council (NCD), a national non-profit organization whose mission is to increase the flow of capital for investment in low-income communities. NDC directs capital to support the development and preservation of affordable housing, the creation of jobs through training and small business lending and the advancement of livable communities through investment in social infrastructure. NDC provides technical assistance to OCD and consortium members. NDC was an integral partner utilizing CDBG-CV funds to provide grants to businesses impacted by coronavirus. This was leveraged with the Grow Nassau Loan fund.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$113,199,056.02
2. Match contributed during current Federal fiscal year	\$18,081,046.29
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$131,280,102.31
4. Match liability for current Federal fiscal year	\$111,999.58
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$131,168,102.73

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
5792 – HOME 42-03A	09/14/20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5974 – HOME 42-03B	09/14/20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5406 – HOME 39-05	10/26/20	\$814,527.00	\$16,519.29	\$0.00	\$0.00	\$0.00	\$0.00	\$813,046.29
5408 – HOME 40-04	12/30/20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5778 – HOME 41-04	03/17/21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,250,000.00	\$17,250,000.00

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	\$58,000	\$53,000	0	0

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1,500	127 (13 MHANC and 114 Homeless to permanent)
Number of Non-Homeless households to be provided affordable housing units	40	70
Number of Special-Needs households to be provided affordable housing units	5	16
Total	1,545	213

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	40	151
Number of households supported through The Production of New Units	55	0
Number of households supported through Rehab of Existing Units	80	59
Number of households supported through Acquisition of Existing Units	2	1
Total	177	211

Table 12 – Number of Households Supported

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

NC OCD made every effort to reach the affordable housing goals, but difficulties persist due to the high cost of land, lack of available land, and high construction costs. The production of new rental units goal will be exceeded next program year. This will be due to an aggressive schedule for the Laurel Homes redevelopment project. Under this activity, the Nassau County Office of Community Development provided HOME funds to assist with the redevelopment of the Laurel Homes affordable housing complex in Roslyn Heights. The project involved the redevelopment of an existing 66-unit rental

complex by demolishing the existing buildings and replacing them with new modular constructed buildings. There was a sufficient number of vacant units to allow the development team to commence the construction of new buildings and demolition of existing buildings in stages to accommodate the existing residents on site through a phased relocation. The completed development allows for an additional 8 units of housing to be included. The new development will consist of 74-units in eight (8) residential buildings totaling approximately 76,628 square feet. The unit mix of sixteen 1-bedroom units, twenty-six 2-bedroom units, sixteen 3-bedroom units, thirteen 4-bedroom units and three 5-bedroom units will be an increase of eight 1-bedroom units beyond the current development. Twenty-nine units will be Project-Based Section 8 units. CDBG funds were also provided to build a state-of-the-art playground for residents. Further, the original 55 units projected which is currently still in production in Freeport – Bergen Place, will also be completed during the next program year. Expected lease-up is February 2022.

Other goals were not attained during the program year including direct homeownership assistance to first-time homebuyers. During the program year, the housing market saw a dramatic increase in purchase prices. In the best of times, working with first-time homebuyers can be challenging as the housing stock in Nassau County is generally not affordable, thus finding a home in Nassau County within the HUD dollar threshold can be difficult. Out of the 15 households projected to be assisted, only two homes closed during the program year. The rehabilitation of existing units underperformed which as well can be attributed to COVID-19 and the hesitancy of the elderly to let inspectors into the house. Most of the owner-occupied residential rehabilitation is performed on homes owned by senior citizens.

Finding permanent homes for homeless households ranks as a high priority for the County. Shelter or motels stays should be a very short lived, however due to COVID-19 and the health crisis that it caused, Nassau DSS utilized motels to house individuals living on the streets for a longer period of time. The INN's Journey Program was devised explicitly to house people during the pandemic. Within the next few months, the INN must address the future of these motel inhabitants. During the year, 114 households were permanently housed moving out of emergency shelters and/or motels.

Affordable special needs housing for the frail elderly and disabled is a challenge in the County. People are living longer and are unable to live alone or maintain their own home or apartment. To address this issue, OCD has funded Harvest Houses, which operates two residences for seniors which is a successful model of shared housing. The residences can house a total of 16 senior citizens at a very low cost. The Mental Health Association of Nassau County (MHANC) manages two programs for housing homeless persons with mental disabilities. A total of 13 individuals are housed through this program. During the program year, 114 households that were formally homeless were moved to permanent housing. COVID's financial impact on renters led to an eviction moratorium which is still in effect. Nassau County's ESG Homeless Prevention Program assisted zero households with rental arrears during the program year. The fact that renters were not in jeopardy of being evicted rendered the program inoperable. Nassau County funded Community Development Corporation of LI with CDBG-CV funds to assist County residents with rental arrears. A total of 151 households were assisted by the program and

are no longer in jeopardy of being evicted. This program is ongoing and receiving applications on a daily basis.

59 residential rehabilitation projects were carried out consortium-wide to the benefit of low/mod income households. This fell a short of the anticipated yearly goal of 80 due to COVID. OCD will continue to work with consortium members to better market this important program.

Discuss how these outcomes will impact future annual action plans.

Future Action Plans should include more attainable goals if the pandemic does not negatively impact households and businesses.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	79	0
Low-income	105	0
Moderate-income	26	0
Total	210	0

Table 13 – Number of Households Served

Narrative Information

For Affordable Housing Projects:

- The number of extremely low –income renter households = 71 CDC
- The number of extremely low income owner households = 8 Res. Rehab.
- The number of low income renter households = 78 CDC.
- The number of low income owner households – 27 – Res. Rehab
- The number of moderate income renter households = 2 CDC
- The number of moderate income owner households = 24
- The number of homeless persons served = 1,679

Nassau County addresses the needs of extremely low, low, and moderate-income households via various public service and housing programs. Most public services funded by the County are categorized as low/mod limited clientele – based on household size and income. As for housing programs, OCD funds the Down payment Assistance Program (DPA), administers the Residential Rehabilitation Program, and with CDBG-CV funding created a rental assistance program for those households impacted by COVID-19. Community Development Corporation of Long Island administered the program and assisted 151 households during the program year. Production of new owner-occupied and rental units and

substantial rehabilitation of existing units are a priority. These projects are carried out throughout the County and the recipients must meet all income eligibility requirements as set forth by HUD.

HUD's Worst-Case Housing Needs, 2020 Report collected national data and analyzed critical housing problems facing very low-income renting families. Renter households with very low incomes who do not receive government housing assistance are defined as having worst case needs for adequate, affordable rental housing if they pay more than one-half of their income for rent, live in severely inadequate conditions, or both. Drawing on data from the 2019 American Housing Survey (AHS), this report finds there were 7.77 million renter households with worst case needs in 2019, a substantial affordable housing problem although not significantly different from 2017 levels. The private market and public rental assistance programs together made available only 62 affordable units per 100 very low-income renters in 2019. The subsequent COVID-19 pandemic and associated economic recession that began early in 2020 poses great risk of widespread housing problems.

The County addresses worst case housing needs by seeking to aid those households that do not currently receive some sort of government subsidy. This can be accomplished by extending the County's Housing Choice Voucher (HCV) Program to households on the waiting list as vouchers become available. Under this program, the tenant must pay approximately 30% of their income towards the rent, which is more tenable than paying more than 50% of total household income. Typically the Emergency Solutions Grants Homeless Prevention Program can assist with those very low income renters with rental assistance by providing housing relocation and stabilization services and short- and/or medium-term rental assistance. This is necessary to prevent an individual or family from moving into an emergency shelter. However due to the eviction moratorium, this was impossible. HUD did not waive the 72-hour eviction notice requirement, so these funds remain unspent for both regular ESG and ESG-CV. Once the moratorium is lifted OCD expects to get a deluge of referrals. With the build-up of funding OCD anticipates being able to assist numerous households – from 30 – 50% AMI depending on whether it is with ESG or ESG-CV. Case management will be a strong component of the program to ensure that the household can remain housed.

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

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

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

The impact of COVID-19 has certainly wreaked havoc on the County and its ability to reach unsheltered persons. Trying to get homeless individuals living on the street into a shelter has proved challenging. This is especially true if an individual is exhibiting signs of COVID. Nassau County DSS Homeless Intervention Team (HIT) made extraordinary efforts to reach the homeless and directed them to places for treatment. To meet the needs for isolation for COVID positive homeless clients or those needing to quarantine after exposure to COVID and to protect our congregate care settings from a COVID outbreak, Nassau County DSS developed an Isolation Site. DSS partnered with our local Federally Qualified Health Center to provide medical monitoring at the site. With all this happening, Nassau County has experienced a decline in homelessness during the pandemic. ESG CV funding was awarded to DSS to help defray the Isolation Site costs.

Nassau County has been funding a Homeless Intervention Team (HIT) which is part of the Adult Protective Services (APS) unit under the County's Health and Human Services department. HIT receives referrals from police departments, government officials, business owners and concerned Nassau County residents. HIT partners with "Empower, Assist, CARE" (EAC's) Meals on Wheels program to bring a 5-day supply of non-perishable boxed food to street homeless. Additionally, HIT brings blankets, sneakers, clothing, soap and toothpaste to homeless living in the street, parks, etc.

HIT staff try to engage with the homeless and offers services for which the person may qualify. For homeless individuals interested in applying for benefits, HIT assists the person in applying for Medicaid and SNAP. If a homeless person expresses an interest in entering emergency shelter for example, HIT connects the person with the Emergency Housing unit at DSS. HIT maintains its own tracking system for homeless people with whom HIT comes in contact. The system captures the date, time, name, physical description of the person and location at the time contact is made. This system allows HIT to easily identify homeless individuals who are referred to the team and records known places that homeless frequent in order to conduct regular outreach.

If after meeting with HIT a person agrees to accept a shelter bed, HIT notifies the Street Outreach team for the CoC and they come into Nassau County to meet with the person in the field to do the application. HIT refers any client who provides a name to the Coordinated Entry System for entry into HMIS which also places the person on the By-Name/Prioritization List for the region. HIT estimates that 60% of the homeless persons they encounter are captured this way in HMIS.

The Long Island Coalition for the Homeless (LICH), the lead agency of the CoC, was granted ESG CV Street Outreach funds to reach the unsheltered population. Street Outreach workers connect with

homeless individuals and have adapted a “housing first” policy. In addition to meeting immediate needs, the outreach workers focus on housing-related services and goals. Outreach workers assist with obtaining benefits completing housing applications and enrolling in services. LICH is also running a Vaccine Program, so that more street homeless persons have access to the Covid-19 vaccine. Outreach workers connect with street homeless persons interested in getting the vaccine, and transport them to vaccination sites.

United Veterans Beacon House (UVBH) was also granted Street Outreach funds through ESG CV and their team works with the CoC to target specific geographic areas on Long Island to connect with those who are in need of emergency shelter. UVBH also addresses the immediate needs of the street homeless, but also employs the “housing first” policy. Their Street Outreach workers are able to connect homeless individuals to supportive services, provide PPE supplies, and address other unmet needs.

The Interfaith Nutrition Network (THE INN) was awarded ESG CV funding to run an emergency shelter program, The Journey Program, for those who are homeless but are ineligible for DSS Emergency Housing. Due to the high risk of COVID-19 among unsheltered homeless, The INN developed a program to connect these individuals to safe shelter; they provide meals and case managers help to connect individuals to available benefits/entitlements and supportive services. The INN works together with UVBH to assess individuals and place them in safe shelter, such as motels.

Additional Text for CR-25

CoC Street Outreach continues to have a strong relationship with the Mary Brennan INN (MBI) in Hempstead, which is a major drop-in center for those who are homeless in Nassau County. The INN offers a hot meal, showers, toiletries, and access to a food pantry and a clothing boutique, Monday through Friday. Although their services were slightly curtailed during Covid, they were still able to provide bagged meals at the Mary Brennan INN. Additionally, The INN runs the Center for Transformative Change (CTC) which offers homeless individuals assistance with benefits, access to computers, employment assistance, and connections to permanent housing and permanent supportive housing either through New York State Office of Mental Health Single Point of Access (SPA) or permanent supportive housing (PSH) beds through the CoC. The INN regularly pays directly for psychiatric evaluations for homeless individuals who do not have health insurance, and they staff social workers both at MBI and CTC who are able to write the psycho-social reports. These reports are required to enter both PSH beds through the CoC as well as supportive housing beds through New York State Office of Mental Health or SPA beds.

There is constant coordination between the street outreach programs; UVBH, LICH and the INN Journey Program. The CoC Outreach coordinates with MTA Outreach and HIT to identify and outreach chronically homeless persons. CoC Outreach receives referrals from the CoC Street Homeless Hotline (an access point for Coordinated Entry), from homeless persons directly, libraries, hospitals, jails, and active community members/homeless advocates reporting homeless people they observe in the community. The CoC Outreach Team partners with Health Home Care Coordination teams, which provide linkages to medical services as a necessary step for housing eligibility. LICH has established a

partnership with a medical center in Suffolk to go into the field to conduct psychiatric evaluations and psycho-social reports necessary to apply for permanent supportive housing beds for those that are street homeless and have Medicaid. CoC Outreach can also transport clients to medical appointments and housing intakes. Nassau County's ESG CV program has provided funding for a van to be used by the LICH for their ever-expanding Street Outreach work. CoC Outreach also provides basic needs items from the LICH Boutique to persons living on the street. CoC Outreach documents client engagements uses secure digital file cabinets to store disability and housing documentation, and refers client to housing, all directly in/through HMIS.

As OCD develops stronger relationships in Nassau County communities through our ESG work, we hear time and again that members of the community are meeting the needs of the street homeless in Nassau County outside of the formal, government/non-profit resources. Street Outreach providers are utilizing the HMIS data system in order to enter the people they have been serving into the system. A total of 118 persons were assisted via Street Outreach initiatives.

Addressing the emergency shelter and transitional housing needs of homeless persons

Nassau County has experienced a decline in homelessness during the pandemic, partly due to the eviction moratorium in place. Shelters have reported lower than normal numbers; likely due to the fact that families or individuals who may have been evicted and needed to enter the shelter system, are not being evicted. Recently NYS has extended the moratorium until January 15, 2022, which will impact the emergency shelter numbers. In addition, due to the high risk of street homeless persons of getting COVID, individuals and families are being housed in Medical Isolation Sites through DSS or in motels through The INN's Journey Program.

ESG funding, both regular and CV, supports a small portion of the emergency shelters in Nassau County. OCD continues to support the work of some of the most established non-profits in Nassau County dedicated to serving the homeless through operating emergency shelter programs. Through the additional ESG CV funding NC received, we were able to connect with shelters we have not supported in the past because our funds were limited. NC OCD is continually discovering resources and developing referral channels to support the housing security of our lowest income Nassau County residents. OCD shares this network and information with the ESG funded shelters. ESG believes that these non-profits are the most qualified to move shelter stayers to permanent housing ESG continues to supplement the monies paid by DSS to these non-profits in order to ensure that the most highly skilled and reputable providers keep their shelter doors open. ESG funds two transitional housing programs—one for pregnant or parenting young mothers and the other for runaway youth. ESG expects to continue this commitment to serving both vulnerable populations.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that

address housing, health, social services, employment, education, or youth needs

OCD continues to believe strongly in the Homeless Prevention component of ESG. Over the course of several years, OCD in partnership with DSS, has developed into a well-known and often relied on resource for all residents of Nassau County who are unstably housed. OCD through our ESG Homeless Prevention program serves as the Coordinated Entry for Homeless Prevention in Nassau County. NC OCD, through ESG CV, was able to fund two other Homelessness Prevention Programs in Nassau; Options for Community Living and The Salvation Army. These programs will provide support to those tenants at risk of becoming homeless. OCD also works closely with PHAs in Nassau County, the legislative offices of local and state officials, Nassau County Department of Social Services, Health Home Care Coordinators, hospitals, senior centers, nursing homes, assisted living facilities, pro bono attorneys, and churches. As the Coordinated Entry point for Homeless Prevention in Nassau County, our office provides direct support to Nassau County residents and all people working with Nassau County residents who are at risk of losing their housing.

Due to the eviction moratorium and its extension through January 15, 2022, it has been difficult to utilize the ESG HP funding, as we are not seeing eligible cases. Tenants are not being evicted and many are sheltering in place. We continue to evaluate any/all outreach calls and OCD, together with Options and Salvation Army, are ready and able to assist eligible individuals and families.

OCD has established two public access lines—one for Homeless Prevention questions and referrals and the other for anyone immediately facing formal eviction. OCD helps tenants navigate tenant-landlord court and the process for applying for an Order to Show Cause to stop an eviction. ESG works closely with our local non-profit legal services agency (Nassau Suffolk Law Services) to protect the housing of highly vulnerable Nassau County residents with serious mental illness, physical disabilities, developmental disabilities, HIV/AIDS diagnoses, as well as seniors, who are increasingly presenting as housing insecure. Additionally ESG Homeless Prevention works with veteran agencies in Nassau County and Long Island.

OCD and DSS have reached out to and continues to build strong ties with our largest regional Independent Living Center (ILC) Suffolk Independent Living Organization (SILO) to ensure that Nassau County residents are benefiting from the four housing subsidies that SILO administers—Nursing Home Transition and Diversion Waiver, Traumatic Brain Injury Waiver, Olmstead Housing, and more recently the Rapid Transition Housing Program. As OCD gains better and clearer understanding of the qualifications for each of these programs we have been able to share this valuable resource with case managers across service providers who in the past were either unaware of the resource or unable to connect with it. ESG Homeless Coordinated Entry is able to act as the conduit to many services and supports for agencies and individual clients. OCD is working with non-profits that have applied for and received new subsidized MRT (Medicaid Redesign Team) beds through OASAS (New York State Office of Alcoholism and Substance Abuse Services). OCD is committed to staying current with programs and grants designed to strengthen the housing stability of and/or increase the housing opportunities for our most vulnerable clients.

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

Through ESG CV, OCD was able to fund two non-profits to run Rapid Rehousing Programs; EOC of Nassau and Services for the Underserved (S:US). These programs will receive referrals from the LICH Coordinated Entry List and will work with families and individuals to place them into permanent housing. Case Managers will work with these clients in order to connect them to benefits/entitlements, Section 8 or other subsidy programs, and other resources that will help the resident become and stay stably housed. Our RRH Programs will work with landlords to identify units that are affordable and will provide long term housing stability to households.

The INN also runs a RRH program tailored to meet the specific challenges to low-income renters in Nassau County. It is The INN, who also operates emergency shelters, continues to work with residents to connect them to employment and housing opportunities.

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

Actions taken to address the needs of public housing

The range of needs identified by the Public Housing Authorities (PHAs) within the Consortium include a need for accessible features, security, and additional units with two or more bedrooms.

Elderly/accessible units specifically need grab bars in bathrooms, walk-in showers, and raised toilets. Many seniors are aging in place without medical care and undiagnosed or untreated mental illness is a common issue. The PHAs do not have access to or provide the services that many of these tenants require. Evaluations of whether seniors should be in assisted living or nursing home facilities need to take place to ensure they are getting the care they need. PHAs need case managers to connect residents with services, including medical, mental health, substance abuse, and transportation services.

Actions taken to address these needs included meeting with all County PHA's and discussing funding sources they can tap into including CDBG funds. The meetings also allowed each PHA to discuss creative ways to stretch the dollar and keep residents safely housed.

With all public housing developments at full capacity and with long wait lists, there is a significant need for the PHAs to maintain their safe, decent, affordable units. If feasible, construction of new public housing units and addition of Housing Choice Vouchers is also needed to meet the current demand for these options. Funding is the biggest obstacle faced by PHAs. They cannot afford to hire staff, update security, or maintain or build units. Many of the PHAs in Nassau County are privatizing because they cannot afford to operate with subsidies and rents alone.

In response to COVID-19, PHA's face increasingly pressing problems. Many of the public housing units in Nassau County are for seniors. The increased vulnerability of this population succumbing to COVID-19 greatly increased and getting resources to homebound seniors has become a top priority for housing authorities. Providing meals as well as access to health care and safety equipment has become one of their largest expenditures as well as greatest concerns.

Additional Text for CR-30

NC OCD encourages consortium members to allocate a portion of their funding to address the needs of their Public Housing Authorities should they exist within their jurisdiction. The Town of Oyster Bay, over the past several program years has allocated funding to assist with the most urgent needs for ten (10) of their Housing Authority Buildings including emergency generators, roof replacement, kitchen upgrades, automatic doors, and security systems. NC OCD worked with the Town of North Hempstead Housing Authority to redevelop Laurel Homes, an affordable housing complex in the hamlet of Roslyn Heights. The new development consists of 74-units in eight (8) residential buildings. Both HOME and CDBG funds were committed to this project.

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

PHA's are required to institute at least one Resident Advisory Board (RAB). The number of RAB's beyond that number will depend on the size and the complexity of the PHA or its developments. In deciding the number of RAB's to be established, a PHA must consider how adequate representation of its entire resident population can be provided. The main role of the RAB is to make recommendations in the development of the PHA Plan. These RABs provides the PHA and the residents with a forum for sharing information about the Agency's Annual Plan. RAB membership is comprised of individuals who reflect and represent the residents assisted by the PHA. The role of the RAB is to assist the PHA in developing the PHA Plan and in making any significant amendment or modification to the Plan. This brings with it resident engagement and input into the operations, capital planning, programs and policies.

The Housing Authorities' five-year plans often include housing choice voucher homeownership as a goal and objectives to expand housing opportunities. Housing Authorities often make referrals to Nassau County and Community Development Corporation of Long Island ("CDCLI") homeownership programs. In particular, the Hempstead Village Housing Authority's most significant resident engagement program has been the Health and Housing Pilot program with CDCLI, Hofstra University Center for Suburban Studies and Nu Health which is focusing on improvement the health and quality of life of the residents.

Actions taken to provide assistance to troubled PHAs

The nine public housing authorities will continue to utilize available funding and implement structural and programmatic improvements to their public housing developments in order to continuously improve the living environment of the families who reside there. OCD encourages the use of CDBG funds to assist with rehabilitation and modernization of PHA buildings. There are currently no PHA's that are deemed "troubled". However, as part of the Consolidated Planning Committee's, OCD set up several meetings with the Housing Authorities to engage with each other, discuss pending issues, and share best practices. This communication will go a long way to better the lives of Housing Authority residents.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

NC OCD works closely with the Nassau County Industrial Development Agency (NCIDA) which encourages the development of increased affordable housing options within the County through the insistence of the inclusion of affordable units in any proposed development of multi-family residential rental units which comes before the agency for financial assistance. The members of the board of the agency will not approve the provision of financial assistance for multi-family residential rental units without the inclusion of affordable units. As each project is unique in its size, scope, capital investment, financing, etc. the IDA reviews each project independently developing the parameters for the affordable units on a case-by-case basis.

In addition, the board of the agency recently approved a new policy meant to encourage the creation of further affordable units in existing housing developments already receiving financial assistance from the agency. The NCIDA policy can be found here; [Strategic Additional / Enhanced Financial Assistance for Qualifying Increased Affordability Residential Rental Housing Projects Policy](#)

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

While Nassau County has no legal authority to amend the zoning laws or to directly alter the local public policy of Consortium members, the County has taken several steps to encourage Consortium members to allow multi-family housing and to affirmatively further fair housing. These actions have included hosting workshops and consortium meetings on the subject of fair housing and holding individual meetings with consortium members to discuss the use of CDBG and HOME funds to assist with the development of multi-family housing. Funding applications rank higher if the consortium member has inclusionary zoning policies and allow for multi-family housing. Additionally, Nassau County encourages Consortium members to adopt Nassau County’s Model Inclusionary Zoning Ordinance.

Each program year, municipal officials are strongly encouraged to attend conferences and trainings on land-use and fair housing. Local fair housing advocates include the Long Island Housing Partnership (LIHP) and Long Island Housing Services (LIHS). The LIHP fair housing training includes the types of discrimination that can take place in the housing market and ways to become educated on the fair housing basics. This includes information on protected classes, harassment in housing, disability issues,

and the laws as it relates to reasonable accommodations and reasonable modifications.

Nassau County funds LIHS on a yearly basis which furthers our shared commitment to affirmatively further fair housing and advocate for progressive public policy. LIHS representatives often provide public comment at our bi-annual public hearings. This public comment is directed to Consortium members, non-profit agencies, public officials, and the general public. Literature on fair housing is provided and further outlines steps to affirmatively further fair housing.

Additional Text for CR-35

Additionally, the Nassau County Planning Commission held a land use training for municipal planning and zoning officials. The Nassau County Planning Commission and OCD provide technical assistance to municipal officials, staff, attorneys, planning boards, zoning boards of appeal, and others with a role or responsibility in the delivery of planning services such as site approvals, zoning, land use planning, legal review, open space preservation, environmental protection and compliance. Technical assistance might focus on a particular development proposal or it might focus on broader zoning and public policy initiatives. The goal of this technical assistance is to foster sustainable and inclusionary land use policies and further educate chief elected officials and land use decision makers and possible municipal staff about Fair Housing regulations. In Nassau County, the Planning Commission plays an important role in the review of certain zoning actions and other development applications. The Planning Commission has jurisdiction, under Section 239-m (Article 12-B) of New York State General Municipal Law, and Article XVI, Sections 1606-1608 of Nassau County Law, to review zoning actions referred by local governments. The purpose of the Commission's review is to provide input on actions that may have an impact across municipal boundaries, or that may be of area-wide significance and therefore require coordination among municipalities. The Commission is also concerned with those actions that will have a direct impact on County and State facilities. Municipalities that have approved downtown and Transit Oriented Development projects have learned that the best way to advance change is to engage with local civics, chambers, and residents to assist in making a difference in a community. Consortium members are exploring ways to develop downtowns that include multi-family housing, which includes adopting inclusionary zoning ordinances. Creating overlay districts can also spur development. OCD highlights these types of redevelopment projects so other consortium members can mirror these successes. These successes also encourage developers to work with Nassau County communities in building multi-family housing. Among other things, Nassau County residents are concerned about traffic congestion, high taxes, environmental issues, and water quality impacting their quality of life. New housing development often raise concerns about the impact on both traffic and school taxes. Multifamily housing may be perceived as having a more severe impact on a community in terms of creating additional traffic and adding more children to the school district. However, taken those perceptions into account, it appears that a substantial majority of Long Islanders (76%) support the construction of affordable housing on former industrial, commercial, and government properties. 70% support requiring developers to include a minimum of 10% affordable housing units in new developments of five houses or more. The Nassau Industrial Development Agency encourages housing developers seeking to obtain a tax PILOT to include an affordable housing component. Their policy authorizes providing additional / enhanced financial

assistance for qualifying residential rental housing projects of the Agency that commit to increased, additional or improved affordability. More specifically, the Agency may give special consideration to providing additional/enhanced financial assistance to existing or previously approved residential rental projects under development that advance the public policy goal of providing: (a) additional affordable housing units; and/or (b) lowered income eligibility thresholds of existing or contemplated affordable units.

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

Nassau County OCD allocates CDBG funding across a wide range of activities which directly address obstacles to meeting underserved needs. While the pandemic made that endeavor more difficult the use of internet and virtual meetings allowed many programs to continue. Nassau County's social service agencies continue to record a high rate of residents with mental health and substance abuse issues. Isolation, loss of income, and the unknown, made an already vulnerable person more susceptible to depression.

Additionally, food insecurity continues to persist throughout the County particularly for seniors, veterans, people with disabilities, and other individuals impacted by COVID-19. NC OCD assists with this endeavor by funding large food distribution organizations which include Island Harvest and Long Island Cares. NC OCD also assisted the smaller food pantries that address food insecurity at the very local level.

Communities of color were disproportionately affected by COVID-19. In order to better understand the disparate impact, Nassau County OCD and Nassau County Department of Health issued a Request for Proposal (RFP) to undertake a health disparities study. The purpose of the RFP was to provide Nassau County with proposals and recommendations that assess the barriers communities of color face in receiving COVID-19 testing, treatment and related services. The Disparity Study also assesses attitudes towards the COVID-19 vaccine among individuals living in communities of color. In addition to gathering data that would inform Nassau County's long-term response to the COVID-19 pandemic in Black and Brown communities, but also address longstanding health inequities in Nassau County which exacerbated the impact of COVID-19 on our most vulnerable communities. The study is ongoing with the final product due by July 2022.

Long Island Federally Qualified Health Center (LIFQHC) continues to expend CDBG-CV funds to serve medically fragile and vulnerable populations. These populations are more at high risk for COVID and least likely to take the vaccine. Many of the patients live in congregant housing, local shelters, couch surf or are homeless, rendering social distancing nearly impossible. Most of the individuals live below the federal poverty level. Many suffer from chronic health conditions, have limited access to medications, and face social determinants barriers such as housing, food insecurities, unemployment, lack of insurance, etc. They may not know where and how to access services and may continue to forego their health and wellbeing. When that is no longer an option they will rely on emergency rooms and hospital services that would otherwise not be warranted. All of this will have a deleterious effect on patients, the

health system and the residents of Nassau County. LIFQHC's nursing and social interventions lead to fewer hospitalizations and keep the positivity rate low in Nassau County. LIQHC is looking to apply for regular CDBG funding in PY2022 to continue its effort to remove health obstacles.

Approximately 80% of CDBG funds were used during the program year to benefit extremely low, low, and moderate-income persons. Public facility, improvement projects carried out throughout the County addresses crucial infrastructure needs in low income communities. Having access to vital community assets, including safe, accessible roads and sidewalks, parks, playgrounds and neighborhood facilities adds to residents' quality of life. Additionally, funding of a variety of non-profit entities helps to create a healthy, engaged community. Efforts on behalf of the County and local jurisdictions to include accessibility and visit-ability components to projects has increased. Those localities who choose to commence any construction project will make every effort to reduce the physical obstacles for senior citizens and handicapped residents.

During the program year there were a total of four (4) handicapped accessibility improvement projects that were completed for purposes of addressing the needs of senior citizens and disabled residents. They include the following:

- Bayville Village – Handicapped improvements completed in Village Hall included automatic doors, accessible bathrooms, and increased access to public spaces.
- Glen Cove City – ADA crosswalks
- Mineola Village – Handicapped bathrooms Village Hall
- Massapequa Park Village – ADA Playground Facilities

While households that are earning 80% of Area Median income (AMI) are having difficulty finding an affordable home, the population earning 30-50% AMI, are becoming homeless. The homeless population continues to grow with the senior homeless population is seeing an uptick. Nassau County's ESG program is tackling the homelessness problem with innovative collaborations and partnerships. The ESG program also provides funding to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. The funds are also allocated to homeless shelters to undertake shelter rehabilitation, operations and essential services.

The First-time Homebuyer Program's Down Payment Assistance (DPA) initiative helps low income homebuyers that would not otherwise be able to afford a home of their own. The intensive home-buyer counseling that goes along with this program provides the tools for preventing foreclosure.

NC OCD coordinates and consults with Nassau County's Office of Hispanic Affairs, Office of Minority Affairs and Office of Asian Affairs, and the Health Department in identifying and addressing disparities found in minority communities. To address the needs of a diverse Nassau County population, Nassau County provides translation services for six (6) dominant languages throughout the region. In addition, Nassau County seeks out organizations that can provide tangible resources to those vulnerable underserved residents, including but not limited to access to education, legal services, social services,

food, shelter, and transportation.

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

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

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

Reducing the number of poverty-level families is an extremely important component to having a robust economy and workforce. According to the 2019 Census Bureau Quick Facts,¹ the poverty rate in Nassau County is 5.6%. The impact of poverty is greatest on women and children. Most poverty is generational with a large racial divide. Black and Hispanic children in Nassau County are four to five times more likely to be poor than white children.² Some programs run by Nassau County Office of Housing and the County Consortium are in place to break the cycle and bring families out of poverty.

Specifically reaching out to youth to attempt to stop the cycle of poverty can be very effective. Eager to Serve's Youth-In-Training program helps teenagers become mature, responsible, financially savvy adults. Services available include: Self-esteem/Self-image workshops, Financial Literacy, Willingness to help others/volunteerism, Identification of educational goals, Entrepreneurship, Career Exploration, and Cultural & Performing Arts. These skills carry into adulthood and in the end fosters a generation of skilled leaders and entrepreneurs.

The Long Island Coalition for the Homeless (LICH) continues to serve as the lead agency for the preparation and coordination of grant application preparation and program implementation for the Nassau/Suffolk County Continuum of Care (CoC) group which receives funding under the HUD Super NOFA. Consortium communities have continued to leverage Community Development Block Grant funds for public services such as tutoring, mentoring, counseling, and job training in support of families seeking to attain self-sufficiency. The following programs assist with reducing the number of poverty-level families.

Family Self Sufficiency Program

The National Affordable Housing Act of 1990 authorized the Family Self-Sufficiency Program, sponsored

¹ <https://www.census.gov/quickfacts/nassaucountynewyork>

² <https://www.cdfny.org/wp-content/uploads/sites/3/2021/05/Child-Poverty-in-Nassau-County.pdf>

by HUD. The purpose of the FSS program is to promote the development of local strategies to coordinate the use of rental subsidies with public and private resources to help participants in the Section 8 voucher rental assistance program become self-sufficient through education, training, case management and other supportive services.

The overall program objective is to assist low-income families to find and utilize all services needed to better their lives. FSS develops strategies to assist families in obtaining employment that will lead to economic independence and self-sufficiency. Staff collaborates with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program. Program funds (escrow deposits) come from the HUD Housing Choice Voucher/Rental Assistance Program, and remain the property of HUD until such time as the FSS family successfully completes required program goals.

Family Self-Sufficiency Program Coordinating Committee (PCC) collaborates with local service providers. The PCC is comprised of persons from public and private sectors of the community, local government and housing agencies, which meet monthly. This group maintains networking mechanisms for referral of resources to all the families served by the Department within the County.

Family Unification Program

Family Unification vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families. Family unification vouchers enable families to lease decent, safe and sanitary housing.

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

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

Another important initiative is based on a partnership Nassau County OCD forged with Nassau Community College on a Workforce Development Program. This multi-faceted program provides education and professional certification scholarships. These workforce development training scholarships offer job training which will prepare the recently unemployed/under-employed for job opportunities in the fields projected to be requiring workers. Courses and programs include: EMT, EKG Technician, Pharmacy Technician, Dental Assisting, Phlebotomy Technician and Certified Nursing Assistant. While there is little certainty in employment trends, the health care sector remains the largest employer on Long Island and shows promise of continued growth. Based on the last recession, research has shown that the negative impact of unemployment, particularly of prolonged unemployment, is multi-fold. "Being out of work for six months or more is associated with lower well-being among the long-term unemployed, their families, and their communities. Each week out of work means more lost

income. The long-term unemployed also tend to earn less once they find new jobs. They tend to be in poorer health and have children with worse academic performance than similar workers who avoided unemployment. Communities with a higher share of long-term unemployed workers also tends to have higher rates of crime and violence.”³

According to the Georgetown University Center on Education and the Workforce Report: Education, Race, and Covid-19 Crisis, these negative effects are compounded for those who have been among the most vulnerable populations, those with low-incomes, those without a college education, the young, and those negatively impacted by systemic racism.

Much more is needed to reduce the number of poverty-level households but providing funding for transformative programs can address some of the disparities and decrease the number of families/individuals experiencing poverty.

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

The institutional delivery system through which Nassau County carries out its housing and community development strategies includes participation by public agencies and non-profit organizations which have various levels of experience in carrying out housing and community development projects.

At the County level, OCD administers and coordinates the CDBG, CDBG-CV, ESG, ESG-CV and HOME programs. Funding for the CDBG program, which constitutes the largest of the programs in terms of its funding level is allocated to 29 Consortium communities and to various non-profit organizations servicing the County. Within that context, the large Consortium communities administer most housing programs on their own. These large communities include the Towns of Hempstead, North Hempstead, and Oyster Bay; the Cities of Long Beach and Glen Cove; and the Villages of Freeport, Hempstead, and Rockville Centre. Each community has professional staff to administer community development and housing programs. OCD directly administers housing rehabilitation programs on behalf of the villages and cities in the Consortium.

Nassau County's Department of Social Services (DSS) is the County's lead governmental agency with responsibility for meeting the needs of high poverty residents and homeless persons. OCD works closely with DSS in the administration of the Emergency Solutions Grants program. Public housing authorities also play an important role in carrying out the County's housing strategy as they apply directly for federal funds available under the Comprehensive Grant program.

The organizations within the system are continuously being assessed and monitored to ensure quality

³ <https://www.urban.org/sites/default/files/publication/23921/412887-Consequences-of-Long-Term-Unemployment.PDF>).

and efficiency regarding the programs administered. The Office of Community Development works with municipalities, not-for-profits, and other County agencies to match households in need with service providers. The Nassau County OCD has carried out a monitoring plan which includes individual and group meetings/or discussions with Consortium members on a periodic basis to ensure the timely completion of eligible housing activities as well as to update members on new regulations, program changes, and any other important information. Individual program reviews take into account such factors as expenditure of funds, obligation of funds, award of third party contracts, and other measures of progress.

NC OCD meets with non-profit organizations and developers during the program year as well on an as needed basis. The purpose of these meetings is to provide special technical assistance and training to organizations in the planning and implementation of activities funded by the NC OCD through CDBG, HOME and ESG programs.

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

The OCD continues to work with municipalities, not-for profit organizations, for-profit developers, Public Housing Authorities, homeless providers, and other County agencies to provide linkages and coordination between these organizations. All projects listed in the Annual Plan go toward addressing priority needs that were identified in the Five-Year Consolidated Plan. As OCD carried out it's first year of the 2020-2024 Plan, meetings continued with these agencies to ascertain whether goals were being attained. With COVID-19 still in the mix, additional collaborations were formed based on the emerging needs of County residents. Therefore, collaborating more closely with the Department of Health, LIFQHC, food distributors, and mental health organizations were essential to addressing COVID.

Nassau OCD also revived the Long Island Community Development Organization (LICDO). This organization has been in existence since 1988 but became inactive a couple of years ago due to a variety of factors. LICDO brings together HUD officials, community development, economic development, and social services professionals to exchange ideas and best practices. NC OCD coordinated several Zoom meetings during the program year to engage Regional partners. This has proven a valuable resource and LICDO is once again a fully engaged organization.

The coordination of available resources from Federal, State and local levels will continue to be required in the provision of affordable and supportive housing, non-housing community development, as well as the support of other community needs.

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

The "Analysis of Impediments to Fair Housing Choice" (AI) was submitted to HUD and FHEO in July 2020 along with the Five-Year Consolidated Plan. To date, Nassau County has not received any feedback or

comment related to this submission. This document will more fully describe actions that Nassau County has taken or will take to overcome impediments to fair housing choice. Document is located at: <https://www.nassaucountyny.gov/5013/Analysis-of-Impediments-Final-Version--M>

Some of the actions that Nassau County has undertaken during the program year to address the identified impediments are as follows:

Housing Development and Developer Outreach Plan and Developers Forum – Nassau County OCD organized a Developer’s Forum on August 13, 2020 of which the topics included the following:

- Federal tax credits, County resources, and IDA incentives
- Insight on successful affordable housing, mixed-income projects that utilized HOME funds
- Discussion of high opportunity areas within the County (i.e. TOD, high performing schools, access to employment opportunities, etc.)

The County has also developed a “Housing Development and Developer Outreach Plan” for the purpose of working with municipal partners, for profit and non-profits to developers housing policies that promote affordable housing opportunities.

Fair Housing Activity Statement and Progress Reports – In 2016 Nassau County developed a Fair Housing Activity Statement for each consortium to complete which addressed what actions they are taking to overcome the impediments identified in the AI. In 2020 Nassau County developed a new Fair Housing Activity Statement (FHAS) based on the new impediments identified in the PY2020 AI. This was completed by consortium members and was contingent upon them receiving CDBG funding. The process does not end there. Consortium members are required to complete a yearly progress report. The progress reports were created so each consortium member can identify the actions they had undertaken during the year to overcome impediments to fair housing choice. This was also used to assess the success each consortium member had in reaching the goals and benchmarks outlined in their FHAS. Once again, consortium members were not allowed to apply for funding if this document was not submitted. These reports have been reviewed for compliance and completeness.

Nassau County Land Bank - The Nassau County Land Bank (NCLB) was formed to address the still-lingering effects of the foreclosure crisis which has created pockets of blight in neighborhoods and communities in Nassau County. The NCLB is a not-for-profit corporation and a New York State public authority, organized pursuant to the New York State Land Bank Act (Article 16 of the Not-for-Profit Corporation Law). The goals and operations of the NCLB are the result of continuing partnerships with the Nassau County government and community stakeholders. Building affordable housing is a necessary component of the strategies adopted by the NCLB.

Nassau County Industrial Development Agency (NCIDA) - OCD refers affordable housing developers to apply for Payment in Lieu of Taxes (PILOT) with IDA. These tax benefits can greatly reduce the overall cost of developing housing in Nassau County. The IDA encourages developments to have an affordable

component. The NCIDA encourages the development of increased affordable housing options within the County through the insistence of the inclusion of affordable units in any proposed development of multi-family residential rental units which comes before the agency for financial assistance. The members of the board of the agency will not approve the provision of financial assistance for multi-family residential rental units without the inclusion of affordable units. As each project is unique in its size, scope, capital investment, financing, etc. we review each project independently developing the parameters for the affordable units on a case-by-case basis.

In addition, the board of the agency recently approved a new policy meant to encourage the creation of further affordable units in existing housing developments already receiving financial assistance from the agency. The NCIDA policy can be found here; [Strategic Additional / Enhanced Financial Assistance for Qualifying Increased Affordability Residential Rental Housing Projects Policy](#)

Additional Text for CR-35

Affirmative Marketing Program - Nassau County has an affirmative marketing program for housing opportunities funded with NC OCD grants. OCD continues to implement various strategies to affirmatively further fair housing. Organizations developing new housing are required to develop an Affirmative Marketing Plan. Essentially, the Affirmative Marketing Plan requires special outreach for segments of the population least likely to apply for the proposed affordable housing development and who are from very low- and low-income households, especially minorities within those income groups. Organizations developing affordable housing often work with the Long Island Housing Partnership (LIHP), which may assist with marketing and outreach, conduct a lottery if necessary, and provide housing counseling.

Fair Housing Counseling and Enforcement - Nassau County provides yearly funding for Long Island Housing Services (LIHS). LIHS's Mission is the elimination of unlawful discrimination and promotion of decent and affordable housing through advocacy and education. A primary service is investigation of housing discrimination complaints in the context of rentals, sales, lending and insurance. Fair Housing Training - Nassau County continues to participate in fair housing conferences and trainings for consortium members and non-profit agencies. It is Nassau County's intention to consistently communicate information regarding the federal regulations and fair housing.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Nassau County has a Monitoring Plan to conduct remote and onsite monitoring of its subrecipients. This Plan includes a risk assessment tool which drives which organizations or entities will be monitored. Due to COVID, remote monitoring and desk monitoring were conducted during the program year. This included reviewing claim vouchers and back-up for compliance with all HUD regulations, as well as requesting National Objective compliance documentation from subrecipients. In addition, OCD requested Single Audit Reports from each subrecipient that met the Single Audit benchmark. These audits which were thoroughly reviewed by fiscal. No findings were uncovered during this review.

The Monitoring Plan also includes provisions for individual and group meetings and/or discussions with subrecipients to ensure the timely completion of housing activities, community development activities, and homeless activities. OCD updates subrecipients on new regulations, program changes, and other modifications.

Individual program reviews take into account such factors as expenditure of funds, obligation of funds, award of third party contracts, and other measures of progress. When a subrecipient's progress lags behind its stated goals, further reviews are undertaken to identify and resolve problems as quickly as possible. The OCD provides technical assistance and disseminates important programmatic information.

In order to ensure long-term compliance, NC OCD in coordination with the National Association for County Community and Economic Development (NACCED), created a year-long education and training workplan. The purpose is to continue to provide vital regulatory information to staff and subrecipients. Education topics included: CDBG Basics, 24 CFR Part 200, HOME and CDBG Written Agreements, and HOME and CDBG Subrecipient Monitoring. This is an ongoing initiative to continually educate on timely topics and new regulations.

NC OCD coordinates closely with MBE/WBE outreach with the County's Office of Minority Affairs, the Office of Hispanic Affairs, and the Office of Asian affairs to increase the level of MBE/WBE contractor participation in NC OCD activities. The County adopted local Title 53 legislation for MBE/ WBE participation. This legislation was revised upon the completion of a Disparity Study.

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

Developers receiving HOME assistance are advised to make best efforts to outreach to MBE/WBE contractors. The Community Development web-site contains on-line applications for contractors to participate in our residential rehabilitation program as well as to advertise all of our programs available to MBE/WBEs and the general public.

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

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

As per Nassau County's Citizen Participation Plan, a public notice was placed in *Newsday* in both English and Spanish as well as on the NC OCD website, which allowed for a 30-day comment period on the Consolidated Annual Performance and Evaluation Report (CAPER). It was available for download on the OCD website and/or in person at 1 West Street, Suite 365, Mineola, NY. After the 30-day comment period elapsed on November 29, 2021, the CAPER was submitted in IDIS for HUD review. There were no comments received regarding the PY2020 CAPER.

CR-45 - CDBG 91.520(c)

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

During the program year, Nassau County continued to expend CDBG-CV and ESG-CV received in two separate allocations from HUD. Objectives were outlined in the Substantial Amendment to the FY2019 Action Plan. The program objectives remain viable and active. The FY2020 Action Plan goals and objectives have not changed.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

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

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

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

The following HOME projects were monitored during PY2020. For each project, based on the leases and income verifications, and HQS inspection, all were found satisfactory. There were no scheduled monitoring's that did not take place.

APEX II – HOME 30-17
BEDELL TERRACE – HOME 34-05
LANDMARK ON MAIN – HOME – 35-07
MOXEY RIBGY – HOME 41-04
COW BAY – HOME 34-05
839 PROSPECT AVE – HOME 27-05
500 DENTON – HOME 37 -05
TWIN OAKS – HOME 36-05
UNION SENIOR PLAZA
701 PROSPECT AVE – HOME 29-07A
PARKSIDE GARDENS – HOME 32-09
1020 PROSPECT AVE – HOME 35-06

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

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

- Require all HOME applicants to submit their affirmative marketing policy and plan for approval by NC OCD prior to receiving funding.
- Offer training to consortium members.
- Utilize the fair housing logo in housing advertisements.
- Develop and implement outreach programs targeting interested qualified persons looking for

homeownership opportunities

- Provide homeownership opportunities to income and mortgage eligible households.

Organizations developing new housing are required to develop an Affirmative Marketing Plan. Essentially, the Affirmative Marketing Plan requires special outreach for segments of the population least likely to apply for the proposed affordable housing and who are from very low and low income households, especially minorities within those income groups. Additionally, most projects must submit an “Affirmative Fair Housing Marketing Plan” (AFHMP) to the Office of Homes and Community Renewal. The Plans must include key dates for marketing, certain advertising criteria, and demographics of the Primary Housing Market Area, which identifies as an area least likely to apply. The County accepts these plans.

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

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Nassau County receipted \$58,000 in HOME Program Income during the 2020 CAPER period, and drew down \$53,000. All of the disbursed HOME PI was used for the Bergen Place Senior Housing Development in Freeport. The Bergen Place Senior Housing Development involves the new construction of 45 rental units for low income seniors. Five of the units are designated as HOME-assisted units. It is expected that the development will be completed in the Spring of 2022.

Due to COVID related staffing issues Nassau County was behind in PI reporting but are working on the issue.

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

Nassau County OCD works very closely with The Nassau County Industrial Development Agency which encourages the development of increased affordable housing options within the County through the insistence of the inclusion of affordable units in any proposed development of multi-family residential rental units which comes before the agency for financial assistance. The members of the board of the agency will not approve the provision of financial assistance for multi-family residential rental units without the inclusion of affordable units. In addition, a policy is currently in place to encourage the creation of further affordable units in existing housing developments already receiving financial

assistance from the agency. NC OCD has forged close working relationships with many developers, both non-profit and for-profit, and routinely discuss HOME and CDBG funding opportunities.

The Nassau County Land Bank (NCLB) has a goal to foster affordable housing by purchasing abandoned and/or foreclosed properties for rehabilitation and re-sale. Two properties have been acquired and will be rehabilitated and sold to an income eligible homebuyer. Additionally, many consortium communities have identified properties that are considered “Zombie Homes” and are working with the Nassau County Land Bank to increase the stock of affordable housing.

Furthermore, Nassau County OCD is working with Uniondale Community Land Trust (UCLT) to assist with the purchase properties in the Uniondale area in order to keep the home affordable in perpetuity. UCLT purchased a four-bedroom property located at 774 Macon Place and 478 Uniondale Avenue. HOME funds were allocated to rehabilitate the properties to sell to households at 80% of AMI, where ownership of the land is retained by UCLT, which along with a Ground Lease guarantees that the property remains permanently affordable to the homeowner, and all owners of the home in the future. Uniondale Community Land Trust does the following:

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

The Town of North Hempstead routinely purchases foreclosed or abandoned properties to rehabilitate or construct new owner-occupied housing. The Town is in discussions to extend the affordability period beyond what is required by HUD, thus maintaining affordable housing. The Village of Hempstead and the City of Glen Cove are developing strategies to purchase abandoned properties for this purpose as well.

Nassau County continues to work with Long Island Housing Partnership (LIHP) to redevelop homes given to LIHP by the state’s New York Rising program. These homes were purchased in the aftermath of Superstorm Sandy. Nassau County OCD allocated HOME funds to facilitate the demolition and construction of these homes. Five (5) homes have been constructed and sold to income eligible homebuyers. The remaining two homes are under construction. The homes were rebuilt and elevated for sale to applicants with incomes no greater than 80 percent of the community’s area median income (AMI), who haven’t owned a house in the last three years, and who qualify for a mortgage from a lending institution.

Lastly, Nassau County’s Residential Rehabilitation program provides loans/grants to income eligible homeowners to make weatherization improvements to their homes. This keeps the monthly bills more affordable and allows the seniors to remain in their homes.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

Prefix	Mr
First Name	Kevin
Middle Name	J
Last Name	Crean
Suffix	0
Title	Director

ESG Contact Address

Street Address 1	Nassau County Office of Community Development
Street Address 2	1 West Street - Room 365
City	Mieola
State	NY
ZIP Code	-
Phone Number	5165721916
Extension	0
Fax Number	5165721983
Email Address	KCrean@nassaucountyny.gov

ESG Secondary Contact

Prefix	Ms
First Name	Angel
Last Name	Macchia
Suffix	0
Title	Program Coordinator
Phone Number	5165721976
Extension	0
Email Address	AMacchia@nassaucountyny.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 09/01/2020
Program Year End Date 08/31/2021

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

Subrecipient or Contractor Name: BETHANY HOUSE OF NASSAU COUNTY

City: Roosevelt

State: NY

Zip Code: 11575, 1337

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 90000

Subrecipient or Contractor Name: NASSAU COUNTY COALITION AGAINST DOMESTIC VIOLENCE

City: Hempstead

State: NY

Zip Code: 11550, 3917

DUNS Number: 947923397

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 110250

Subrecipient or Contractor Name: THE INTERFAITH NUTRITION NETWORK

City: Hempstead

State: NY

Zip Code: 11550, 3942

DUNS Number: 112676892

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 111500

Subrecipient or Contractor Name: MOMMAS INC.
City: Wantagh
State: NY
Zip Code: 11793, 3909
DUNS Number: 112865518
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 90000

Subrecipient or Contractor Name: FAMILY & CHILDREN'S ASSOCIATION
City: Mineola
State: NY
Zip Code: 11501, 4633
DUNS Number: 113422018
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 132300

Subrecipient or Contractor Name: Glory House
City: Hempstead
State: NY
Zip Code: 11551, 2195
DUNS Number: 153455105
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 55000

Subrecipient or Contractor Name: Eager to Serve, Inc.
City: Freeport
State: NY
Zip Code: 11520, 5216
DUNS Number: 111111111
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 50500

Subrecipient or Contractor Name: Peace Valley haven

City: Roosevelt

State: NY

Zip Code: 11575, 1424

DUNS Number: 067953337

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 55000

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

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

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	117,650
Total Number of bed-nights provided	84,185
Capacity Utilization	71.56%

Table 24 – Shelter Capacity

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

Nassau County continues to work closely with the CoC. Due to the COVID-19 pandemic, the region's focus for 2020 was on ensuring that programs acted to prevent, prepare for and respond to coronavirus. Although ESG (non-CV) programs did not have that limitation, those programs who could align their work with that goal did so. Due to eviction moratoria implemented by New York State and later, the federal government, providers were unable to serve as many households as they initially anticipated in Homelessness Prevention programs. Further, the number of households in emergency shelters was reduced because they were not being evicted. However, it is anticipated that there will be a large increase in homelessness once the moratoria are lifted. The region also changed its Coordinated Entry Prioritization to target those at highest risk of contracting and experiencing negative health consequences (including death) from COVID. OCD continues to face a challenge due to the lack of affordable housing in our region, where many rental units exceed the Fair Market Rent set forth by HUD. ESG is currently working to research street homelessness in Nassau County, working with veterans' groups and local providers such as churches and community advocates. ESG is hoping to fund a Nassau County Street Homeless program if it is determined that the Street Outreach currently funded by ESG for the entire region under NY-603 does not have the capacity to meet the need of such a wide expanse of land (Nassau County to Montauk).

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	87,799	155,082	12,526
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	2,149	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	151,499	0	15,403
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	155,082	0
Subtotal Homelessness Prevention	241,447	310,164	27,929

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	0	137,414	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	78,555	0	18,835
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	78,555	137,414	18,835

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services	199,623	336,028	311,617
Operations	267,623	401,937	586,311
Renovation	49,752	17,842	61,259

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	516,998	755,807	959,187

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach	193,787	61,065	6,993
HMIS	900	0	1,200
Administration	111,636	91,867	38,724

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2018	2019	2020
	1,143,323	1,356,317	1,052,868

Table 29 - Total ESG Funds Expended

11f. Match Source

	2018	2019	2020
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	625,022	240,595	566,944
State Government	136,344	120,470	69,691
Local Government	38,359	2,133,384	2,652,563
Private Funds	276,829	470,953	599,615
Other	192,587	348,772	1,878,718
Fees	0	368,249	0
Program Income	0	0	0
Total Match Amount	1,269,141	3,682,423	5,767,531

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2018	2019	2020
	2,412,464	5,038,740	6,820,399

Table 31 - Total Amount of Funds Expended on ESG Activities