

Unmet Housing and Service Needs of Qualifying Populations

Describe the unmet housing and service needs of qualifying populations.

Homeless

The table below shows the current inventory of homeless housing and homeless population in Nassau County along with a gap analysis of permanent beds for families and adults (not including veteran, domestic violence, or other specialized housing inventory or population). The gap analysis is based on the CoC’s ideal ratio for system flow of 200% total permanent housing beds to total shelter beds, with permanent housing consisting of rapid re-housing and permanent supportive housing and shelter defined as emergency shelter, transitional housing, and Safe Haven (Low Demand Homeless Program) housing. The County has a total of 368 permanent housing beds and 1,279 shelter beds for a total ratio of 29% permanent housing beds to shelter beds, which is well under the ideal ratio of 200%. This translates into a gap of 2,190 permanent housing beds.

Table 2 Homeless Housing Gap Analysis

	Current Inventory		Homeless Population		Gap Analysis	
	Family	Adults Only	In Family Household (at least 1 child)	In Adult Household (without child)	Family Beds	Adults Only Beds
	# Beds	# Beds				
Emergency Shelter	777	502				
Rapid Re-Housing	35	13				
Permanent Supportive Housing	233	87				
Ratio Permanent to Shelter	34%	20%				
Sheltered Homeless			625	508		
Unsheltered Homeless			60-150*			
Ratio of Permanent to Shelter Beds					34%	20%

Gap in Permanent Beds per Ideal Ratio of Permanent to Shelter Beds				1,286	904
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* This data combines both and adult households.

The table above breaks down the gap in ratio for family and adult household permanent housing to shelter. The County needs another 1,286 permanent housing beds for families and 904 permanent housing beds for single adults per this analysis. It is noted that emergency shelter occupancy is 84%, therefore, the system may need fewer shelter beds. However, even with an 84% shelter occupancy, a substantial number of permanent housing beds are needed. Service providers have stated that the need for additional permanent housing for single adults and families exiting homelessness is one of the most significant needs of this population. The CoC also noted a specific need for permanent housing for homeless seniors (ages 55 and over), who often have their own specific housing and service needs, such as accessible living accommodations, transportation, health services, and access to food.

Although the current shelter occupancy rate is 84%, showing that there are more beds than needed, it has been noted by the CoC that most homeless shelters have some type of restrictive eligibility and there is a need for specialized shelters that have low barrier/broad eligibility requirements to serve the unsheltered population that is currently not able to access shelter. In Nassau County there is a large population that is ineligible for shelter due to citizenship status, while others avoid the shelters because the shelters are overly restrictive or difficult to navigate. To serve these populations, there is a need for low barrier shelters that have low barrier admission policies, such as not needing to present to DSS to access shelter, no shelter payment requirements, no sobriety requirements, and no required asset spenddown. These shelters must also have voluntary supportive service programs that assist households in accessing and sustaining permanent housing. There is also a need to upgrade some of the existing shelters in the County.

The County’s service needs include supportive services, health care, job training and placement, substance abuse programs, child care and other services. Transportation to these services and to jobs is also needed. Service providers identified more long-term services, on-going rental assistance, transportation, and case management as particular needs for this population. Supportive services, including comprehensive housing focused case management, are needed for the homeless population residing in motels to help them exit homelessness and sustain permanent housing. Some motel residents are staying in their current placement for years because they do not have these necessary services.

At-Risk of Homelessness

The most common housing problems, according to the County’s 2020-2024 Consolidated Plan, are housing cost burden, which disproportionately impacts households with the lowest incomes, and a lack of affordable housing units. As previously noted, the County has 36,390 households with an annual income less than or equal to 30% AMI who are experiencing severe housing cost burden, which

represents approximately 66% of all households in this income bracket per CHAS data. There is a shortage of rental units in Nassau County, and in particular, a shortage of affordable rental housing. According to the Regional Planning Association's Long Island Housing Profile 2020, "Finding affordable housing on Long Island is a challenge, especially for renters. The National Low-Income Housing Coalition calculates that a household has to make nearly \$62,000 per year to afford a modest one-bedroom apartment at fair market rent without being cost-burdened." The service providers consulted with for this HOME-ARP Allocation Plan all stated an unmet need for more affordable housing units. Affordable units are needed for all incomes below 100% AMI, but especially for the at-risk population which generally makes 30% or less AMI. The County needs additional affordable housing to serve its at-risk of homelessness population.

The lack of affordable housing also applies to individuals with I/DD. According to information from CMA, there are 14,000 individuals registered for OPWDD services on Long Island, of these, only 800 are receiving financial support for housing. OPWDD has significantly reduced the amount of certified housing it subsidizes. Certified housing is reserved for those with the most severe disabilities and/or medical issues. This in turn, requires people to search for non-certified housing using Self Direction funds and housing subsidies. OPWDD has funded 799 non-certified units in New York State however, only 12 of those units are located within Nassau County. For an individual to receive a housing subsidy, they must first identify a housing unit they can afford which is exceedingly difficult in Nassau County.

Unmet service needs for the at-risk of homelessness population includes rental assistance, child care, transportation, housing counseling, mental health care, substance abuse services, job training, and other services that contribute to financial stability. Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance, in particular, often need social services aimed at gaining employment or reducing their costs so they can continue to afford housing payments.

Specific to the I/DD community, there is a demand for support services in both certified and non-certified housing. Within typical certified residential programs, individuals have the option of supervised or supportive residencies. Supervised residencies entail 24-hour staff availability for continuous service provision, while supportive residencies offer staff assistance for approximately 20 hours per week. In non-certified housing, individuals can engage support staff of their preference through OPWDD's Self Direction funds. This approach grants individuals control over their schedule, activities, and the selection of support personnel.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

This Qualifying Population's needs include access to safe, sanitary, and affordable housing and services such as counseling, access to food, health services, rental assistance, legal advocacy, employment training and opportunities, and other services. Housing supply for this qualifying population is adequate to serve regional needs, per conversations with the CoC and consultation with domestic violence organizations that serve the region. Although there was an increase in domestic violence during the COVID-19 pandemic, the capacity increase in domestic violence housing was generally matched by set-aside funding through the CoC.

Other Populations

Other Populations are also experiencing high rates of housing cost burden. As previously noted, there are 63,710 households earning 50% AMI or less living with one or more severe housing problems, of which 62% are homeowners and 38% are renters. To remain permanently housed, Other Populations need access to services, including rental assistance, employment benefits, daycare for children, mental health care, transportation, job training and placement, medical care, substance abuse programs and other services. This population also needs access to additional permanent affordable housing. Deeply affordable housing is scarce in the County.

Gaps within the Current Shelter and Housing Inventory and Service Delivery System

Identify any gaps within the current shelter and housing inventory as well as the service delivery system.

The Nassau County Department of Social Services (DSS), CoC, and non-profit organizations work within a coordinated system in providing services for homeless individuals and families. The existing shelter inventory is adequate to meet the current needs. However, there are not enough permanent affordable housing units to permanently house the homeless population or to satisfy the needs of the other Qualifying Populations. The County is facing a substantial gap in resources to construct new permanent affordable housing for those exiting homelessness. Affordable housing is constructed in the region by both private developers and non-profit developers but there are not enough resources to sustain rents for those with the lowest incomes, such as households exiting homelessness or those otherwise at-risk of homelessness. This lack in resources extends to individuals with an I/DD. While OPWDD provides housing financial support, this funding can only be accessed if a person can identify a housing unit they can afford. As such, of the 14,000 OPWDD registered adults on Long Island, only 800 can access OPWDD housing funds. High housing and construction costs also create barriers to the construction of affordable housing. Per consultation with the CoC and service providers, gaps in the service delivery system include not enough care coordination and case management for homeless populations and a lack of tenant based rental assistance and support staff for homeless and at-risk populations.

Additional Characteristics if Further Refining Definition of “Other Populations”

A PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here.

The County does not plan to refine its definition of the Other Populations Qualifying Population. All program beneficiaries assisted as Other Populations will meet one of the two required definitions in CPD Notice 21-10, Section IV(A)(4).

Priority Needs for Qualifying Populations

Identify priority needs for qualifying populations.

Priority needs for all of the Qualifying Populations center around the need for more permanent affordable housing units and the County will seek out opportunities to assist with the production of housing focused on the needs of all Qualifying Populations. The provision of related supportive services is also a priority for the County.

Methodology

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan.

This Allocation Plan follows the HOME-ARP Allocation Plan template provided by HUD and uses data from the CoC (collected through HMIS), CHAS 2016-2020 data, and the Regional Plan Association Long Island Housing Profiles. Qualitative information and assistance in providing a full assessment of the needs of the qualifying populations were obtained through consultation with the County, CoC, CMA, service providers, and the public.

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HOME-ARP Activities

Method for Soliciting Applications

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors.

Describe whether the PJ will administer eligible activities directly.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program.

The County plans to issue a Notice of Funding Availability (NOFA) and work with interested and experienced non-profit and for-profit developers and service providers acting as subrecipients. The County's Office of Community Development utilizes an on-line funding application that will be modified to address the particular HOME-ARP requirements. The link to the portal will be available on the County website and included in a public notice. Outreach will also include e-mails and calls to stakeholders, service providers, and developers. The selected subrecipients will manage the completed projects in accordance with HOME-ARP guidelines.

No subrecipient or contractor will be provided with HOME-ARP funds prior to HUD acceptance of Nassau County's HOME-ARP Allocation Plan.

Use of HOME-ARP Funding

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis.

The County plans to allocate 78% (\$6,913,488) of its HOME-ARP allocation to the development of supportive and affordable housing. Another 7% (\$597,107) will be allocated towards supportive services. The remaining 15% (\$1,325,399) will be allocated for administration and planning activities.

Table 3 Use of HOME-ARP Funding

Activity	Funding Amount	Percent of Grant	Statutory Limit
Supportive Services	\$597,107	7%	-
Acquisition and Development of Non-Congregate Shelters	-	-	-
Tenant Based Rental Assistance (TBRA)	-	-	-
Development of Affordable Rental Housing	\$6,913,488	78%	-
Non-Profit Operating	-	-	5%
Non-Profit Capacity Building	-	-	5%
Administration and Planning	\$1,325,399	15%	15%
Total HOME-ARP Allocation	\$8,835,994	100%	-

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities.

It was determined during the County’s HOME-ARP consultation and public participation efforts that the most significant priority need is the development of affordable rental housing. There is a gap in funding for the construction of housing at the deepest affordability levels that would serve the Qualifying Populations, therefore, the County is allocating its largest share of HOME-ARP funding towards meeting this need. There is also a substantial need for supportive services, such as case management or residential support services for individuals with I/DD, to serve these populations.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ’s priority needs.

Nassau County intends to use its allocated HOME-ARP funding to produce approximately nine units of affordable rental housing through property acquisition and rehabilitation, conversion or new construction. The County plans to issue a Notice of Funding Availability (NOFA) and work with interested non-profit and for-profit developers and service providers acting as subrecipients. The selected subrecipients will manage the completed projects in accordance with HOME-ARP guidelines.

Preferences and Limitations

Identify whether the PJ intends to give preferences to one or more qualifying populations or a subpopulation within one or more qualifying population for any eligible activity or project.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis.

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population.

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional)

In administering its HOME-ARP Program, Nassau County plans to give preference to individuals with developmental/intellectual disabilities who also meet the HOME-ARP Notice definitions of the at-risk of homelessness Qualifying Population. This preference will be designed so as to not violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). The County will not limit eligibility to a particular Qualifying Population or subpopulation.

If the County decides to fund more than one project for development of affordable rental housing, the other project or projects will either give preference to the same subpopulation or will be designed with no preference.

There is currently an unmet need of permanent affordable housing for individuals with developmental/intellectual disabilities who are at-risk of homelessness and a gap in resources for the construction of affordable and appropriate housing specifically for this population. The production of new units through conversion, rehabilitation or new construction that prioritizes this population will help lessen a portion of this unmet need and gap in funding.

There is also an unmet need and gap in funding for affordable housing for the other non-prioritized Qualifying Populations. Nassau County will utilize other funding sources, including its annual Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grants (ESG) Program funds to address the gap in funding and unmet need. These funds may be combined with HOME-ARP funding where appropriate.

The County will use a waitlist to select residents for the newly produced affordable rental units. The waitlist will provide access to all Qualifying Population, however, individuals with developmental/intellectual disabilities who meet the definition of at-risk of homelessness will be prioritized.

HOME-ARP Refinancing Guidelines

The County does not anticipate using HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds.

Attachments