

NASSAU URBAN COUNTY  
CONSORTIUM

CONSOLIDATED PLAN  
2025-2029



Bruce A. Blakeman  
County Executive

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Executive Director  
Office of Community Development

## Executive Summary

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

#### 1. Introduction

The Nassau County Office of Community Development (OCD) is the overall administrative agent for the federal Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program, funded through the Federal U.S. Department of Housing & Urban Development (HUD). These programs are intended to support the goals of providing decent housing, providing a suitable living environment and expanding economic opportunities for low-and-moderate income people.

This Five-Year Consolidated Plan covers program years 2025 to 2029 and is intended to address housing and community revitalization needs within the 29-member Urban County Consortium. Nassau Urban County Consortium's estimated FY2025 allocations include \$13,259,692 plus \$25,000 in program income for CDBG, \$2,052,125.24 plus \$157,875 in program income for HOME, and \$1,178,324 in ESG funds to be used on housing, community development, homelessness, and program administration and planning. Note that HUD released grant awards yet, therefore, these estimates are subject to change.

Nassau County, New York encompasses a 287 square mile-area on Long Island and is bounded on the west by the Borough of Queens, on the north by the Long Island Sound, on the east by Suffolk County, and on the south by the Atlantic Ocean. The County has been participating in the CDBG program since its inception in 1975. The Urban County Consortium, one of the largest in the nation, currently includes 29 separate municipalities, over 90% of Nassau's population, including: the Towns of Hempstead, North Hempstead and Oyster Bay; the Cities of Glen Cove and Long Beach; and the Villages of Bayville, Bellerose, East Rockaway, East Williston, Farmingdale, Floral Park, Freeport, Great Neck Plaza, Hempstead, Island Park, Lynbrook, Malverne, Manorhaven, Massapequa Park, Mineola, New Hyde Park, Rockville Centre, Roslyn, Sea Cliff, South Floral Park, Stewart Manor, Valley Stream, Westbury and Williston Park.

Nassau County's general approach to housing and community development has been to establish a composite of programs that provide an opportunity for each member community to establish its own priorities. These priorities must be designed to meet the objectives of the County's overall housing and community development activities, including improvement of housing stock, elimination and prevention of slums and blight, provision of new housing opportunities, upgrading of neighborhoods, addressing fair housing, including issues with segregation and discrimination, and retention and creation of jobs.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The goal of the Comprehensive Plan is to address the three objectives of the HUD Office of Community Planning and Development (CPD) Performance Measurement Framework: (1) Decent, Affordable Housing; (2) Suitable Living Environment; and (3) Economic Opportunities. The outcome indicators outlined in the Strategic Plan and Annual Plan sections offer an estimate of the expected five-year and annual accomplishments of the OCD. These outcomes are based on assumed funding levels, previous performance, and priority needs of the County and its Consortium members. Each outcome corresponds with one of the three outcomes of the CPD Performance Measurement Framework: (1) Availability/Accessibility; (2) Affordability; and (3) Sustainability.

Following is a summary of the goals and objectives identified in this five-year Consolidated Plan:

### Provision of Decent, Affordable Housing

- Expansion of housing
- Direct Homeownership Assistance
- Owner Occupied Housing Rehab/Lead Paint Abatement
- Rehabilitation of Rental Housing
- Public Housing Modernization
- Housing Support Services
- CHDO Set-Aside
- Homeless Services

### Create Suitable Living Environment

- Public Facilities and Improvement
- Housing Code Enforcement
- Elimination of Blight

### Develop Economic Opportunities

- Local Business Assistance
- Public Services

### Program Administration and Planning

- Administration and Planning
- Section 108 Repayment

### **3. Evaluation of past performance**

Over the course of the previous Consolidated Plan 2020-2025, the County and its Consortium members implemented several successful projects that worked together to achieve many of the stated goals in the Consolidate Plan. This Consolidated Plan for 2025-2029 takes into account the goals, priorities, and achievements of the past Consolidated Plan but is updated to account for new community needs, updated market conditions, and improvement of previous programs. Key accomplishments of the CDBG, HOME, and ESG programs over the past five years include:

- Acquisition of property for the purpose of affordable housing
- Construction of new affordable housing
- Rehabilitation of existing owned homes to preserve affordable housing
- Down payment assistance to help low and moderate income households access affordable homeownership
- Assistance to homeless individuals and families seeking emergency shelter, rapid rehousing, and permanent housing
- Prevention of at-risk individuals and families from experiencing homelessness
- Assisting homeless individuals and families through public services and street outreach
- Improvement of downtown areas through upgrades to sidewalks, streets, commercial facades and storefronts, and other physical upgrades.
- Improvement of public housing
- Provision of services to low and moderate income households and those with special needs
- Physical improvements to public facilities and infrastructure to improve the living environment for low and moderate income households and those with special needs, including those with disabilities

### **4. Summary of citizen participation process and consultation process**

In preparation of the Consolidated Plan, OCD consulted and coordinated with several agencies serving the County, including Consortium communities, public housing authorities, numerous County departments, and not-for-profit organizations who provide housing, supportive, community, and homeless services. OCD, which is responsible for program administration (including preparation of this Consolidated Plan), established four committees to inform the Consolidated Plan and coordinate information gathering. These committees each met over the course of the Consolidated Plan process and provided invaluable information that is contained within this Consolidated Plan. These committees included two Housing Needs Committees (focused on homelessness, public housing, public services, and other housing needs), a Non-Housing Needs Committee, and a Fair Housing/Analysis of Impediments Committee.

Two public hearings were held after being broadly publicized in a County-wide newspaper (Newsday), on the OCD website, and numerous e-mails. The public hearings were held on January 27, and May

13, 2025. Additionally, on April 15, 2025, OCD held an in-person Fair Housing Forum to have a discussion on fair housing rights, compliance, and provide a space for attendees to ask questions and provide comments. Prior to the second hearing, a draft of the Consolidated Plan was available for public review for a 30-day period. A summary of citizen comments received during each hearing, and in writing, is provided in the final Plan which will be submitted to HUD. The public hearing on January 27, 2025 was held both in-person and virtually via Vimeo. The public hearing adhered to guidance provided by HUD regarding the use of video conferencing for attendance and participation by the members of the public body.

To further promote public engagement, Nassau County undertook a public survey focused on fair and affordable housing. The survey was created by Nassau County in both English and Spanish. Two versions of the survey were created, one aimed at service providers (i.e. government agencies, civic organizations, non-profits) and one for Nassau County residents. A link was distributed to each consortium member and to service providers to post on their municipal websites, and access to the survey was also announced at the Public Hearing held on January 28, 2025. The surveys were accessible online, via OCD's website from January 8, 2025, through April 18, 2025. The public survey received 44 online responses, including 43 in English and 1 in Spanish. The service provider survey received 11 responses.

In addition, this Consolidated Plan will be submitted to the Nassau County Legislature for review and approval during two consecutive Legislative sessions held on June 9 and June 23, 2025. The final Plan will be submitted to HUD following Legislative approval. A revised Citizen Participation Plan accompanies the Consolidated Plan document. The Citizen Participation Plan calls for public hearings, specifies when program changes require amendment to the Consolidated Plan, and includes allowances for virtual public hearings during times of crisis if needed.

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

Public comments from the public hearings are summarized in an attached document to this Consolidated Plan.

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

All public comments have been accepted at this time.

## **7. Summary**

The Consolidated Plan is the five-year guide outlining spending priorities and goals for funding received through the Department of Housing and Urban Development (HUD). It describes how funds will be used from the Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) programs for the County and the 29 Consortium member communities within Nassau County. The Plan also contains the one-year Annual Action Plan for funding.

This Consolidated Plan process incorporates citizen engagement and outreach. It also integrates input from various neighborhood, civic, and not-for-profit organizations that serve the County. Other organizations include public housing authorities, County departments, and staff from the Consortium communities. The citizen participation process has helped to ensure that the Plan meets the needs of various populations within the Consortium including racial and ethnic minorities, disabled individuals, homeless, and other persons who have special needs. The Plan also outlines the goals and objectives to be achieved within the next five years regarding housing (including affordable and public housing) and community development needs (including homeless needs, public services, economic development, and public facilities).

The Plan has particular focus on the "Big 8" consortium members, which consists of the Towns of Hempstead, North Hempstead, and Oyster Bay, the Cities of Long Beach and Glen Cove, and the Villages of Hempstead, Freeport, and Rockville Centre. These are the larger communities with urban renewal agencies and public housing authorities that generally work on multi-year projects. They have been receiving planning and program administration funding, as needed, consistently over the past years. The remaining Consortium members are funded on a competitive basis.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NASSAU COUNTY	Jeffrey Clark, Executive Director OCD
HOME Administrator	NASSAU COUNTY	Jeffrey Clark, Executive Director OCD
ESG Administrator	NASSAU COUNTY	Jeffrey Clark, Executive Director OCD

**Table 1 – Responsible Agencies**

### Narrative

The Nassau County Office of Community Development (OCD) is the lead agency for the coordination of the consolidated planning and submission process for the Nassau County Consortium.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

In the preparation of the Consolidated Plan, OCD consulted and coordinated with appropriate public and private agencies to assure that the Consolidated Plan is a comprehensive document that addresses statutory requirements. Consultation and coordination efforts included outreach in person, e-mail, and/or by telephone, to several agencies serving Nassau County including the member communities of the Nassau County Consortium, public housing authorities, emergency shelter providers, Nassau County agencies, Nassau County Legislature, non-profit community development/social service agencies, and local civic associations.

Outreach meetings and materials described the Consolidated Plan process delineate HUD's intent in consolidating grant submissions, and the importance of participation by interested agencies in providing input on housing and community development needs and strategies. OCD created three Consolidated Plan Committees and one Fair Housing/Analysis of Impediments Committee. The first Consolidated Plan committee focused on housing needs and included various County agencies, homeless organizations, housing service providers, and other public service entities. The second Consolidated Plan committee also addressed housing needs, consisting of representatives from various public housing authorities within the Consortium. The third Consolidated Plan committee on non-housing needs featured representatives from relevant non-housing departments. The Fair Housing/Analysis of Impediments Committee included various County agencies, Consortium communities, and non-for-profits to identify obstacles to fair housing choice and discuss actions to overcome these challenges. These committee meetings brought a diversity of experience and expertise together to identify critical needs, strategies, and opportunities for the housing and non-housing community issues currently faced by the County.

Public and agency fair and affordable housing surveys distributed by the County also provided broad outreach and valuable input on housing needs in the County.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The Nassau County Consortium, through the Office of Community Development, works with and supports municipalities, not-for-profit organizations, and other County agencies to provide supportive services and housing for individuals who are in need. Throughout the Consolidated Plan process, OCD met with four separate committees, including two Housing Needs Committees (focused on homelessness, public housing, public services, and other housing needs), a Non-Housing Needs Committee, and a Fair Housing/Analysis of Impediments Committee. These committees included Nassau County agencies, Consortium communities, not-for-profit organizations, and public housing authorities.

The main purpose of these meetings was to inform the Consolidated Plan and Analysis of Impediments and assist with information gathering, however, these meetings also served to enhance coordination between the various agencies and organizations. The collaboration and expertise shared at these meetings was successful enough that the OCD plans to continue meeting with some of these committees beyond the scope of the Consolidated Plan.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The OCD continues to work closely with the Long Island Continuum of Care (CoC), which serves all of Long Island. The CoC identifies and addresses the needs of the homeless within the Consortium. The CoC has encouraged and facilitated information-sharing, planning, and strategizing among Nassau County's various public and private agencies, community and religious organizations, foundations, and advisory committees concerned with housing services for the homeless populations, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. The needs for persons at-risk of homelessness are also assessed and addressed to prevent these persons from becoming homeless and provide opportunities for permanent housing.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The CoC maintains and administers the Homeless Management Information System (HMIS). HMIS provides the CoC the ability to assess the performance of emergency shelters and identify and track persons who are chronically homeless and to manage the needs of homeless facilities. HMIS further allows the CoC to track data and trends in homelessness which assists the CoC in identifying targeted solutions and support. ESG funding provides emergency shelter, homelessness prevention, and rapid re-housing services through qualified providers and also provides funding for HMIS and street outreach.

The OCD director or staff attends CoC meetings when appropriate. Representatives of the CoC attended the Consolidated Plan Housing Needs Committee focused on homelessness and gave input on needs and strategies, as well as providing HMIS data necessary for the Consolidated Plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	INTERFAITH NUTRITION NETWORK (INN)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees and attended public meetings, providing information relating to housing and homeless needs.
2	<b>Agency/Group/Organization</b>	Long Island Housing Services, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees and attended public meetings, providing information relating to housing needs.
3	<b>Agency/Group/Organization</b>	HISPANIC BROTHERHOOD
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees, providing information relating to housing needs.
4	<b>Agency/Group/Organization</b>	LA FUERZA UNIDA, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees, providing information relating to housing needs.
5	<b>Agency/Group/Organization</b>	Long Island Housing Partnership, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees and attended public meetings, providing information relating to housing needs.
6	<b>Agency/Group/Organization</b>	Long Island Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees and attended public meetings, providing information relating to housing and homelessness needs.
7	<b>Agency/Group/Organization</b>	Community Development Long Island
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees, attended public meetings, completed the fair housing survey, providing information relating to housing needs.
8	<b>Agency/Group/Organization</b>	Town of Hempstead Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees and attended public meetings, providing information relating to housing needs.
9	<b>Agency/Group/Organization</b>	Town of North Hempstead Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees and attended public meetings, providing information relating to housing needs.
10	<b>Agency/Group/Organization</b>	Village of Great Neck Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees, providing information relating to housing needs.
11	<b>Agency/Group/Organization</b>	Village of Hempstead Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees and completed the fair housing survey, providing information relating to housing needs.
12	<b>Agency/Group/Organization</b>	Village of Freeport Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees, providing information relating to housing needs.

13	<b>Agency/Group/Organization</b>	ROCKVILLE CENTRE HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees, providing information relating to housing needs.
14	<b>Agency/Group/Organization</b>	Legal Services of Long Island
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees and attended public meetings, providing information relating to housing needs.
15	<b>Agency/Group/Organization</b>	Long Island Coalition for the Homeless
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency participated in Consolidated Plan committees and attended public meetings, providing information relating to housing and homelessness needs.

16	<b>Agency/Group/Organization</b>	Glen Cove Community Development Agency
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency completed the fair housing survey, providing information relating to housing needs.
17	<b>Agency/Group/Organization</b>	Village of Farmingdale
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency completed the fair housing survey, providing information relating to housing needs.
18	<b>Agency/Group/Organization</b>	Village of Great Neck Plaza
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency completed the fair housing survey, providing information relating to housing needs.
19	<b>Agency/Group/Organization</b>	Village of Sea Cliff
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency completed the fair housing survey, providing information relating to housing needs.

20	<b>Agency/Group/Organization</b>	Village of Westbury
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from the agency completed the fair housing survey, providing information relating to housing needs.
21	<b>Agency/Group/Organization</b>	Nassau County Department of Human Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the department, including representatives from the Office of Physically Challenged, Mental Health Chemical Dependency & Developmental Disability Services, Office for the Aging, Office of Youth Services, participated in Consolidated Plan committees, providing information relating to housing and non-housing needs.
22	<b>Agency/Group/Organization</b>	Nassau County Department of Public Works
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the department, participated in Consolidated Plan committees, providing information relating to housing and non-housing needs.

23	<b>Agency/Group/Organization</b>	Nassau County Department of Social Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the department, participated in Consolidated Plan committees and public meetings, providing information relating to housing and non-housing needs.
24	<b>Agency/Group/Organization</b>	NASSAU COUNTY HUMAN RIGHTS COMMISSION
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the department, participated in Consolidated Plan committees and public meetings, providing information relating to housing and non-housing needs
25	<b>Agency/Group/Organization</b>	Nassau County Industrial Development Agency
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the agency, participated in Consolidated Plan committees and public meetings, providing information relating to housing needs, economic development, and non-housing needs
26	<b>Agency/Group/Organization</b>	Nassau County Office of Minority Affairs
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the office, participated in Consolidated Plan committees and public meetings, providing information relating to housing and non-housing needs.
27	<b>Agency/Group/Organization</b>	Nassau County Office of Asian American Affairs
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the office, participated in Consolidated Plan committees and public meetings, providing information relating to housing and non-housing needs.
28	<b>Agency/Group/Organization</b>	Nassau County Office of Hispanic Affairs
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the office, participated in Consolidated Plan committees, providing information relating to housing and non-housing needs.
29	<b>Agency/Group/Organization</b>	Nassau County Office of Housing
	<b>Agency/Group/Organization Type</b>	Services - Housing Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the office, participated in Consolidated Plan committees, providing information relating to housing and non-housing needs.
30	<b>Agency/Group/Organization</b>	Nassau County Parks, Recreation & Museums Department
	<b>Agency/Group/Organization Type</b>	Agency - Management of Public Land or Water Resources Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Non-Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the office, participated in Consolidated Plan committees, providing information relating to housing and non-housing needs.
31	<b>Agency/Group/Organization</b>	Nassau County Department of Planning
	<b>Agency/Group/Organization Type</b>	Other government - County Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the office, participated in Consolidated Plan committees, providing information relating to housing and non-housing needs.
32	<b>Agency/Group/Organization</b>	Nassau County Probation Department
	<b>Agency/Group/Organization Type</b>	Services - Victims Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the office, participated in Consolidated Plan committees, providing information relating to housing and non-housing needs.
33	<b>Agency/Group/Organization</b>	Veterans Service Agency
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the office, participated in Consolidated Plan committees and public meetings, providing information relating to housing and non-housing needs.
34	<b>Agency/Group/Organization</b>	Office of the Nassau County Attorney
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the office, participated in Consolidated Plan committees and public meetings, providing information relating to housing and non-housing needs.

**Identify any Agency Types not consulted and provide rationale for not consulting**

No agencies were specifically excluded from the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Long Island Coalition for the Homeless	The goals of the Continuum of Care group overlap the goals of the Consolidated Plan regarding homelessness.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Nassau County: The Nassau County OCD cooperated and coordinated with other County governmental agencies including Department of Human Services; Department of Parks, Recreation, & Museums; Department of Public Works; Department of Social Services; Human Rights Commission; Industrial Development Agency; Office of Minority Affairs; Office of Asian American Affairs; Office of Hispanic Affairs; Office of Housing; Planning Department; and Veterans Service Agency. These agencies participated in ongoing coordination with the Consortium to discuss the needs to be appropriately incorporated into the Consolidated Plan. The OCD also coordinated with all of the public housing authorities and the Consortium member communities in the drafting and implementation of the Consolidated Plan. Adjacent jurisdictions including the City of New York, and the Towns of Babylon and Huntington will be notified in writing of the availability of the Draft Consolidated Plan. In addition, the non-consortium communities within Nassau County will also be notified.

Federal Government: The Department of Housing and Urban Development (HUD) provides funding for CDBG, HOME, and ESG grant programs that are contained in this document.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

In preparation of the Consolidated Plan, OCD consulted and coordinated with several agencies serving the County, including Consortium communities, public housing authorities, numerous County departments, and not-for-profit organizations that provide social services. OCD, which is responsible for program administration, established four committees to inform the Consolidated Plan and Analysis of Impediments, and to coordinate information gathering. These committees were well attended and met once over the course of the Consolidated Plan process, providing invaluable information that is contained throughout this Consolidated Plan. These committees included two Housing Needs Committees (focused on homelessness, public housing, public services, and other housing needs), a Non-Housing Needs Committee, and a Fair Housing/Analysis of Impediments Committee.

Two public hearings were held after being publicized in a County-wide newspaper (New York Post), via email, and on Nassau County's website. These public hearings were held on January 27, 2025, and May 13, 2025. The public hearing on January 27, 2025, was held both in-person and virtually via Vimeo and the second public hearing on May 13, 2025, was held in-person. Additionally, on April 15, 2025, OCD held an in-person Fair Housing Forum to have a discussion on fair housing rights, compliance, and provide a space for attendees to ask questions and provide comments. All hearings and meetings complied with local, state, and federal regulations and guidance on public meetings and on the use of video conferencing for attendance and participation by the public body. Language translation was offered for the public hearings. Prior to the second hearing, a draft of the Consolidated Plan was available for public review for a 30-day period. Citizen comments received at each hearing, and in writing, are responded to in the final Plan, which will be submitted to HUD. Eight of the Consortium communities (Towns of Hempstead, Oyster Bay and North Hempstead, the Cities of Long Beach and Glen Cove, and the Villages of Hempstead, Freeport, and Rockville Centre) also held their own public hearings to gather additional input on the Consolidated Plan and needs within their communities.

To further promote public engagement in the fair housing planning process, Nassau County undertook a public survey. The survey was created by Nassau County in both English and Spanish. Two versions of the survey were prepared, one aimed at service providers (i.e. government agencies, civic organizations, non-profits) and one for Nassau County residents. A link was distributed to each consortium member and to service providers to post on their municipal websites, and access to the survey was also announced at the Public Hearing held on January 28, 2025. Additionally, these surveys were accessible online, via OCD's website from January 8, 2025, through April 18, 2025. The public survey received 44 online responses, including 43 in English and 1 in Spanish. Discussions and input from the public hearings, committee meetings, and surveys helped form the priority needs and goals in the Consolidated Plan.

The Consolidated Plan was reviewed and approved by the Nassau County Legislature on June 23, 2025. The County's amended Citizen Participation Plan calls for additional public and agency engagement and also specifies when program changes require amendment to the Consolidated Plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Minorities  Non-English Speaking - Specify other language: Language interpretation available for Spanish, Chinese, Italian, Persian, Haitian Creole  Persons with disabilities  Non-targeted/broad community  Civic Associations and Local Governments	See attached Public Participation Summary, public hearing #1.	See attached Public Participation Summary, public hearing #1.	All public comments have been accepted. All questions were answered by appropriate NC OCD staff present.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Language interpretation available for Spanish, Chinese, Italian, Persian, Haitian Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Civic Associations and Local Governments</p>	See attached Public Participation Summary, fair housing forum.	See attached Public Participation Summary, fair housing forum.	All public comments have been accepted. All questions were answered by appropriate NC OCD staff present.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Language interpretation available for Spanish, Chinese, Italian, Persian, Haitian Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Civic Associations and Local Governments</p>	See attached Public Participation Summary.	See attached Public Participation Summary.	All public comments have been accepted. All questions were answered by appropriate NC OCD staff present.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Language interpretation available for Spanish, Chinese, Italian, Persian, Haitian Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Civic Associations and Local Governments</p>	See attached Public Participation Summary, fair housing survey.	See attached Public Participation Summary, fair housing survey.	All public comments have been accepted. All questions were answered by appropriate NC OCD staff present.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Language interpretation available for Spanish, Chinese, Italian, Persian, Haitian Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	See attached Public Participation Summary, public hearing #2.	See attached Public Participation Summary, public hearing #2.	All public comments have been accepted. All questions were answered by appropriate NC OCD staff present.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Housing Needs Assessment is performed to determine which housing issues should be addressed by the Consortium. The Needs Assessment also captures the needs of public housing, homeless populations, non-homeless special needs populations, and non-housing community development.

The data in this section is based on HUD-provided data, Comprehensive Housing Affordability Strategy (CHAS) for 2016-2020 and the 2016-2020 American Community Survey (ACS). Cost burden is the most common housing problem that occurs, which is determined based on the household income of residents. Significant cost burden afflicts the County due to soaring housing costs. Housing cost burden affects households at all income level, but households with the lowest income are disproportionately impacted. The County is also affected by a lack of affordable housing units.

The housing and non-housing needs within the Nassau Urban County Consortium reveal a multifaceted set of challenges affecting diverse populations. The central housing issues primarily revolve around cost burden, with households frequently spending more than 30 or even 50% of their income on housing. This problem affects a broad range of demographics, notably those earning less than 80% of the Area Median Income (AMI). Small family households and those with older adults are common, while single-person households often require assistance due to financial strain.

Cost burden is exacerbated by rising housing costs, a significant issue highlighted since the onset of the Covid-19 pandemic, where house prices have increased disproportionately to income growth. This has contributed to a scarcity of affordable options, causing stress on low-income families and individuals, who also face additional challenges such as overcrowding. Overcrowding is less prevalent but still a concern, affecting 4.5% of households within the critical 0 through 80% AMI range. Though substandard housing is less problematic, there remains a need for rehabilitations to maintain affordability and address issues like accessibility for the disabled.

The population facing housing issues is diverse and includes those with disabilities, victims of domestic violence, families with children, and individuals at risk of homelessness. Support mechanisms, such as rapid rehousing, are often only temporary solutions and pose challenges for households trying to achieve longer-term economic stability. Moreover, the ongoing segregation observed in Nassau County highlights institutional barriers that prevent equitable housing opportunities for non-white populations.

Regarding non-housing needs, public facilities like playgrounds and community centers form the backbone of public improvement needs. Investment in infrastructure, including commercial rehabilitation and streetscaping, is crucial to revitalizing older downtown areas. The need for ADA-

compliant crosswalk upgrades and removal of architectural barriers continues even with ongoing efforts to address accessibility challenges for individuals with disabilities. Additionally, communities are susceptible to environmental risks like flooding and sinkholes, necessitating resilient infrastructure improvements.

The public services section emphasizes workforce development and educational opportunities. Programs are necessary to support various groups, including youths, veterans, seniors, and disabled individuals, with tailored services ranging from job training to mental health support. Education initiatives are essential for youths and adults re-entering the labor market.

Identified needs were the result of collaborative assessments among municipal agencies, community stakeholders, and organizations directly engaged with impacted populations. By addressing both housing and non-housing needs comprehensively, the Consortium aims to foster a more equitable and sustainable living environment for all its residents.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

For the following section, housing problems are categorized as the following: substandard housing conditions (lack of complete plumbing or kitchen facilities), severely overcrowded, overcrowded, cost burden greater than 30%, cost burden greater than 50% and zero/negative income and no problems. Cost burden is the housing problem reported the most often, especially cost burden greater than 50%.

In the Nassau Urban County Consortium, there are 411,620 households, an increase of 2% of total households from 2009. Small family households (2-4 related persons) are the most common household identified within the Consortium. Households that contain at least one-person age 62-74 is another significant household population, especially in the >100% HUD Area Median Family Income (HAMFI) category. Median income is \$120,036, a 21% increase from the year 2009.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	1,237,004	1,235,894	-0%
Households	402,735	411,620	2%
Median Income	\$99,465.00	\$120,036.00	21%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	55,525	47,265	54,865	44,275	248,035
Small Family Households	13,615	15,185	20,880	19,250	140,290
Large Family Households	3,175	6,255	8,145	6,405	36,185
Household contains at least one person 62-74 years of age	14,145	12,490	15,840	13,195	68,300
Household contains at least one person age 75 or older	18,150	13,525	11,565	7,270	24,090
Households with one or more children 6 years old or younger	N/A	N/A	N/A	N/A	N/A

**Table 6 - Total Households Table**

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments:

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,125	465	465	360	2,415	210	90	185	645	1,130
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	950	540	280	325	2,095	90	155	240	820	1,305
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	870	1,265	900	1,190	4,225	290	655	795	3,140	4,880
Housing cost burden greater than 50% of income (and none of the above problems)	13,700	4,905	1,725	180	20,510	22,960	14,105	10,080	5,680	52,825

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	2,685	4,500	5,205	3,560	15,950	2,955	9,985	13,210	37,615	63,765
Zero/negative Income (and none of the above problems)	4,275	3,335	4,980	25,420	38,010	1,855	7,265	16,800	213,380	239,300

**Table 7 – Housing Problems Table**

Alternate Data Source Name:  
2016-2020 CHAS  
Data Source  
Comments:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	16,650	7,175	3,370	725	27,920	23,280	15,000	11,300	3,920	53,500
Having none of four housing problems	8,670	7,835	10,185	7,970	34,660	6,925	17,250	30,010	31,660	85,845

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	1,710	0	0	0	1,710	2,115	0	0	0	2,115

**Table 8 – Housing Problems 2**

**Alternate Data Source Name:**  
2016-2020 CHAS  
**Data Source**  
**Comments:**

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	430	2,575	5,012	8,017	5,391	6,636	4,950	16,977
Large Related	295	1,150	1,013	2,458	1,223	4,937	3,996	10,156
Elderly	7,117	2,337	1,474	10,928	15,462	12,208	7,010	34,680
Other	410	4,023	2,395	6,828	2,078	655	1,150	3,883
Total need by income	8,252	10,085	9,894	28,231	24,154	24,436	17,106	65,696

**Table 9 – Cost Burden > 30%**

**Alternate Data Source Name:**  
2016-2020 CHAS  
**Data Source**  
**Comments:**

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	2,542	2,542	4,946	4,841	0	9,787
Large Related	0	0	453	453	1,123	2,357	1,146	4,626
Elderly	5,317	1,097	409	6,823	13,162	5,303	2,360	20,825
Other	0	3,178	1,015	4,193	1,938	0	0	1,938
Total need by income	5,317	4,275	4,419	14,011	21,169	12,501	3,506	37,176

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,680	1,485	865	350	4,380	275	500	660	390	1,825
Multiple, unrelated family households	225	305	285	110	925	75	310	375	375	1,135
Other, non-family households	0	25	60	0	85	35	10	0	20	65
Total need by income	1,905	1,815	1,210	460	5,390	385	820	1,035	785	3,025

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:  
2016-2020 CHAS  
Data Source  
Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**Table 12 – Crowding Information – 2/2**

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source**

**Comments:**

**Describe the number and type of single person households in need of housing assistance.**

Single person households in need of housing assistance are included in the “other” category in Tables 9 and 10 above. This category, described as non-elderly, non-family households, includes 6,828 renters and 3,883 owners who experience cost burden greater than 30%. Approximately 64.9% of these renters and 70.4% of these owners are within the 0-50% Area Median Income (AMI) range.

Single person households that experience cost burden greater than 50% includes 4,193 renters and 1,938 owners. These households are more likely to be in the 0-30% AMI range for owners (100% of owners that experience cost burden greater than 50% are within the 0-30% AMI range) and within the 30-50% AMI range for renters (75.8% of renters that experience cost burden greater than 50% are within the 30-50% AMI range).

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Based on 2016-2020 CHAS data for Nassau County, the County has approximately 20,625 households with a hearing or vision impairment and one or more housing problem. 25,358 households with an ambulatory limitation, 14,757 households with a cognitive limitation and 22,382 households with self-care or independent living limitation reported having one or more housing problems and may be in need of housing assistance.

According to the National Network to End Domestic Violence (NNEDV), 9,411 adult and child victims of domestic violence received domestic violence services and transitional housing in New York State during a 24-hour survey period in 20241. Based proportionally on population, it is estimated that around 650 victims of domestic violence, dating violence and stalking are in need of housing assistance in Nassau County.

**What are the most common housing problems?**

The most common housing problems include severe housing cost burden greater than 50% of income and housing cost burden greater than 30% of income. Cost burden refers to the percentage of

household income that is spent on housing. As shown in the tables above, 157,655 households in the Nassau Consortium earn 0-80% of AMI. Of these households, 59.6% have a housing cost burden greater than 30% of income, and 32.5% have severe housing cost burden greater than 50% of income. The next most common housing problem is overcrowding which affects 4.5% of households earning 0-80% of AMI.

Substandard housing as defined by HUD, lacking complete plumbing or kitchen facilities, is not a significant problem in Nassau County. The OCD, however, has identified a significant need for housing rehabilitation as a means to preserve affordable housing. Several homeowners in the Consortium have housing issues such as a need for weatherization or handicap conversion that they cannot undertake themselves due to a lack of sufficient income.

Although not reflected in the data above, the Housing Needs Committee also identified rising rents as a significant housing problem. Another significant concern is affordability, with questions raised about whether what is deemed "affordable housing" truly meets that standard, particularly given the challenges presented since the onset of the Covid-19 pandemic. Relatedly, availability and development are critical issues. There is a perceived lack of affordable housing that is genuinely accessible to those who need it. The lengthy timeline required for affordable housing development acts as a disincentive for developers, who need greater incentives to construct subsidized housing, compounded by a scarcity of available land for such projects. Further complicating the situation are zoning and permitting challenges. Zoning restrictions, such as limitations on building height, and difficulties in obtaining permits for innovative housing solutions, like repurposing old shopping malls into multifamily housing, present significant hurdles. The committee also noted the insufficient availability of housing near transit hubs, which could enhance accessibility and reduce transportation costs. Public resistance to multifamily developments is another obstacle. The committee emphasized the need to better communicate the importance of multifamily housing, highlighting its potential to increase employment opportunities and contribute to reduced crime rates. Housing design and accessibility are also key concerns, with a call for new homes to incorporate accessible features like wider doorways, larger bathrooms, and ramps to accommodate diverse needs.

### **Are any populations/household types more affected than others by these problems?**

From the CHAS data presented, elderly and small related households are the households and populations that are most affected by housing problems. Lower income households are also disproportionately affected by housing problems. The Housing Needs Committees identified the populations/household types most affected by housing issues as: families with children, the re-entry population, victims of domestic violence including female and male victims, individuals with special needs, special needs populations, especially individuals with developmental disabilities.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low-income individuals and families with children who are currently housed but are at risk of homelessness tend to experience heavy cost burdens for housing. Those at risk often are also experiencing mental health, medical, or social problems, such as substance abuse, mental illness, and/or domestic violence. The Housing Needs Committee, which is partially comprised of agencies and organizations that work directly with homeless populations, noted that those most at risk of homelessness include low-income individuals and families with children, particularly those with extremely low incomes. These households often live with precarious financial stability, where even a minor unexpected expense can trigger a housing crisis due to the severe lack of affordable housing options. This scarcity means that losing their current housing, however marginal, leaves them with few viable alternatives. The committee also highlighted that families with children frequently require larger and thus more expensive units, further limiting their options within a tight budget. Moreover, households that include individuals with disabilities face additional barriers in finding suitable and affordable accessible housing, increasing their vulnerability. The challenges encountered by those relying on housing vouchers due to income discrimination underscore systemic issues that contribute to housing instability.

The committee further emphasized the precarious situation of formerly homeless individuals and families who are nearing the termination of rapid re-housing assistance. The often limited duration of these subsidies, frequently not extending beyond two years, may be insufficient for these households to achieve true self-sufficiency and secure long-term, affordable housing. Consequently, without continued support and viable long-term housing solutions in place, there is a significant risk that these individuals and families will relapse into homelessness or require emergency shelter once their rapid re-housing assistance ends. The committee stressed the need for ongoing support services that extend beyond the initial housing placement to ensure lasting housing stability, particularly for vulnerable subgroups such as formerly incarcerated individuals and those with special needs, who may face additional hurdles in securing employment and permanent housing.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Nassau County does not currently provide estimates of the at-risk population. Generally, this population is defined as individuals and families in danger of losing permanent housing.

## **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Housing characteristics that are associated with instability and an increased risk of homelessness include housing cost burden, a lack of available units, insufficient supply of quality affordable housing, insufficient supply of senior housing, lack of financial assistance to owners experiencing financial issues, substandard housing, housing fraud, and overcrowded housing. Contributing factors include housing discrimination, insufficient housing education, challenge for specific populations, including the difficulty in finding safe accommodations for domestic violence victims, lack of suitable housing options for people with disabilities, specific housing needs for re-entry populations, and limited options and funding for supportive non-profit housing, including rapid re-housing. Further, housing costs have continued to rise but incomes are not rising at the same pace, so housing that used to be affordable to some households are no longer considered accessible.

### **Discussion**

The data presented in this section show that the most common housing problem in the Consortium is housing cost burden, which is determined based on the household income of residents and housing costs. In 2020, the median household income (MHI) in Nassau County was \$120,036. Despite the County's relatively high median household income, almost one-third of households in the Consortium earning up to 80% of AMI had a housing cost burden greater than 50%. The County is also impacted by a lack of available affordable housing units and rising housing costs, which affects households of all income levels and household types. Approximately 18.3% of all households spend between 30% and 50% of their household income on housing, while approximately 17.1% of all households spend more than 50% of their household income on housing. Housing cost burden remains a significant housing problem in Nassau County for most income levels. However, those earning the least are most likely to be affected with 71% of households earning less than 80% AMI experiencing housing cost burden greater than 30% of income and 45% of households earning less than 80% AMI experiencing housing cost burden greater than 50% of income. As shown in the data provided above, senior households, especially those with the lowest income, are particularly affected by housing cost burden.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The data organized in the tables below includes the number of households experiencing one or more of the four housing problems which include lacking complete kitchen facilities, lacking complete plumbing facilities, more than one person per room, and cost burden greater than 30%. The data are broken down further according to area median income levels. Households are categorized by their identified race/ethnicity. Disproportionately greater need has been defined to occur when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	42,707	9,365	0
White	25,193	5,907	0
Black / African American	5,368	1,504	0
Asian	2,607	651	0
American Indian, Alaska Native	65	60	0
Pacific Islander	40	0	0
Hispanic	8,540	1,009	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,457	10,233	0
White	19,171	6,418	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	4,162	1,414	0
Asian	2,681	373	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	7,695	1,582	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,922	20,938	0
White	16,005	14,539	0
Black / African American	3,994	2,164	0
Asian	2,431	1,245	0
American Indian, Alaska Native	15	10	0
Pacific Islander	10	0	0
Hispanic	6,907	2,529	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,876	23,726	0
White	9,844	16,103	0
Black / African American	2,696	2,459	0
Asian	2,104	1,419	0
American Indian, Alaska Native	20	70	0
Pacific Islander	0	0	0
Hispanic	2,861	3,210	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

Based on the 2016-2020 CHAS data, as income increases the number of households experiencing one or more of the four housing problems decreases. Of the households that earned between 0%-30% of the Area Median Income (AMI), 81.0% of the households that identified as White had one or more of the four housing problems. Of the households that identified themselves as Black/African American within this same income category, 78.1% of these households experienced at least one of the four housing problems. Of the households that identified themselves as Hispanic, 89.4% of these households experienced at least one of the four housing problems. 82.0% of householders experienced at least one housing problem in the jurisdiction as a whole.

Comparing these percentages to the subsequent level of AMI (30%-50%), 74.9% of White households experienced at least one housing problem. Of Black/ African American and Hispanic households within this income category, 74.6% and 83.0% experienced at least one housing problem respectively. 87.8% of Asian households within this income category experienced one or more of the housing problems. The Asian household percentage was greater than the percentage of households experiencing at least one housing problem for the jurisdiction as a whole (77.1%), due to this, Asian households within this income category have a disproportionately greater need because this difference exceeds 10%. There were fewer households that experienced one or more of the housing problems in the 30%-50% AMI category than the 0%-30% AMI category.

Within the 50%-80% AMI category, 52.4% of White households experienced at least one of the housing problems, while the percentage of Black/African American households that experienced at least one housing problem was 64.9%. Of Pacific Islander and Hispanic households within this income category, 100.0% and 73.2% experienced at least one housing problem respectively. Both the Pacific Islander and Hispanic household percentage was greater than the percentage of households experiencing at least one housing problem for the jurisdiction as a whole (58.8%), due to this, the Pacific Islander and Hispanic households within this income category have a disproportionately greater need because this difference exceeds 10%. There were fewer households that experienced one or more of the housing problems in the 50%-80% AMI category than the 30%-50% AMI category.

Within the 80%-100% AMI category, 37.9% of White Households experienced at least one of the housing problems, while the percentage of Black/African American and Hispanic households that experienced at least one of the housing problems was 52.3% and 47.1% respectively. The percentage of households that experienced at least one housing problem for the jurisdiction as a whole was 43.0%. Thus, none of these percentages can be considered disproportionately greater as they are all less than 10% greater than the percentage for the jurisdiction as a whole, except for Asian households, which was 16.8% higher (59.7%). There were fewer households that experienced one or more of the housing problems in the 80%-100% AMI category than the 50%-80% AMI category.

From the data and discussion above, it can be concluded that as income of households increase, the percentage of households experiencing at least one of the housing problems decreases, for all of the identified ethnicities/races.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionate need for households includes households with one or more of four identified severe housing problems. These four severe housing problems are defined as: 1. lacking complete kitchen facilities; 2. lacking complete plumbing facilities; 3. more than 1.5 persons per room; and 4. cost burden of greater than 50%. The tables below provide the numbers of households, categorized by race/ethnicity, experiencing one or more of the four identified severe housing problems. The tables are also categorized by AMI.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	37,152	14,892	0
White	21,746	9,353	0
Black / African American	4,768	2,106	0
Asian	2,358	908	0
American Indian, Alaska Native	55	70	0
Pacific Islander	0	40	0
Hispanic	7,435	2,139	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,614	24,012	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
White	10,153	15,439	0
Black / African American	2,713	2,855	0
Asian	2,015	1,030	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	5,202	4,098	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

#### **50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	12,871	38,017	0
White	6,297	24,236	0
Black / African American	1,555	4,593	0
Asian	1,394	2,286	0
American Indian, Alaska Native	15	10	0
Pacific Islander	10	0	0
Hispanic	3,486	5,942	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,891	37,720	0
White	1,947	24,036	0
Black / African American	506	4,658	0
Asian	523	2,999	0
American Indian, Alaska Native	20	70	0
Pacific Islander	0	0	0
Hispanic	803	5,294	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

Of the 37,152 households that earn less than 30% of the Area Median Income (AMI), 69.9% of the White households identified that they have experienced one or more severe housing problems, which is slightly less than the jurisdiction as a whole (71.4%). Of the Black/African American households that earn less than 30% of the AMI, 69.4% experienced one or more severe housing problems. Within this income cohort, 77.7% of Hispanic households experienced at least one severe housing problem. 72.20% of the Asian households that earn less than 30% of the AMI experienced one or more of the severe housing problems.

Of the households that earn between 30% and 50% of the AMI, 46.2% of the households experienced at least one severe housing problem for the jurisdiction as a whole. The percentage of White households within this AMI grouping that experienced at least one severe housing problem is 46.220.0% higher (66.2%).

Of the households that earn between 50% and 80% of the AMI, the percentage of households that experienced at least one of the severe housing problems is 25.3% for the jurisdiction as whole. The percentage of White households that experienced at least one severe housing problem is 20.6%. The percentage of Black/African American households that experienced at least one of the severe housing problems is 25.3%. The percentage of Asian households (37.9%) and Hispanic households (37.0%) that experienced at least one severe housing problem is greater than 10% of the jurisdiction as a whole,

which can be considered a disproportionately greater need. The percentage of American Indian, Alaska Native households (60.0%) and Pacific Islanders (100.0%) that experienced at least one severe housing problem is greater than 10% of the jurisdiction as a whole, which can also be considered a disproportionately great need, though it is noted that both of these groups make up a very small fraction of the jurisdiction as a whole at .07%, or 35 people out of the 50,888 of the total jurisdiction for this AMI group.

Among households that earn between 80% and 100% of AMI, 9.4% of the households experienced at least one severe housing problem. The percentage of White households and Black/African American households that experienced at least one severe housing problem were 7.5% and 9.8% respectively. The percentage of Asian households and Hispanic households that experienced at least one severe housing problems were 14.9% and 13.2% respectively. American Indian, Alaska Native households face a disproportionately greater need with 22.2% of households experiencing at least one severe housing problem.

As with non-severe housing problems, it can be concluded that as income of households increase, the percentage of households experiencing at least one of the severe housing problems decreases, for all of the identified ethnicities/races.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section assesses whether any racial or ethnic group has a disproportionately greater cost burden.

For this purpose, disproportionately greater need exists when the percentage of households in a category who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of households in the category as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	261,288	75,740	69,398	3,594
White	179,090	45,041	39,646	2,408
Black / African American	25,671	9,878	8,948	569
Asian	20,861	6,760	5,653	337
American Indian, Alaska Native	315	55	90	0
Pacific Islander	18	40	0	0
Hispanic	30,523	12,625	13,653	270

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

### Discussion:

The data presented above shows that approximately 21.7% of the jurisdiction as a whole has a housing cost burden between 30% and 50%. When broken down by racial or ethnic group, the percentages range from 20.4% to 25.4% (not including American Indian/Alaska Native and Pacific Islander whose populations are relatively small). Approximately 19.9% of the jurisdiction as a whole has a housing cost burden greater than 50%. When broken down by racial or ethnic group, the percentages range from 17.6% to 32.8% (not including American Indian/Alaska Native and Pacific Islander). The threshold for disproportionate need is any given racial or ethnic group with at least 10 percentage points higher than the percentage of the jurisdiction as a whole. Based on this threshold, Hispanic households, of which 29.9% have a housing cost burden greater than 50%, are disproportionately affected by housing cost burden (the difference between the whole jurisdiction and percentage of Hispanic households is 9.99% which rounds to 10 percentage points).

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The disproportionate needs identified are as follows:

- Pacific Islander households earning 0-30% AMI and 50-80% AMI disproportionately experience severe and non-severe housing problems. Asian households earning 30-50% AMI, 50-80% and 80-100% AMI disproportionately experience severe and non-severe housing problems.
- American Indian/Alaska Native households earning 50-80% AMI disproportionately experience severe housing problems.
- Hispanic households earning 50-80% AMI disproportionately experience severe and non-severe housing problems.
- Pacific Islander households are disproportionately affected by housing cost burden between 0-50%.
- American Indian/Alaska Native are disproportionately affected by housing cost burden greater than 50%.

**If they have needs not identified above, what are those needs?**

No other needs have been identified for this plan.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Areas with concentrations of lower income Hispanic households include but not limited to the Cities of Glen Cove and Long Beach, and parts of Baldwin, East Massapequa, East Meadow, Elmont, Freeport, Franklin Square, Hempstead, Hicksville, Inwood, Lynbrook, New Cassel, Oceanside, Oyster Bay, Rockville Centre, Roosevelt, Uniondale, Valley Stream, West Hempstead, and Westbury.

Specific areas with concentrations of lower income Asian households include but not limited to parts of Bellerose, East Meadow, Elmont, Franklin Square, Great Neck Plaza, Hicksville, Levittown, Mineola, North Valley Stream, Salisbury, Valley Stream, West Hempstead, and Westbury.

Additionally, Native Hawaiian or Other Pacific Islander and American Indian and Alaska Native populations each make up less than 1% of the overall population of Nassau County. Due to the small size of these populations, there is limited availability of detailed demographic data, which makes it challenging to accurately identify distinct geographic concentrations of these groups within the community.

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

Within the Nassau Urban County Consortium, there are nine public housing authorities (PHA). These include the Town of Hempstead Public Housing Authority, Town of Oyster Bay Public Housing Authority, Town of North Hempstead Public Housing Authority, City of Glen Cove Public Housing Authority, City of Long Beach Public Housing Authority, Village of Great Neck Public Housing Authority, Village of Hempstead Public Housing Authority, Village of Freeport Public Housing Authority, and Village of Rockville Centre Public Housing Authority. Collectively, according to the HUD Picture of Subsidized Housing (2024), these housing authorities operate and manage 3,249 units of public housing. The majority of these public housing units are designated as senior housing although some are designated as family housing units. Consistent with the national trend over the past few decades, there has been a significant increase of public housing units converting to Section 8 or other voucher programs. This transition is largely driven by efforts to address funding challenges, improve housing conditions, and increase flexibility for tenants. These conversions are part of a broader strategy to preserve affordable housing, attract investment for renovations, and offer residents more stable and improved housing environments. Since 2017, North Hempstead Public Housing Authority's units are not deemed public housing. These housing agencies also maintain approximately 1,627 Section 8 Housing Choice Vouchers. The Glen Cove Community Development Agency additionally has 340 Housing Voucher Units. The Nassau County Office of Housing previously managed Housing Choice Voucher units, however, since 2022 the Community Development Corporation of Long Island (CDLI) has managed the program, which consists of 5,417 Housing Choice Vouchers for Nassau County. Additionally, there are 2,751 Project Based Section 8 vouchers that are primarily managed by the property owners or management companies that contract with the PHA.

Many PHA buildings are older and require significant work, but there is a lack of funding to provide maintenance and the staff to maintain units and facilities. With tenants aging in place, many buildings and units need updates to accessibility in addition to the deferred maintenance. With the rising cost of housing in Nassau County, more units for families are needed as well.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	3,249	8,168	2,751	5,417	0	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:  
Picture of Subsidized Households (2024)  
Data Source Comments:

**Characteristics of Residents**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	2,794	4,092	1,871	2,221	0	0	
# of Disabled Families	0	0	942	1,548	248	1,300	0	0	
# of Families requesting accessibility features	0	0	0	1,241	24	1,217	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Alternate Data Source Name:**  
 Picture of Subsidized Households (2024)  
**Data Source Comments:**

**Race of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,495	1,305	5,748	758	0	0	0
Black/African American	0	0	910	4,459	1,155	3,304	0	0	0
Asian	0	0	227	438	330	108	0	0	0
American Indian/Alaska Native	0	0	32	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

**Alternate Data Source Name:**  
 Picture of Subsidized Households (2024)  
**Data Source Comments:**

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	1,137	3,844	1,266	2,578	0	0	0
Not Hispanic	0	0	2,112	4,324	1,485	2,839	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Alternate Data Source Name:**  
 Picture of Subsidized Households (2024)  
**Data Source Comments:**

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The range of needs identified by the 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.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The PHAs in Nassau County all currently have long wait lists with the following average wait time (months) according to the HUD Picture of Subsidized Housing (2024):

Freeport Housing Authority: Average of 56 months on waitlist for public housing units. Average of eight months on waitlist for Housing Choice Vouchers.

Town of Hempstead Housing Authority: Average of 94 months on waitlist for public housing units.

Housing Authority of Long Beach: Average of 229 months on waitlist for public housing units. Average of 71 months on waitlist for Housing Choice Vouchers.

Town of Oyster Bay Housing Authority: Average of 56 months on waitlist for public housing units.

Village of Hempstead Housing Authority: Average of 56 months on waitlist for public housing units. Average of 12 months on waitlist for Housing Choice Vouchers.

Rockville Centre Housing Authority: Average wait time for public housing units and Housing Choice Vouchers is missing from HUD Picture of Subsidized Housing (2024).

Village of Great Neck Housing Authority: Average wait time for public housing units and Housing Choice Vouchers is missing from HUD Picture of Subsidized Housing (2024).

The needs identified as the most immediate by residents of public housing and Housing Choice Voucher holders were decent, affordable housing, and availability of and access to such housing. Voucher holder needs include increased education about source of income Fair Housing Laws and increased compliance with these laws. As noted above, there is also a substantial need for case managers who can connect public housing residents and housing choice voucher holders with additional services they may need.

There is substantial need for accessibility improvements, including but not limited to elevators to access upper floors and ADA accessible units.

### **How do these needs compare to the housing needs of the population at large**

Affordable housing is also a major issue for the population of Nassau County as a whole, primarily due to the limited availability of these units and the high demand occurring concurrently. High-cost burden for housing has been noted as the largest housing problem within the Consortium for both renters and homeowners. Access to services is also an important issue for homeless populations and extremely to very low-income households. There is a need for accessible units throughout the County, regardless of income or housing type. The growing senior citizen population of Nassau County has resulted in a growing need for support and mental health services. The senior citizen demographic often live in isolation and there is a growing need for accessible communal spaces and programs that connect them to the broader community.

### **Discussion**

The lack of affordable housing is anticipated to be a continuous issue during the next five years. It is anticipated that the waiting lists for public housing and Section 8 Housing Choice Vouchers will remain long and demand for public housing will continue.

Consistent with the national trend over the past few decades, there has been a significant increase of public housing units converting to Section 8 or other voucher programs. This transition is largely driven by efforts to address funding challenges, improve housing conditions, and increase flexibility for tenants. These conversions are part of a broader strategy to preserve affordable housing, attract investment for renovations, and offer residents more stable and improved housing environments.

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.

Tenants of PHAs need more and better access to services such as medical care, substance abuse aid, childcare, transportation, job training and crisis intervention. Coordinated case management is a substantial need. There is a growing need for ADA accessible units to meet the aging population of PHA units.

There is a growing need for ADA accessible units to meet the aging population of PHA units.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The following data covers persons within Nassau County that faced homelessness in the 2023 calendar year. Data are counted only once regardless of how many separate program stays they experienced during the year. Persons considered sheltered indicate that they were served in an Emergency Shelter (ES) or Transitional Housing (TH) programs. Unsheltered persons were identified in Street Outreach programs.

The Point-in-Time (PIT) Count was carried out on January 24, 2024, and was coordinated by the Long Island Coalition for the Homeless, which reports for the Long Island Continuum of Care (CoC). The following tables report the results of the PIT Count as recorded and reported by the CoC and has been extracted for Nassau County which derives from the CoC’s Homeless Management Information System (HMIS) database. Note that the data reflects all of Nassau County, not just the Consortium. During the PIT Count, 1,699 homeless persons were estimated to experience homelessness on a given night. 1,659 were housed in emergency shelters and 40 were classified as unsheltered. Of the counted homeless individuals, 857 (50.4%) came from households with only adults (only adults aged 18 and above), representing the largest household type within the homeless population in the County. Of the counted homeless individuals, 838 (49.3%) came from households with at least one adult and one child. Approximately 0.6% of homeless individuals are veterans.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	838	0	1,118	793	143	414
Persons in Households with Only Children	4	0	29	26	9	68
Persons in Households with Only Adults	817	40	1,105	804	116	370
Chronically Homeless Individuals	62	16	63	41	5	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	40	0	47	30	5	0
Veterans	9	1	13	10	1	0
Unaccompanied Child	4	0	29	26	9	0
Persons with HIV	6	0	13	11	3	0

**Table 26 - Homeless Needs Assessment**

**Alternate Data Source Name:**

Long Island CoC HMIS

**Data Source Comments:**

Indicate if the homeless population is:  Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Data for the number of persons becoming and exiting homelessness each year and number of days that persons experience homelessness are provided in the table above. It is estimated that 63 chronically homeless individuals, 47 chronically homeless families, 13 veterans, 29 unaccompanied children, and 13 persons with HIV experience homelessness in the County each year.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	317	24
Black or African American	1,049	9
Asian	18	2
American Indian or Alaska Native	59	1
Pacific Islander	11	0
Other	205	4
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	234	4
Not Hispanic	1,425	36

**Table 27 – Nature and Extent of Homelessness**

**Alternate Data Source Name:**  
 Long Island CoC HMIS  
**Data Source**  
**Comments:**

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

In Nassau County, families with children and families of veterans are in need of housing assistance. Families with children experiencing homelessness tend to utilize sheltered settings more often than unsheltered. According to the 2024 PIT Count data, it is estimated that approximately 838 households with children experience homelessness on a given night, and 1,118 families experience homelessness each year.

For families of veterans, the 2024 estimates suggest that 10 veteran households faced homelessness on a given night, and 13 veteran households experienced homelessness in a given year in the Nassau County.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to the PIT Count performed on 1/24/2024, the following presents the percentage of homelessness within Nassau County by racial and ethnic group.

Racial Group:

- White: 20.1%
- Black or African American: 62.3%

- Asian: 1.2%
- American Indian or Alaska Native: 3.5%
- Pacific Islander: 0.6%
- Other: 12.3%

Ethnic Group:

- Hispanic: 14.0%
- Not Hispanic: 86.0%

Data regarding the nature and extent of homelessness by racial and ethnic group shows that Black/African American individuals make up the largest share of homelessness (62.3%), despite comprising only approximately 10.5% of the county’s population.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The PIT Count identified 1,699 persons experiencing homelessness in Nassau County on a given night. Approximately 97.6% of that total were sheltered and 2.4% were unsheltered. All of the persons in households with adults and children, those with only children, chronically homeless families, and unaccompanied children and persons with HIV were sheltered. However, 4.7% and 20.5%, respectively, of persons in households with only adults and chronically homeless individuals, were unsheltered. Only one unsheltered individual was a veteran.

**Discussion:**

Per the data provided by the CoC, there are more households with only adults experiencing homelessness each year than households with adults and children. However, there is still a significant amount of homeless households with adults and children. Though not reflected in the PIT Count, Nassau County CDA staff and department commissioners note that there are likely individuals experiencing unsheltered homelessness who may be facing challenges such as mental health issues and financial illiteracy, mirroring the broader at-risk populations identified above. These individuals may not be readily accessing formal support systems.

Homeless individuals and families in Nassau County use the resources of Nassau County for emergency shelter and permanent housing through Nassau County’s coordinated shelter system. Nassau County Department of Social Services (DSS), as well as an array of non-profit agencies and organizations, offers information and referral services to the various subpopulations of homeless people. Shelter placements and assistance with emergency housing needs are provided at the Department of Social Services. Eligible individuals and families can, on an emergency, temporary basis be assisted with shelter and other items of need to meet their emergency. The goal is to provide families and individuals with the tools they need

to secure permanent, stable housing, and move as quickly as possible to a stable self-sufficient role in the community.

Additionally, there is a 24/7 emergency hotline managed by the County's Department of Social Services available outside of regular business hours. This centralized unit matches the needs of clients with available bed spaces in compliance with Federal and local guidelines. Each service center employs Housing Specialists who evaluate client needs, provide resources for permanent housing, or arrange emergency placements if necessary. Homeless clients who may require special services are referred to appropriate community agencies, if warranted.

Nassau County is aware that different groups within the homeless population have distinct needs:

- Seniors require support to manage property taxes, access options for downsizing, and may need assistance if they are forced back into the workforce due to financial strain. Widows within this population may have specific needs related to housing stability and financial security.
- Single-parent families and families with children require housing assistance, and the increasing number of children affected highlights the need for family-focused support services.
- Families with children require immediate shelter and food and may also need medical attention, clothing, child care, family counseling, and transportation to schools.
- Veterans may have co-occurring mental health issues that require specialized care and support alongside housing. They are also likely to need medical attention, psychological and vocational counseling, and assistance in obtaining information about their legal rights and the financial benefits for which they qualify.
- Individuals with financial illiteracy require education and resources to manage their finances and secure stable housing.
- Those struggling with drug and alcohol addiction and mental health issues need access to appropriate treatment and support services in addition to housing.
- Individuals who lose their jobs require rapid re-housing assistance and support to regain employment and financial stability.
- Incarcerated males may face significant barriers to housing and employment upon release, requiring reintegration support.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Nassau County meets the non-homeless needs of several special populations either by providing services through its own agencies or by funding non-profit and other public organizations. Non-homeless needs populations include the elderly and frail elderly, persons with mental disabilities, persons with alcohol and drug addictions, persons diagnosed with HIV/AIDS, persons who are physically disabled, victims of domestic violence and other related crimes, and persons returning to the community from psychiatric hospitals. Each of these groups has difficulty in obtaining affordable housing which is suitable to meet their needs. The data referenced comes from the US Census Bureau's 2023 ACS 5-year estimates. The following sections outline the needs of five specific groups: individuals with disabilities, the elderly, veterans, victims of domestic violence and those living with HIV/AIDS.

### **Describe the characteristics of special needs populations in your community:**

#### Persons Living with Disabilities

According to the US Census Bureau, there are approximately 125,996 civilian noninstitutionalized persons living with a disability in Nassau County. This represents approximately 9.1% of the total civilian noninstitutionalized population within the County. Of these persons identified with a disability, 8,266 were under the age of 18; 51,493 were between the ages of 18 and 64; and 66,237 were 65 years old or older. An estimated 31,003 individuals have a hearing difficulty, 17,326 have vision difficulty, 35,736 have cognitive difficulty, 62,533 have ambulatory difficulty, 28,385 have self-care difficulty, and 46,709 have independent living difficulty.

#### Elderly

Per the US Census Bureau, there are approximately 253,288 persons age 65 and over in Nassau County, representing approximately 18.2% of the County population. Of the total elderly population, 55.6% are female and 44.4% are male.

#### Veterans

There are approximately 33,524 veterans within the County, representing approximately 3.1% of the total county population. This represents individuals who are members of the civilian population, age 18 and over.

#### Victims of Domestic Violence

According to the 18th Annual Domestic Violence Counts Report (2024) by the National Network to End Domestic Violence (NNEDV), New York State served a total of 9,411 people, including 5,756 adults and 3,655 children, in a single 24-hour period. The published count does not provide specific numbers for Nassau County alone. A corresponding report by the Office of State Comptroller noted that an additional 951 requests for help went unmet due to a lack of available resources by local providers of domestic violence programs. In 2023, the NNEDV reported that the number of victims in the survey increased 22% since 2018, hotline contacts are up 19% and unmet service requests are also up 19%. In addition, victims who received emergency housing on the NNEDV survey has increased by 41%.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

The housing and supportive services needs for special needs population vary. For the elderly, the primary focus is on developing affordable and accessible housing, coupled with supportive services such as nutritional, transportation, educational, and health-related support, to ensure their overall well-being.

Veterans' needs are addressed through housing assistance and specialized supportive services that cater to their unique challenges, such as re-entry into civilian life and mental health support.

The disabled population is served by ensuring easier access to housing and comprehensive services that promote self-sufficiency, including job training and community integration services. Employment opportunities and transportation access are also needed for special needs population. The physically disabled require adaptive housing free of architectural barriers. Persons with mental and developmental disabilities may need residential facilities and day treatment programs including education, counseling, psychiatric services, habilitation programs, recreation, various therapies, and other services. There is a need for outpatient treatment services, as well as substance abuse programs. There is also a growing need for supportive housing for adults with developmental disabilities.

Victims of domestic violence need safe emergency housing, permanent housing and services such as counseling, legal advocacy and crisis intervention. One of the most common challenges for survivors is the lack of shelter availability. Service providers in the County have noted that, while less common, men have also been victims of domestic violence but there are currently no shelters that meet their needs.

These needs were determined through the consultation process involving stakeholders such as the Long Island Continuum of Care (CoC), non-profits, and public agencies. Public hearings, a housing survey, and comment periods provided additional insights.

## **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the 2023 New York State HIV/AIDS Annual Surveillance Report, there are approximately 2,637 persons living with HIV/AIDS in Nassau County. According to the New York State HIV/AIDS Annual Surveillance Report of 2023, persons most affected by HIV/AIDS in the Nassau/Suffolk metropolitan area are white non-Hispanic men, and injection drug users. The majority of Long Islanders living with HIV/AIDS are over age 60 but most new cases are among persons ages 30-39.

Persons living with HIV/AIDS are particularly vulnerable to environmental factors that can cause illness. Housing instability can make it difficult to get proper care, which can lead to delayed treatment. Additionally, persons living with HIV/AIDS are susceptible to environmental factors that can lead to

a weakened physical condition. Housing units that provide safe, healthy, affordable, and durable housing are essential for low-income populations living with HIV/AIDS.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

Nassau County is not planning to establish a preference for HOME TBRA within the 2025-2029 Consolidated Plan.

**Discussion:**

As discussed above, Nassau County has implemented strategies to help meet the needs of its special populations, including individuals with disabilities, the elderly, veterans, and HIV/AIDS. Data sources and stakeholder consultations were utilized by the County to develop housing and supportive services to enhance the quality of life for these special needs populations. The County plays an important role in providing resources to access affordable housing and essential services, furthering the goals of each population receiving the support necessary for well-being and self-sufficiency. Additionally, the New York State Office of Mental Health and Nassau County Department of Social Services are involved in providing services to special populations residing in supportive housing and they coordinate between themselves and other service providers. A network of non-profit organizations throughout Nassau County also provides services to special needs populations.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Public facilities include playgrounds, public housing, community and recreation centers, senior centers, childcare centers, public restrooms, and facilities for special needs populations. These facilities can be owned by the Town, County, State, or non-profit organizations and are accessible to the general public.

### **How were these needs determined?**

These needs are typically determined by the individual communities within the Consortium and then submitted to the County for approval. The individual communities determine these needs through input from municipal agencies and officials, citizens, businesses, civic organizations, service providers, and other community stakeholders.

### **Describe the jurisdiction’s need for Public Improvements:**

Public improvement needs in the Nassau County Consortium are focused on enhancing public facilities. Key areas of need include commercial rehabilitation and streetscaping, particularly in the older downtown areas, to improve their appearance and functionality. Repaving and upgrading existing infrastructure below grade, including addressing collapsing infrastructure has been identified since the County has experienced an increased frequency of emergency repairs. Sewer upgrades are critically needed for redevelopment efforts in some locations. Pedestrian signals and crosswalks need to be upgraded to ensure ADA compliance and accommodate individuals with visual and hearing disabilities. There is also a need to build more bus shelters and improve existing ones. Relatedly, the County identified the lack of north/south public transit options. Also identified are resiliency needs to address frequent flooding in areas such as Inwood, Freeport, Long Beach, Island Park, Oceanside, East Rockaway, and parts of Valley Stream. These, and other communities are frequently dealing with emerging sinkhole incidents in affected regions.

Several community centers in the Consortium require significant improvements. Recreation centers require updates, as do parks, including playground equipment and bathroom facilities. There is a need for playgrounds and sensory parks, including all-inclusive and accessible playgrounds for individuals with disabilities. Parks and recreation facilities that may need improvements over the next five years include Eisenhower Park, Nickerson Park, including the need for Mobi-mats at public beaches.

### **How were these needs determined?**

These needs are typically determined by the individual communities within the Consortium and then submitted to the County for approval. The individual communities determine these needs through input from municipal agencies and officials, citizens, businesses, civic organizations, service providers, and other community stakeholders.

## **Describe the jurisdiction's need for Public Services:**

The needs for public services within the Nassau Urban County Consortium include programs for veterans, seniors, youths, disabled, and other low-income persons. Public service needs are also in the form of various activities, such as workforce and job training programs, counseling, education, and other activities to assist various persons in need. The Non-Housing Needs Committee identified the following needs:

### Workforce Development

- There is a need for more programs and job training to provide entry level employment for younger adults who do not attend college. NC BOCES provides such programs but there is a need for more.
- Office of Minority Affairs provides weekly resume assistance and job placement for individuals, but additional support is needed to address demand.
- English language classes are needed for entry to the workforce.
- Need for wraparound services to support people looking for work, including chemical dependency, childcare, and mental health.
- Individuals, particularly older mothers and fathers who are re-entering the labor market. The Nassau County Women's Center supports this cohort, and resources are needed.
- Need to re-employ underemployed immigrants, many of whom have credentials in their home country that do not qualify in US. They also need assistance with licensing costs and English language services.
- Need for retraining workers who have been laid off. There is an existing manufacturing sector in need for trained workers in the trades. Identified need to connect community college and high school students.
- IT certification needs.
- Education services to address high school graduates who are not meeting basic requirements of entry level jobs.
- Programs to address unemployment for severely disabled. In 2023, the unemployment rate was 4.8% in Nassau County, but 12.0% for the disabled. This number is significantly higher for the severely disabled. Many have good skills but are discounted from employment during the interview process. Need for enforcement of 55A and 55B programs.
- Transportation is needed by many populations to get to services, job training, and jobs.

### Youth

- Need after school programs, including programs linked to job training for older students.
- Need summer employment for youth.
- Vocational training for high school students, particularly through the existing BOCES program.
- Children of immigrants are often isolated and need assistance.

- Childcare and full-day pre-K is needed for younger kids.
- Training is needed for more pre-K teachers.
- Youth disengaged from the educational system are particularly at-risk and need access to services.
- Students experiencing school avoidance need mental health services and/or access to alternative education, and transitional services to help them return to school.

#### Mental Disabilities

- Chemical dependence treatment is a significant need. This population also needs retraining to get back into the workforce.
- Need for more outpatient facilities and transportation to get there.
- Case workers are needed to help people get access to comprehensive services.

#### Seniors

- More seniors are taking care of grandchildren (especially when parents are struggling from opioid addiction). They need transportation, respite and other services.

#### Veterans

- Need transportation to services.
- Chemical dependency services.
- Homelessness services.
- Mental health services.

#### **How were these needs determined?**

These needs are determined by assessing these population groups and collaborating with the governmental agencies and non-profit organizations that provide these services and work with populations in need.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

During the latter half of the 20th Century, Nassau County evolved from a bedroom community that relied heavily on New York City to a largely self-sufficient, densely developed suburban and urban county.

During the post-World War II building boom, Nassau County's proximity to New York City and its large undeveloped tracts of land led to significant housing construction and population growth. Large residential subdivisions and single-family homes were developed in the County.

New challenges have developed over the past few decades as Nassau County has matured into a suburban landscape. Significant increases to housing cost have led to shortages in housing availability, particularly for seniors, young families, and low-income households. Adding to the challenges of significant increases to the cost of housing, in 2007 the United States economy slid into a recession, resulting in skyrocketing rates of unemployment and foreclosures. This led to even greater challenges for community development programs in the County. While the economy has improved, the County still faces strains from high taxes, utility costs, and the nuisance of foreclosed and vacant homes, thereby maintaining demand for subsidized housing. During and continuing beyond the COVID-19 pandemic, Nassau County experienced a significant surge in housing demand coupled with limited supply. This resulted in rapidly escalating home prices, making housing increasingly unaffordable for many residents. The crisis exacerbated preexisting shortages in affordable housing, leaving low and moderate-income families struggling to find suitable accommodations. As remote work became more widespread, the area saw an influx of buyers seeking suburban homes, further straining the market. Consequently, the affordability gap widened, pushing potential homeowners and renters into more precarious living situations and limiting access to housing in desirable neighborhoods.

Changes in market conditions, along with generational shifts and other factors, are leading to a change in market preferences in Nassau County. Young families are less likely to want to become homeowners, and those that do are finding it difficult to find smaller homes. In terms of rentals, there is a shortage of multifamily housing, a scarcity of housing for very low-income populations, and a need for units with more bedrooms for larger families. In general, there is an increased desire for housing near employment and transit options. The County has been promoting transit-oriented development, specifically mixed-use, mixed-income and multifamily housing located within walking distance of Long Island Rail Road stations, throughout the County, and will continue to prioritize this type of development.

The median age in Nassau County has been slowly, but steadily, growing older. As the County's population continues to age, there is a need for affordable assisted living, affordable multifamily units, and assistance with home maintenance for those who wish to remain in their owned home.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

As indicated in the table below, there are 473,238 housing units within Nassau County. According to the table Unit Size by Tenure, approximately 81.1% of residential units are owner-occupied. The primary type of housing within the County is single-family detached homes and, in particular, those that have 3 or more bedrooms.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	362,656	77%
1-unit, attached structure	14,210	3%
2-4 units	36,901	8%
5-19 units	18,637	4%
20 or more units	39,718	8%
Mobile Home, boat, RV, van, etc	1,116	0%
<b>Total</b>	<b>473,238</b>	<b>100%</b>

Table 28 – Residential Properties by Unit Number

Data Source Comments:

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,678	0%	6,831	8%
1 bedroom	11,367	3%	23,742	28%
2 bedrooms	36,463	10%	26,040	31%
3 or more bedrooms	315,544	86%	28,302	33%
<b>Total</b>	<b>365,052</b>	<b>99%</b>	<b>84,915</b>	<b>100%</b>

Table 29 – Unit Size by Tenure

Alternate Data Source Name:

2016-2020 ACS

Data Source Comments:

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the HUD Picture of Subsidized Housing (2024), Nassau County has approximately 11,518 housing units with some type of federal assistance. Of these, 3,249 are public housing. There are 5,417 HUD Section 8 Housing Choice Vouchers which provide vouchers to low-income families, the elderly, and disabled to rent from private landlords in units at or below the area Fair Market Rent. There are 2,751 HUD Section 8 New Construction/Substantial Rehabilitation units which is a project-based rental

assistance program for low-income families. There are 46 Section 202 housing units for low-income elderly individuals. This program ensures rent affordability for seniors by covering the gap between tenant contributions (capped at 30% of their income) and actual operating costs. This helps maintain properties and offer supportive services like transportation and daily living assistance to elderly residents. There are 54 Section 811 housing units for low-income individuals with disabilities. This program provides rental subsidies for disabled individuals, ensuring tenants pay a manageable portion of rent. It promotes independent living and community integration by covering the difference between tenant payments and housing project costs, along with providing necessary supportive services. These units serve seniors, families, and special needs populations and are primarily targeted to extremely low and low-income households. The HOME program funds are used for low and moderate-income housing. New York State administers the Low Income Housing Tax Credit (LIHTC) program which provides tax credits to developers of affordable multifamily housing. There are approximately 3,302 LIHTC units in Nassau County. The NYS Mitchell Lama program provides subsidies to developers in exchange for providing middle-income rental housing. There are 624 Mitchell Lama rental housing units in Nassau County. Mitchell Lama also has a homeownership component targeting middle-income individuals. Nassau County also has approximately 6,841 (2023) rent stabilized units.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No specific affordable housing units are expected to be lost. However, if rents continue to increase some affordable housing units may no longer be considered as affordable.

**Does the availability of housing units meet the needs of the population?**

The availability of housing units does not meet the needs of the County's population. According to the Consolidated Plan committees, affordable units often are not affordable to households with very low income, and more units of all types are in demand. In addition to a lack of availability, another problem faced by the County is a lack of accessibility in buildings. Many housing structures in the County were built several decades ago and some do not have accessibility measures, such as ramps, elevators, and accessible walkways needed for elderly and physically challenged tenants to access apartments. This is especially an issue in senior housing facilities.

**Describe the need for specific types of housing:**

The Housing Needs Committee identified affordable housing as a major need within Nassau County, specifically affordable housing for small households (both elderly and young populations). There is a significant demand for one-bedroom units, indicating a trend toward smaller households and possibly reflecting shifts in demographics, such as an increase in single-person households, young professionals, or downsizing retirees. This underscores the necessity for developing more one-bedroom units to accommodate individuals who prefer compact living spaces or have budget constraints.

The presence of long waiting lists for public housing and Housing Choice vouchers highlights a shortage of available units, exacerbating the housing supply crisis. This situation necessitates accelerated development projects or policy interventions to increase the availability of housing, particularly affordable options, to meet community needs and reduce wait times for those seeking accommodation.

There is a strong need for housing that is strategically located near transportation hubs, reflecting the importance of accessibility. Such proximity offers residents convenience and connectivity, appealing especially to commuters, those who prefer car-free living, and low income households. Enhancing infrastructure around these areas can support economic growth and create vibrant, connected communities. This housing typology is also well suited for the aging population who want to age in place after they leave their previous, larger homes.

Young people are expressing a preference for large studio apartments equipped with essential amenities like broadband internet. This preference highlights a desire for affordable, flexible living spaces that accommodate modern lifestyles.

## **Discussion**

The overwhelming majority of residential units within the County are single-family detached dwelling units, representing approximately 76.6% of all residential units. 81% of the residential units within the County are owned while 19% are renter-occupied. The majority of owner-occupied residential units within the County also contain 3 or more bedrooms (86.4%). The County needs to expand its housing opportunities to include more multifamily housing, providing a greater variety of housing options, meeting the increasing demand, and providing more affordable housing options.

The accessibility of good quality, diverse, and affordable options for housing is especially important now as residents of Nassau County are impacted by significant increases in housing costs, that were impacted by consistently strong demand for housing since the onset of the COVID-19 pandemic. This has contributed to a scarcity of affordable options, causing stress on low-income families and individuals who are competing for limited housing supply.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

As shown in the Cost of Housing table, median home values have increased by 17.5% and median contract rent has increased 18.9% since the year 2015, according to American Community Survey (2011-2015 and 2016-2020) data. Affordability is expected to remain low due to lack of available sites to pursue development and high demand for both sale and rental units, among other factors.

### Cost of Housing

	Base Year: 2015	Most Recent Year: 2020	% Change
Median Home Value	446,400	524,400	17%
Median Contract Rent	1,437	1,708	19%

Table 30 – Cost of Housing

**Alternate Data Source Name:**

2015 ACS (Base Year), 2020 ACS (Most Recent Year)

**Data Source Comments:**

Rent Paid	Number	%
Less than \$500	5,640	7.1%
\$500-999	6,269	7.9%
\$1,000-1,499	13,786	17.3%
\$1,500-1,999	21,449	26.9%
\$2,000 or more	32,686	40.8%
<b>Total</b>	<b>79,830</b>	<b>100%</b>

Table 31 - Rent Paid

**Alternate Data Source Name:**

2016-2020 ACS

**Data Source Comments:**

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	4,335	1,980
50% HAMFI	3,865	7,420
80% HAMFI	5,940	17,385
100% HAMFI	6,285	19,645
<b>Total</b>	<b>20,425</b>	<b>46,430</b>

Table 32 – Housing Affordability

**Alternate Data Source Name:**

2016-2020 CHAS

**Data Source Comments:**

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,708	2,144	2,508	3,246	3,521
High HOME Rent	1,693	1,814	2,179	2,509	2,779
Low HOME Rent	1,367	1,465	1,757	2,030	2,265

**Table 33 – Monthly Rent**

**Alternate Data Source Name:**

2024 HUD FMR and HOME Rents (Nassau-Suffolk)

**Data Source Comments:**

### Is there sufficient housing for households at all income levels?

The Housing Affordability Table above shows that there are 17,600 housing units that are affordable (household spends no more than 30% of gross income on housing costs) to households earning up to 50% of HAMFI. However, the Number of Households Table in Section NA-10 states that there are 102,790 households in the County earning up to 50% HAMFI. The data presented in this Plan show that there are only 4,335 rental units affordable to the 55,525 households earning less than 30% HAMFI. It is unlikely that there are enough owned housing opportunities for these households. These tables also indicate that there are 23,325 housing units affordable to the 54,865 households who earn >50-80% HAMFI, suggesting that the ability to find affordable housing is more difficult for the lowest income households.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Based on the significant increases in both rent and home values, the affordability of housing is likely to continue to decrease. According to the Housing Needs Committee, more households are choosing to rent in Nassau County, due to the costs of homeownership and high taxes. The increased number of renters, along with the limited supply, is driving up rental prices throughout the County. The Committee also identified regulatory hurdles, like zoning rules that limit heights, as inhibiting potential multifamily housing production. During and continuing beyond the COVID-19 pandemic, Nassau County experienced a significant surge in housing demand coupled with limited supply. This resulted in rapidly escalating home prices, making housing increasingly unaffordable for many residents. The crisis exacerbated preexisting shortages in affordable housing, leaving low and moderate-income families struggling to find suitable accommodations. As remote work became more widespread, the area saw an influx of buyers seeking suburban homes, further straining the market. Consequently, the affordability gap widened, pushing potential homeowners and renters into more precarious living situations and limiting access to housing in desirable neighborhoods. Changes in market conditions, along with generational shifts and other factors, are leading to a change in market preferences in Nassau County. Young families are less likely to want to become homeowners, and those that do are finding it difficult to find smaller homes. In

terms of rentals, there is a shortage of multifamily housing, a scarcity of housing for very low-income populations, and a need for units with more bedrooms for larger families. The persistent demand for rentals and homeownership will continue, driven by insufficient housing supply, leading to reduced affordability.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to HUD User, the FY 2024 Fair Market Rents include \$1,708 for efficiency units, \$2,144 for one- bedroom units, \$2,508 for two-bedroom units, \$3,246 for three-bedroom units, and \$3,521 for four-bedroom units. The average HOME rent for efficiency units is \$1,530, for one-bedroom units is \$1,640, for two-bedroom units is \$1,968, for three-bedroom units is \$2,270, and for four-bedroom units is \$2,522.

The median contract rent (units of all sizes) for Nassau County is \$1,708 according to the table above. A review of the various real estate listings on [www.apartments.com](http://www.apartments.com) during April 2025 reveal a range of \$1,100-\$3,650 for a studio or one-bedroom apartment, \$1,920-\$6,380 for a two-bedroom apartment or house, and \$1,200-\$8,200 for a three-bedroom apartment or house.

The rents for one, two and three bedroom units are higher than HOME/Fair Market Rents, and of the 2020 median contract rent, which could impact the preservation of affordable housing if landlords decide to charge higher rents or to develop mostly market rate housing. The review of the public listing also reveals that most rentals in the County are apartment buildings and that apartments located above stores are rare.

The lack of affordable housing units and the disparity between average rents and Fair Market Rents for some types of units underscores the need to both produce new affordable housing and preserve existing affordable housing. As such, the County will continue to include both strategies as high priorities in its Consolidated Plan.

**Discussion**

A search for current rental listings illustrates the difficulty of finding affordable housing in the County. New affordable units are needed to keep up with demand and existing affordable units need to be preserved. Nassau County has taken a proactive position related to financing and encouraging the redevelopment of existing affordable housing with long-term affordability provisions. Production of new units and continued preservation of existing units will continue to be significant goals for the County.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section discusses the condition of housing within the County, based on the housing conditions defined in the Needs Analysis (including (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%). The aging housing stock, need for accessibility accommodations for seniors, and need for housing rehabilitation is also reviewed.

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

In accordance with HUD instructions in preparing this plan, “standard conditions” is defined as meeting all local codes. “Substandard” has been defined as all units identified by HUD as overcrowded, and units not meeting local codes. “Suitable for rehabilitation” is defined as units where the cost of rehabilitation is less than 75% of the replacement value.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	121,291	33%	40,300	47%
With two selected Conditions	2,235	1%	4,650	5%
With three selected Conditions	109	0%	244	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	241,417	66%	39,721	47%
<b>Total</b>	<b>365,052</b>	<b>100%</b>	<b>84,915</b>	<b>99%</b>

Table 34 - Condition of Units

Alternate Data Source Name:

2016-2020 ACS

Data Source Comments:

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15,498	4%	6,894	8%
1980-1999	22,604	6%	10,083	12%
1950-1979	204,174	56%	41,924	49%
Before 1950	122,776	34%	26,014	31%
<b>Total</b>	<b>365,052</b>	<b>100%</b>	<b>84,915</b>	<b>100%</b>

Table 35 – Year Unit Built

Alternate Data Source Name:

2016-2020 ACS

Data Source Comments:

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	326,950	90%	67,938	80%
Housing Units build before 1980 with children present	50,470	14%	12,830	15%

**Table 36 – Risk of Lead-Based Paint**

**Alternate Data Source Name:**

2016-2020 ACS and 2016-2020 CHAS

**Data Source Comments:** 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	N/A
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

**Table 37 - Vacant Units**

**Alternate Data Source Name:**

2016-2020 ACS

**Data Source Comments:** According to the 2016-2020 ACS, there are 23,271 vacant units in Nassau County. Other information, including abandoned vacant units, REO properties, and abandoned REO properties is not provided in the ACS and the County does not have an alternate data source for this information.

## Need for Owner and Rental Rehabilitation

Approximately 37.5% of the housing stock is experiencing one of the selected conditions (including (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%), reinforcing the need for residential rehabilitation for both owner and renter-occupied housing units, whether due to a housing deficiency or the need to preserve affordable housing to reduce cost burden.

The County also has an older housing stock, with 33.6% of owner-occupied housing and 30.6% of renter-occupied housing built before 1950. Approximately 96% of the County’s housing stock is over 40 years old. Older homes require continued maintenance and the occasional renovation. Maintenance of older homes is often deferred due to the high construction costs on Long Island. Seniors with limited income and decreased mobility often find it especially difficult to maintain their homes.

Housing rehabilitation helps to preserve affordable housing and allows older households to stay in their homes longer. As the County population continues to age, there is a greater need to add accessibility features including ramps and modified bathrooms.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Most of the County's housing stock, 55.9% of owner occupied units and 49.4% of renter occupied units, were built between 1950 and 1979 which increases the chance of lead-based paint hazards. Lead was banned from residential paint products in 1978. Very little lead-based paint was used in New York State after the early 1960s. The presence of lead-based paint itself does not constitute a hazard as it must be flaking, chipping, or creating dust to be considered unsafe. Houses in the Consortium's residential rehabilitation programs are checked for lead-based paint before any work begins and remediated if necessary. The Nassau County Office of Community Development does not have data for the number of housing units with lead-based hazards but has not seen a significant need for lead based paint abatement in recent years.

In 2024, 227 housing units in the Consortium were inspected and had hazards removed through the CDBG program. Note that these figures only include the number of housing units inspected and abated through the CDBG program. Lead based paint in some homes is abated privately or through other County programs. Nassau County will continue to arrange for testing to be performed in coordination with its Residential Rehabilitation Program and all regulatory requirements.

### **Discussion**

Approximately 33% of all housing units were constructed before 1950 and 55% of all housing units were constructed between 1950 and 1979, leaving only 12% of the housing stock constructed within the past 46 years. Further, approximately 36% of all units are currently experiencing one or more selected housing conditions. There is a demonstrated need for housing rehabilitation in Nassau County. The County has found that most of the units in need of rehabilitation are structurally and financially feasible for such rehabilitation. The County, and the Consolidated Plan Committees have further found that with the severe lack of, or high cost of, developable land for the construction of new affordable housing units, housing rehabilitation is an important part of the strategy for preserving the stock of affordable housing.

The County also notes a need for seniors to have accessibility modifications made to their homes so that they may live in their homes longer. While these units may not be considered "substandard" by the definition presented in this section, these housing units provide a significant opportunity for the County to further maintain its current stock of affordable homes. This strategy is also important as the County population grows older and more seniors age in place.

As the growing demand for housing affects affordability to residents of Nassau County, programs that promote residential rehabilitation will be in higher demand. With housing costs exceeding wage growth, residents and landlords may struggle to maintain the homes they own. Assisting residents who have been impacted by significant housing cost increases will be paramount to maintaining existing affordable units.

## **MA-25 Public and Assisted Housing – 91.210(b)**

### **Introduction**

Within the Nassau Urban County Consortium, there are nine public housing authorities (PHAs). These include the Town of Hempstead Public Housing Authority, Town of Oyster Bay Public Housing Authority, City of Long Beach Public Housing Authority, Village of Great Neck Public Housing Authority, Village of Hempstead Public Housing Authority, Village of Freeport Public Housing Authority, and Village of Rockville Centre Public Housing Authority. Collectively, according to the HUD Picture of Subsidized Housing (2024), these housing authorities operate and manage 3,249 units of public housing. The majority of these public housing units are designated as senior housing although some are designated as family housing units. Consistent with the national trend over the past few decades, there has been a significant increase of public housing units converting to Section 8 or other voucher programs. This transition is largely driven by efforts to address funding challenges, improve housing conditions, and increase flexibility for tenants.

The housing agencies maintain approximately 1,627 Section 8 Housing Choice Vouchers. The Glen Cove Community Development Agency additionally has 340 Housing Voucher Units. The Nassau County Office of Housing previously managed Housing Choice Voucher units. However, since 2022 the non-profit Community Development Corporation of Long Island (CDLI) has managed the program, which consists of 5,417 Housing Choice Vouchers for Nassau County. Additionally, there are 2,751 Project Based Section vouchers that are primarily managed by the property owners or management companies that contract with the PHA.

Many PHA buildings are older and require significant work, but there is a lack of funding to provide maintenance and the staff to maintain units and facilities. With tenants aging in place, many buildings and units need updates to accessibility in addition to the deferred maintenance. With the rising cost of housing in Nassau County, more units for families are needed as well.

## Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	3,249	8,168	2,751	5,417	0	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 38 – Total Number of Units by Program Type**

**Alternate Data Source Name:**

PIC (PIH Information Center)

**Data Source Comments:**

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are nine separate public housing authorities in Nassau County, operating a total of 3,249 units of public housing. The most up to date physical inspection scores for public housing facilities range from May 2017 to February 2020 and were retrieved from the HUD Office of Policy Development and Research. HUD has established uniform physical inspection procedures that allows public housing authorities to score up to 100 (the highest score). Points are deducted from the total score for deficiencies. Deficiencies are weighted so that more critical issues will deduct more points than a less critical issue. The inspections assess conditions on the site, building exterior, building systems, common areas, and dwelling units. The National Standards for the Physical Inspection of Real Estate (NSPIRE) system to improve and standardize the inspection process of HUD-assisted properties was officially mandated to begin for all properties on January 1, 2023. Although there are nine existing PHAs, only seven (as described above) currently manage housing units deemed public housing.

The Village of Freeport Housing Authority has a total of 250 housing units. Three of the developments have inspection scores of 80 and 94.

The City of Long Beach has a total of 374 units. The inspection scores for two of these developments are 58 and 90.

The Town of Hempstead Housing Authority maintains 1,309 units of public housing. These include 1,248 senior units and 61 family units. The average inspection scores for the housing authority range from 64 to 87.

The Town of Oyster Bay Housing Authority maintains a total of 911 units, 642 of which are dedicated senior/disabled units. These developments range in average inspection scores from 85 to 95.

The Village of Hempstead Housing Authority maintains 280 units. There are 218 senior units and 62 family units. The average inspection scores for these developments range from 84 to 88.

The Village of Rockville Centre Housing Authority maintains 50 senior housing units in one development. The average inspection score for this development is 88.

The Village of Great Neck Housing Authority maintains 75 senior housing units. The average inspection score for this development is 75.

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There is an ongoing need and effort to restore and revitalize public housing units throughout the County. Restoration and revitalization needs vary by facility but generally include needs such as: roof repair or replacement, exterior landscaping and furniture upgrades, lobby restoration, security system improvements, elevator maintenance or replacement, kitchen and bathroom restoration, mechanical system updates, drainage systems repairs, and accessibility conversions.

A lack of funding often impedes progress in restoring and revitalizing public housing units. Some of the housing authorities have privatized or taken part in HUD programs such as Rental Assistance Demonstration (RAD) or Voluntary Streamline Conversion to assist with funding and to able to make these necessary repairs and upgrades.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

PHA strategies for improving the living environments of low-moderate-income resident families are as follows:

- Continue to upgrade landscaping, security cameras and properties
- Upgrade the streets and walkways
- Upgrade heating and electrical systems in the units
- Update baths and kitchens
- Fix worst offending units first
- Maintain decent low income and affordable housing
- Plan activities like tai chi and nutrition classes for residents

### Discussion:

Overall, the public housing units in Nassau County are well operated and maintained, although as noted in the Public Housing Condition section above, some developments are in need of substantial improvements to improve the living environment and accessibility for residents. Given a lack of funding and developable land, the addition of new public housing units is typically not feasible.

The seven out of nine public housing authorities with public housing units will continue to utilize available funding, implement structural and programmatic improvements to their public

housing developments, and take participate in HUD programs to continuously improve the living environment of the families who reside there.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The Long Island Continuum of Care (CoC) was designated by HUD to oversee the regional strategy for ending homelessness. The CoC allocates funding for programs including transitional housing, emergency shelter, permanent supportive housing, and supportive service programs.

The CoC is an open committee, consisting of members of non-profit organizations, government entities, grassroots and faith-based organizations, as well as consumers. The mission of this group is strategic planning, networking and coordination of housing and services to ensure a seamless continuum of care for homeless persons in the region. The ultimate goal is the reduction/elimination of long-term homelessness through the development and maintenance of programs, increase in access to housing and services for the homeless, and prevention activities.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	754	412	12	192	0
Households with Only Adults	833	526	2	222	0
Chronically Homeless Households	0	0	0	265	0
Veterans	0	0	0	44	0
Unaccompanied Youth	6	0	0	0	0

**Table 40 - Facilities and Housing Targeted to Homeless Households**

**Alternate Data Source Name:**

Long Island CoC HMIS

**Data Source Comments:**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The Nassau County Department of Social Services works to provide homeless persons with shelter placements and assists with emergency housing needs. Additionally, public service programs are carried out by numerous non-profit organizations throughout the County. These public service programs include assistance with employment training; food pantries/soup kitchens; substance abuse prevention; mental health counseling; crime awareness; fair housing counseling, testing and enforcement; English as a Second Language (ESL) training; veteran's organizations; economic development; and public health programs.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The following is a list of homeless facilities in the County:

- Bethany House of Nassau County Corp.
- Bridges of Greater NY
- Community Housing Innovation
- Glory House Recovery, Inc.
- Gospel of Peace International (GOPI)
- Family & Children's Association
- Mommas House
- Peace Valley Haven
- The INN (The Interfaith Nutrition Network)
- The Safe Center
- A&R Multi-Service, Inc.
- ADDD/ADHD Housing Group
- B&B House LLC
- Broken but not Destroyed
- Clear the Way Support Services
- Dignity Enterprise
- HDDIC, Inc.
- Horizon Hearts
- Leah's Home
- Allen Shelter
- New Beginning
- Regina Residence

- Smilie Hearts

Collectively, these organizations provide emergency shelter, transitional housing and services, rapid rehousing, housing services, substance abuse treatment, homeless prevention, and other social services aimed at lifting individuals and families out of poverty and into safe, stable, and permanent housing. Specialized services are available for homeless men, women and children, pregnant women, the re-entry population, chronically homeless, runaway and at-risk youth, veterans, and other populations.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special needs populations must also have their needs assessed and analyzed regarding supportive housing. These populations include the elderly, frail elderly, persons with disabilities (whether it is mental, physical, or developmental), persons with mental illnesses, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, domestic violence victims, and any other type of special needs populations within Nassau County. The CoC works to assist populations that are in need of supportive housing. The CoC utilizes HUD funds on behalf of Nassau County service providers and housing developers for the acquisition and rehabilitation of housing for transitional and permanent housing for the homeless and special needs homeless. HOME program funds may also be used to assist with the development and/or rehabilitation of group homes benefitting the mentally disabled.

There has been a greater push for workforce development and related programs in the County in the last few years. Workforce programs apply to persons of all ages, those with disabilities and other special needs, and veterans.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

### Elderly

Nassau County is increasingly aging, requiring increased services and supportive assistance. The frail elderly are defined as persons 75 years and older. In 2020, approximately 8% of the County's population was considered frail elderly.

Many elderly prefer to age in place and remain living in their communities, needing appropriate housing and programs to ensure the living environments of aging residents remains viable and accommodating over time. This challenge involves addressing substandard maintenance of owner and renter properties, rental subsidies, financial assistance for homeowners, accessibility, and a variety of affordable housing alternatives that integrate accessible design and access to congregate meals, supportive assistance and health related care. Hygiene, nutrition and transportation services are also needed, as are senior supportive housing and assisted living facilities.

The Nassau County Office of the Aging has programs to assist the elderly and frail elderly, including: transportation, referral assistance, case management, Alzheimer's service, legal assistance, delivered meals, congregate meals, counseling, day care, health promotion, employment service, recreation, long term care service, housing assistance, weatherization, and energy assistance. Many calls for assistance to the Office of the Aging are for housing and transportation. PHAs operate public housing and Section 8 programs but currently have extensive waiting lists for seniors.

### Persons with Mental Disabilities

Nassau County provides community residence, supportive housing and independent living facilities for the mentally ill and developmentally disabled. The County needs planning activities and facilities to meet the needs of patients who are being discharged from hospitals and do not have housing. There is currently a mental health housing crisis with numerous people on a waiting list for mental health housing. This does not include several people who are in hospitals because they are too fragile to be released.

Supportive housing is offered to adults with severe psychiatric conditions by several agencies under contract with the New York State Office of Mental Health. The agencies and non-profits include, but are not limited to:

- Central Nassau Guidance and Counseling Services
- Family Residences and Essential Enterprises (FREE)
- Federation of Organizations for the NYS Mentally Disabled
- Long Island Jewish Medical Center (Northwell Health)
- Melillo Center for Mental Health
- Mental Health Association of Nassau County
- Mercy Haven
- Mercy Medical Center
- Residential Experience in Adult Living
- South Shore Association for Independent Living
- Family and Children's Association
- Catholic Charities
- Hispanic Counseling Center

Per the Consolidated Plan Committee, it is difficult to get individuals into these services. Many of the services provided are not adequate and resources are lacking for those with lower incomes. It can take a long time to receive help as there is also a shortage of psychiatrists on Long Island.

### Alcohol and Drug Addiction Services

The Nassau County Department of Mental Health, Chemical Dependency and Developmental Disabilities Services has oversight responsibility for the non-profit contract agencies providing treatment and/or prevention services and a mobile crisis team. The Nassau County Opioid Treatment Program treats over 600 clients with services such as medication assisted treatment, counseling, nursing services, psychiatric services, acupuncture services, HIV/AIDS testing and education, and coordinated care.

### Persons Diagnosed with HIV/AIDS

Nassau County has HIV/AIDS-Sexually Transmitted Disease Services through the Health Department and an AIDS Services Coordinator through DSS. The Health Department focuses on education, testing and counseling, and referral. The HIV/AIDS Bureau administers the Ryan White Care Act grant, which provides services to those living with HIV/AIDS, including ambulatory care, outpatient medical care, transportation, dental services, emergency financial assistance and client advocacy. DSS is responsible for providing awareness of the availability of services for those with HIV/AIDS.

HOPWA grants funds, administered by the Town of Brookhaven for all of Long Island, are used to provide shelter and other services to persons with HIV/AIDS.

### Physically Disabled

Accessible housing for the severely disabled is essential for growth, development, and success in many areas of an otherwise able individual's life. Without appropriate housing opportunities for the severely disabled, life's day to day challenges are magnified and chances for a stable and secure future are threatened.

The housing needs of the physically disabled vary depending upon the type of disability and the extent of physical barriers that exist in their housing needs. Persons in wheelchairs require barrier free design in entryways, doorways and hallways, and accessible fixtures and appliances. Those on life support systems, using guide dogs, or who have hearing or visual impairments have other housing related needs.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

There is a wide array of treatment, vocational and other support services available in Nassau County, to promote recovery and reduce re-hospitalization. Nassau County provides housing for individuals with a serious mental illness through the Single Point of Access for housing. An application must be completed and include a current psychiatric and psychosocial evaluation. Priorities are based on risk and need. There are three levels of housing, including 24 hour supervised housing, apartment treatment and supportive housing, which is the most independent level of housing. The housing targets various populations of individuals with mental illness and is offered by non-profit agencies under contract with the New York State Office of Mental Health.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The County and non-profit organizations provide a wide array of social services and support programs for the mentally ill, developmentally disabled, those experiencing alcohol/substance abuse, elderly and frail elderly, at risk youth and others. The County allocates CDBG funds for its single-family, owner-occupied residential rehabilitation program. Physically disabled accessibility improvements are undertaken for residents to remain comfortably in their homes. CDBG funds are also allocated to neighborhood revitalization projects including housing. These projects involve acquisition, relocation and clearance of properties with the goal of developing new affordable housing units. HOME funds may then be used for project costs and/or down payment assistance. Public services are also funded through the CDBG program.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Nassau County is not an entitlement/consortia grantee.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The high cost of housing, land, property taxes, limited availability of vacant land, and high demand, are barriers to affordable housing. Property values for parcels of land are cost prohibitive and generally preclude the development of affordable housing and there are few high-density residential sites left in the County. The County and non-profit organizations are searching for ways to secure parcels of land through non-conventional sources, such as land donations and a county land trust.

There is limited funding and strong competition for affordable housing funding. Although the County's annual allocations of CDBG and HOME funds have grown minimally in recent years, there are more requests for funding than monies available. Other Federal and State funds are also limited. Non-profit and for-profit developers seeking to build affordable housing are competing for the same limited pool of funds. Limited funding for not-profits hampers their capacity to provide essential services.

Zoning is another barrier to affordable housing. New York State is a "home rule state" delegating authority over land use directly to local municipalities. In Nassau County, there are 67 separate local municipalities governing land use within their towns, 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 and procedures for approvals. Many jurisdictions have exclusionary zoning policies which limits the potential for developing diverse and higher density housing options.

Typically, not-profits are the most active in the creation of new, affordable housing. However, several non-profits do not have the staff, financial or technical resources to undertake numerous projects; they are often run by volunteer boards or one hired staff person. Many funding sources do not fund staff salaries or hiring to handle the technical or administrative work necessary.

Inadequate lending performance and practices result in long-term and far-ranging community problems and disinvestment. Disinvestment in a neighborhood by its lenders reduces housing financing options for borrowers and weakens competition in the mortgage market for low and moderate-income neighborhoods. High mortgage costs, less favorable mortgage loan terms, deteriorating neighborhoods, reduced opportunities for home ownership or home improvement, and the lack of affordable housing are some of the consequences of inadequate lending performance. Financial decay in the business sector as well as in the private sector is also a result of disinvestments in the form of business relocation, closure and bankruptcy.

Discrimination in the local housing market remains a significant impediment to fair housing. Most often discrimination in Nassau County is based on race, disability and source of income, although other forms of discrimination are also present. Discrimination limits access to affordable housing for certain groups and can lead to the concentration of marginalized groups in certain neighborhoods with limited resources and services.

Neighborhoods with abandoned and deteriorating housing has been identified as an impediment to fair housing because they do not have the physical amenities of newer neighborhoods necessary for disabled and senior residents. There is also an insufficient understanding of reasonable accommodations and ADA compliance, hindering housing choice and imposing financial burdens for disabled populations.

Transportation links are an essential component to successful fair housing. Residents without access to commercial areas or employment centers are limited in where they can seek employment or shop for goods and services. Inadequate transportation routes limit the selection of housing to neighborhoods within transportation service areas.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Complementing the housing market analysis, the economic development market analysis analyzes the employment characteristics of the Nassau County workers. This analysis provides insight into which sectors employ the most workers and the types of business sectors in demand. Other characteristics that contribute to understanding the County’s workforce include educational attainment, unemployment rates, travel duration for commutes, and median earnings of these workers. Economic trends and other economic development initiatives are also assessed.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,520	129	0	0	0
Arts, Entertainment, Accommodations	49,706	33,952	7	7	0
Construction	41,008	27,408	6	6	0
Education and Health Care Services	202,185	149,889	30	33	3
Finance, Insurance, and Real Estate	70,847	35,241	10	8	-2
Information	18,203	8,251	3	2	-1
Manufacturing	27,141	13,699	4	3	-1
Other Services	24,923	20,359	4	4	0
Professional, Scientific, Management Services	97,375	66,884	14	15	1
Public Administration	32,209	0	5	0	-5
Retail Trade	65,353	62,453	10	14	4
Transportation and Warehousing	38,877	18,583	6	4	-2
Wholesale Trade	14,430	21,743	2	5	3
Total	683,777	458,591	--	--	--

**Table 41 - Business Activity**

**Alternate Data Source Name:**

2020 ACS (Workers), 2020 Longitudinal Employer

**Data Source Comments:** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	714,915
Civilian Employed Population 16 years and over	684,857
Unemployment Rate	4.10
Unemployment Rate for Ages 16-24	11.90
Unemployment Rate for Ages 25-65	3.40

**Table 42 - Labor Force**

**Alternate Data Source Name:**

2016-2020 ACS

**Data Source Comments:**

Occupations by Sector	Number of People
Management, business and financial	324,589
Farming, fisheries and forestry occupations	1,013
Service	107,950
Sales and office	156,732
Construction, extraction, maintenance and repair	43,448
Production, transportation and material moving	52,138

**Table 43 – Occupations by Sector**

**Alternate Data Source Name:**

2016-2020 ACS

**Data Source Comments:**

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	283,814	46%
30-59 Minutes	190,382	31%
60 or More Minutes	148,236	24%
<b>Total</b>	<b>622,432</b>	<b>100%</b>

**Table 44 - Travel Time**

**Alternate Data Source Name:**

2016-2020 ACS

**Data Source Comments:**

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	51,174	2,200	15,506
High school graduate (includes equivalency)	132,006	5,808	31,285
Some college or Associate's degree	166,037	7,472	30,883
Bachelor's degree or higher	354,320	8,858	45,353

**Table 45 - Educational Attainment by Employment Status**

Alternate Data Source Name:

2016-2020 ACS

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,055	4,814	7,932	14,918	15,863
9th to 12th grade, no diploma	7,410	5,738	4,967	12,805	12,818
High school graduate, GED, or alternative	28,704	25,913	24,181	81,912	76,042
Some college, no degree	44,577	23,297	20,606	59,956	35,806
Associate's degree	7,830	13,181	13,279	35,718	13,605
Bachelor's degree	25,211	52,377	49,295	99,431	40,959
Graduate or professional degree	3,260	32,519	42,400	78,298	46,470

**Table 46 - Educational Attainment by Age**

Alternate Data Source Name:

2016-2020 ACS

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	29,084
High school graduate (includes equivalency)	40,408
Some college or Associate's degree	51,608
Bachelor's degree	76,513
Graduate or professional degree	94,141

**Table 47 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:

2016-2020 ACS

Data Source Comments:

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The top five employment sectors within Nassau County include Education and Health Care Services; Professional, Scientific, Management Services; Retail Trade; Finance, Insurance, and Real Estate; and Arts, Entertainment, and Accommodations.

**Describe the workforce and infrastructure needs of the business community:**

The unemployment rate for the portion of the labor force ages 16-24 is 11.9%, which is 8.5% higher than the unemployment rate for the labor force with workers ages 25-65 (3.4%). Although this high unemployment rate may be attributed to enrollment in higher education, job creation and training should be geared towards serving this portion of the labor force.

One of the major obstacles job seekers in Nassau County face is transportation to jobs and job centers. Transit options in Nassau County are not robust enough to help those who do not have cars to reliably access jobs, interviews, and job training.

As noted in NA-50, according to the Housing Committee, there is a need for more alternatives to college. The Nassau Board of Cooperative Education Services (BOCES) provides options for job training for students who do not attend college, but there is a need for more programs such as this for entry level employment. BOCES classes (construction, trades, health care, other entry level jobs) are typically attended by individuals aged 25-30. Enrollment in BOCES programs is limited due to funding, and more popular trades must turn away applicants. There is an existing manufacturing sector in need for trained workers in the trades. They also identified a need to connect community college and high school students with local internships and community partners. Education services to address high school graduates who are not meeting basic requirements of entry level jobs. There is a need to promote careers in trades and addressing the stigma associated with not attending college. English language classes are needed for entry to the workforce. They also identified individuals, particularly older mothers and fathers who are re-entering the labor market who may need additional training and educational opportunities.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Communities in Nassau County have received funding through both the Downtown Revitalization Initiative (DRI) and NY Forward program. The DRI was created in 2016 to revitalize downtowns and neighborhoods in all ten regions of the State to serve as centers of activity and catalysts for investment. NY Forward was created in 2022 to revitalize smaller and rural communities throughout the State. Both programs are helping to improve downtowns by enhancing economic development, promoting quality

of life, and fostering development. The City of Long Beach was awarded \$4.5 million to invest in capital improvement through the NY Forward program in 2024. The goal of the program is to spur economic development in Long Beach to promote job growth and urban vitality. Projects supported by the program include renovation to the Kennedy Plaza civic space, improved streetscape and pedestrian conditions, new commercial building with performance space, and the facilitation of workforce housing in the North Park neighborhood. The Village of Mineola was selected as a NY Forward community in 2024. Funding will be awarded for selected projects that have the greatest potential to jumpstart revitalization and generate new opportunities for long-term growth.

In 2025, the Village of Hempstead received a \$10 million DRI award to transform its Main Street into a thriving hub of activity, community, and commerce. Specific community goals include creating a broad mix of housing opportunities, increasing business and service offerings, enhancing cultural arts and fostering recreation and entertainment. That same year the Village of Farmingdale received a \$4.5 million NY Forward award focusing on projects that will advance an active downtown with a strong sense of place. The Village seeks to attract new businesses, encourage a diverse population, improve downtown living and quality of life, and enhance the pedestrian walkability and cyclability of the downtown. Three other Nassau County communities were awarded \$10 million through the DRI program in previous rounds: Westbury in 2016 (Round 1), the Town of Oyster Bay for its Hicksville revitalization in 2017 (Round 2) and the Town of Hempstead for its Baldwin revitalization in 2019 (Round 4). All municipalities are in the process of detailed design and project implementation.

Belmont Park, located in the hamlet of Elmont, is experiencing transformative development with significant investment, highlighted by the opening of UBS Arena in 2021, the premier venue for the NHL's New York Islanders. This 745,000 square foot arena has become a central fixture for sports and entertainment, bolstering local economic growth and employment with thousands of jobs. Infrastructure upgrades are enhancing accessibility, including improved roadways and expanded public transportation facilities. Belmont Park's redevelopment extends to its historic racetrack and a shopping mall to the east (Belmont Park Village) that is currently under construction. Expected to be completed in 2026, the multiyear project to build a new Belmont Park will generate \$1 billion in construction-related economic impact and support 3,700 construction-related jobs. Following the return of thoroughbred racing to Belmont in 2026, additional racing and non-racing activities at the new facility will generate significant State and local tax revenue annually.

Redevelopment of approximately 70 acres surrounding the Nassau Veterans Memorial Coliseum, located in the hamlet of Uniondale, is also currently proposed. Still in the planning stages, this project seeks to create a mixed-use destination with potential for hotels, conference facilities, residential uses, office and research facilities, retail, entertainment, and enhanced public spaces. The project shows significant private investment in the County and will also generate a substantial number of jobs and other economic benefits for the regional and local economy.

## **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to the Business Activity table, across all business sectors there is a significant gap between jobs located in Nassau County and workers who live in Nassau County. In 2020, the 2016-2020 ACS reflected 684,857 workers in Nassau County while there were 458,591 jobs (not including public administration which was not readily available) located in Nassau County, representing a difference of 226,266. This significant disparity where there are fewer available jobs compared to the number of workers can highlight several economic and social challenges. Primarily, this situation suggests higher unemployment rates, as many job seekers compete for a limited number of positions. This mismatch may reflect a skills gap, where the skills held by the workforce do not correspond with what employers are seeking. This indicates a necessity for enhanced training programs and educational reforms to better equip workers for available opportunities. Over time, a mismatch of this nature could hinder regional economic growth, necessitating policy interventions such as investment in job creation or workforce development. The number of workers commuting to New York City exacerbates this mismatch. Nassau County residents often commute to the city for work, drawn by more abundant employment opportunities and potentially higher wages. This commuting pattern can further reduce the local labor supply for available jobs within Nassau County, complicating the local job market imbalance. As a result, even though Nassau County may have a surplus of job seekers on the surface, the actual local job market can appear tighter because many potential workers are absorbed by the external labor market of New York City. There is a need for more workers at all educational attainment levels. In Nassau County, there is a strong correlation to median earnings and educational attainment.

High school graduates are struggling to meet the minimum requirements for entry level jobs (9th grade English and math skills) and therefore need access to additional educational resources and job readiness programs.

The County has found that immigrant populations are often underemployed. Many of these individuals may have had significant training and experience in a particular field, but those credentials or a lack of English proficiency prevent them from obtaining a similar job in the United States so they are forced to obtain work in a field for which they are over qualified. Therefore, English classes and assistance with licensing and certification costs are needed to assist this population with entering into higher paying fields for which they are qualified.

There is also a need for additional job opportunities for disabled individuals. This population is often overlooked by employers even when they have the skills and education necessary to perform the job.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Nassau BOCES provides adult education programs, job training courses, ESL, and GED courses. Nassau BOCES also provides disability support services. Nassau County Department of Public Works has a partnership with Nassau BOCES for students who are interested in obtaining technical skills (electrical, plumbing, carpentry, etc.).

The Hempstead Works program also contributes to the Nassau County workforce through its mission of ensuring that skilled workers are available to employers, helping jobseekers to find employment, and fostering economic development. The Occupational Resources Department of the Town of Hempstead assists individuals who are seeking jobs and operates the Hempstead Works Career Center.

The Workforce Investment Boards throughout the County work to coordinate, link and develop workforce activities with economic development strategies. The United Way of Long Island VetsBuild program reduced the number of unemployed veterans on Long Island.

Other partnering agencies and organizations that are also encouraging workforce development include Nassau County Community College, Nassau Placement Network, Job Corps, Long Island Regional Adult Education Network, Economic Opportunity Commission of Nassau County, and Goodwill Industries of Greater NY.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

According to the Long Island REDC 2024 Strategic Plan for Nassau and Suffolk Counties, a key strategy for long-term economic growth includes increased collaboration among academia, the private and public sectors and labor. The REDC identified several goals including a need to work to protect and grow the advanced manufacturing base while encouraging innovation in the life sciences, information technology, clean energy, defense and homeland security industry sectors. These strategies would enhance Long Island's natural assets, grow tourism and encourage continued expansion of Long Island's legacy industries - agriculture and aquaculture. These goals include ensuring Long Islanders have equitable access to economic and housing opportunities regardless of group identity. The Long Island REDC has been supporting investments in housing development and workforce development programs with a focus on attracting and retaining talent. The Long Island REDC engages with private and public

stakeholders to better understand the challenges the region is facing and expands on the strong industries that drive economic growth such as manufacturing, biotech, clean energy and tourism. This Consolidated Plan incorporates this objective in contributing to the improvement of infrastructure, enhancement of local downtowns, and the development of affordable housing for these workers.

## **Discussion**

Collaborative efforts, as emphasized by the REDC, focusing on key sectors and equitable access to opportunities, aim to create diverse jobs and affordable housing for Nassau County residents. To foster economic growth, Nassau County communities have benefited from initiatives like the DRI and NY Forward programs, funding improvements in areas like Long Beach, Mineola, Hempstead, and Farmingdale, as well as earlier recipients. Private investment, such as the Belmont Park redevelopment with UBS Arena and a proposed project near the Nassau Veterans Memorial Coliseum, also contributes to job creation.

Despite these efforts, a significant imbalance exists between Nassau County residents in the workforce and local jobs. This indicates a potential skills gap, exacerbated by residents commuting to New York City. Addressing skill deficiencies and supporting underemployed populations, including those under 25 and immigrants, are essential.

Nassau County's employment landscape, as indicated by the 2016-2020 American Community Survey data, is primarily concentrated in five major sectors: Education and Health Care Services; Professional, Scientific, and Management Services; Retail Trade; Finance, Insurance, and Real Estate; and Arts, Entertainment, and Accommodations. However, a significant disparity exists in unemployment rates across different age groups, with 16–24-year-olds facing 11.9% unemployment, considerably higher than the 3.4% for those aged 25-65. While higher education enrollment may contribute, targeted job creation and training for younger workers are needed. Connecting students with internships and addressing basic skill deficiencies in high school graduates are vital. Promoting trades, providing English language support for immigrants facing underemployment due to language or credentialing issues, and expanding opportunities for individuals with disabilities are also important considerations.

Beyond the inadequacy of public transportation, which hinders access to jobs, interviews, and training for those without vehicles, job seekers in Nassau County also face significant obstacles due to the lack of affordable childcare and accessible transportation options. These deficits create substantial barriers to interviewing for and maintaining employment, particularly for single parents and low-income individuals. Addressing the need for diverse post-secondary options, such as expanding BOCES job training in trades and healthcare (currently limited by funding), is also crucial.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The data provided below (HUD CHAS data, 2016-2020) is broken down by community, but is not based on address, resulting in an unknown number of housing units with more than one housing problem. However, some trends can be observed.

Approximately 35.7% of all households in Nassau County are experiencing cost burden, or paying more than 30% of household income on housing costs. Municipalities within the Consortium that have census tracts with higher percentages of households experiencing cost burden than the County as a whole are: Cities of Glen Cove and Long Beach, and the Villages of Bellerose, East Rockaway, East Williston, Farmingdale, Freeport, Great Neck Plaza, Hempstead, Island Park, Lynbrook, Malverne, Manorhaven, Rockville Centre, South Floral Park, Valley Stream, Westbury and Williston Park. The entirety or portions of census tracts within of the Villages of Freeport, South Floral Park, Manorhaven and Hempstead have rates of more than 50% of households experiencing cost burden. According to HUD CPD (Community Planning and Development) Maps, concentrations of cost burden in unincorporated areas of the Town of North Hempstead are in portions of Manhasset Hill, North New Hyde Park, and Roslyn; in the Town of Hempstead are in portions of Baldwin, Elmont, Franklin Square, Inwood, North Valley Stream, Oceanside, Seaford, and Uniondale; and in the Town of Oyster Bay are in portions of Hicksville and North Massapequa.

In total, Nassau County has 11,660 overcrowded units and 3,540 units lacking complete plumbing or kitchen facilities. Municipalities in the Consortium that have census tracts with the highest percentages (over 5%) of overcrowding are the Cities of Long Beach and Glen Cove, and the Villages of Freeport, Village of Hempstead, Massapequa Park, South Floral Park, Bellerose, Lynbrook, Valley Stream.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Concentrations of racial/ethnic minorities within the County are defined as those areas with a higher percentage of minority populations than the overall County-wide percentages (Black or African-American concentrations over 11% and Hispanic concentrations over 18.4%). These areas include all or portions of Baldwin, Barnum Island, Bellrose, Bethpage, Carle Place, City of Glen Cove, City of Long Beach, East Massapequa, East Meadow, East Rockaway, East Williston, Elmont, Farmingdale, Floral Park, Franklin Square, Freeport, Hempstead, Hicksville, Inwood, Island Park, Jericho, Lakeview, Levittown, Lynbrook, Manhasset, Manorhaven, New Cassel, New Hyde Park, North New Hyde Park, North Valley Stream, Oceanside, Rockville Center, Roosevelt, Roslyn Heights, Salisbury, South Farmingdale, South Hempstead, South Valley Stream, Stewart Manor, Uniondale, Valley Stream, West Hempstead, and Westbury.

Low and moderate-income family concentrations are also present within the County. Low and moderate-income concentrations are defined as Census Tracts and Block Groups where at least 47.1% of the households earn less than or equal to 80% of the County's median family income (according to Low and Moderate Income Survey Data from HUD). The communities with the greatest number of block groups with populations that fall under the low and moderate-income standards include the Village of Hempstead, East Meadow, Freeport, Levittown, New Cassel, Uniondale, Valley Stream, Elmont, and the City of Glen Cove. Communities with both low and moderate-income concentrations and minority concentrations include all or portions of the City of Glen Cove, the City of Long Beach, Baldwin, Barnum Island, Bellerose, Bellerose Terrace, Carle Place, East Meadow, East Massapequa, Elmont, Floral Park, Franklin Square, Freeport, Hempstead, Hicksville, Inwood, Island Park, Jericho, Levittown, Manhasset, New Cassel, New Hyde Park, North New Hyde Park, North Valley Stream, Oceanside, Oyster Bay, Plainview, Plainedge, Rockville Centre, Roosevelt, Roslyn Heights, Salisbury, South Valley Stream, Syosset, Uniondale, Valley Stream, Westbury, and West Hempstead.

### **What are the characteristics of the market in these areas/neighborhoods?**

Because the identified areas are distributed throughout the County, they exhibit a range of housing market conditions. As a suburban area, Nassau County's market has long been dominated by single-family ownership housing; one in which housing prices have been relatively high. Some of the identified locations are within or adjacent to areas with strong markets and higher incomes. Others are themselves extensive areas within which housing markets have long been geared to lower priced units.

### **Are there any community assets in these areas/neighborhoods?**

Significant community assets within Nassau County include various colleges and universities, healthcare facilities, public transit access, roadways and state parks. Colleges and universities include Hofstra University, Molloy University, Adelphi University, Nassau Community College, Farmingdale State College, LIU Post, and the State University of New York at Old Westbury. Hospitals and major community healthcare facilities include Mercy Medical Center, Nassau University Medical Center, North Shore University Hospital, Cohen Children's Medical Center, Long Island Jewish Valley Stream, Glen Cove Hospital, Plainview Hospital, St. Francis Hospital, St. Joseph Hospital, Mount Sinai South Nassau Hospital, and NYU Langone Winthrop Hospital.

Transit access is another major community asset in the County. The Long Island Railroad (LIRR) has 126 stations, 57 of which are in Nassau County. The stations are located in the unincorporated areas of the Town of Hempstead (13 stations), North Hempstead (5 stations) and Oyster Bay (9 stations) as well as in the City of Long Beach, the City of Glen Cove (3 stations), and the Villages of Bellerose, Cedarhurst, East Rockaway (2 stations), East Williston, Farmingdale, Floral Park, Freeport, Garden City (3 stations), Great Neck Plaza, Hempstead Island Park, Lawrence, Lynbrook, Malverne (2 Stations), Massapequa Park, Mineola, New Hyde Park, Plandome, Rockville Centre, Stewart Manor, Westbury. Bus access is also provided through the County from NICE (Nassau Inter-County Express). Major roadways within the County provide East-West access via the Northern State Parkway, Northern Boulevard, Southern State

Parkway, Long Island Expressway, and Sunrise Highway, and North-South access via Meadowbrook State Parkway, Wantagh State Parkway, Cross Island Parkway and the Seaford-Oyster Bay Expressway. Some of the state parks within the County include Jones Beach State Park, Bethpage State Park, Hempstead Lake State Park, and Valley Stream State Park.

### **Are there other strategic opportunities in any of these areas?**

Potential strategic opportunities exist within the Consortium which will allow for appropriate growth and development. Throughout the County there are opportunities for transit oriented development on sites that are close to transit facilities and walking distance to various other amenities. These sites are prime for redevelopment where suitable public transit and utilities provide opportunities for such development. The County has been actively supporting opportunities for TOD projects throughout the Consortium.

The proposed redevelopment near Nassau Coliseum presents an opportunity to create a vibrant mixed-use destination with enhanced public spaces. This project aims to attract private investment, generate jobs, and provide substantial economic benefits. Similarly, the ongoing transformative development at Belmont Park, featuring the UBS Arena (opened in 2021), is already boosting local economic growth and job creation through infrastructure improvements and a planned shopping mall (due 2026).

Various plans have been completed or are underway regarding redevelopment in downtown centers, including in the Town of Hempstead (hamlets of Baldwin, Roosevelt, Elmont, Inwood, North Lawrence, and Uniondale), the Village of Hempstead, the Village of Farmingdale, the City of Glen Cove, the City of Long Beach, the Town of North Hempstead (hamlets of New Cassel and Port Washington), and the Town of Oyster Bay (hamlet of Hicksville). The OCD considers these planning efforts and the local support of revitalization and rezoning of locally designated target areas in making its CDBG and HOME funding decisions. The City of Long Beach received \$4.5 million from NY Forward in 2024 for projects such as renovations to Kennedy Plaza, improving streetscapes, building commercial spaces, and facilitating workforce housing. Mineola was selected as a NY Forward community in 2025 to enhance Main Street through expanded housing, commerce, and cultural opportunities. Meanwhile, Farmingdale was given \$4.5 million to boost downtown vitality and walkability. Previous DRI recipients include Westbury (2016), Oyster Bay for Hicksville (2017), and Baldwin in Hempstead (2019), all undergoing design and project implementation.

According to the REDC, Long Island, including Nassau County, demonstrated its strength in the innovation economy by holding the highest number of biotech and life sciences jobs (19,000) and cleantech and renewable energy jobs (22,000) among all regions in New York State. This established leadership presents opportunities to further cultivate these high-growth sectors through targeted investments, workforce development programs, and the attraction of new businesses.

Long Island's manufacturing sector offers a strategic opportunity for sustained economic prosperity. This diverse landscape, encompassing high-tech biotech manufacturing alongside established food and

beverage production, provides pathways for career advancement and family-sustaining wages across various educational backgrounds. Notably, the chemical manufacturing sector is experiencing growth fueled by a burgeoning cluster of pharmaceutical and supplement companies. This high-paying industry provides opportunities to attract and retain highly skilled talent. The REDC's recent success in onshoring manufacturing operations underscores the potential to expand this sector, creating quality jobs and bolstering the regional economy.

The growing offshore wind industry also provides opportunities for future job creation and economic diversification. Projections indicate the addition of over 10,000 jobs on Long Island over the next 15 years, primarily in management/professional and installation/repair roles. Strategic investments in infrastructure, training programs, and supply chain development will be crucial to fully capitalize on this opportunity.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Nassau County is well connected with broadband access. According to the New York State (NYS) Broadband Availability map all or almost all (99.9%) residential areas in Nassau County are served at 100 megabits per second (Mbps) of bandwidth. The NYS Broadband Program Office was established in 2015 to close the digital divide in New York State. Broadband connection was discussed with several Nassau County agencies, public housing authorities, and nonprofit service providers who stated that service throughout the County is strong but not all public housing occupants have adequate broadband connection.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

According to the Federal Communications Commission Fixed Broadband Deployment Map most of Nassau County has at least two broadband providers. The needs of broadband internet service were discussed with several Nassau County agencies, public housing authorities, and nonprofit service providers who agreed that broadband competition is generally not an issue throughout the County.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The Nassau County Office of Emergency Management (OEM) is responsible to “identify vulnerabilities, effectively mitigate disasters, public education, respond to all-hazard emergency situations, protect Nassau County's first responders, ensure continuity of government and business, and to facilitate an effective recovery. OEM will coordinate with local, state, and federal agencies, as well as private entities to develop, maintain, and implement the Emergency Operations Plan (EOP)” (Mission Statement, Nassau County Office of Emergency Management). According to the Nassau County OEM, approximately 300,000 residents of the County live in a flood zone.

Most of the communities vulnerable to natural hazard risks associated with climate change are located in low lying areas and the South Shore. For example, damage from Superstorm Sandy in 2012 affected 95% of Island Park's homes. Streets in Long Beach were under five to 10 feet of water at the height of storm surge during this event. Residents of Long Beach were left without electricity, drinking water and sewer for more than two weeks with approximately \$1 billion of damage in the City of Long Beach alone. Natural hazard risks faced by the County include flooding, tropical storms, hurricanes, nor'easters, extreme heat, and high winds related to storms. Much of the south shore below the Southern Parkway is in a Hurricane Evacuation Zone.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Nassau County's coastal communities are grappling with increasing vulnerabilities due to natural hazards, particularly affecting low to moderate-income households. Situated along the South Shore, these areas face compounded threats from climate change's advancing effects, including both tidal and storm-related flooding.

The geographical location of these neighborhoods in low-lying coastal zones subjects them to growing tidal flooding frequency, beyond the immediate impact of storm surges and hurricanes. Homes in these areas, often older and less fortified, suffer not only from storm-related damages but from ongoing tidal incursions that progressively erode structural integrity over time.

Many residents lack the financial means to invest in crucial upgrades, such as elevating foundations and reinforcing building structures, a situation exacerbated by high insurance premiums, which many cannot afford. This economic pressure leaves these communities significantly exposed when natural disasters strike, hindering swift recovery. Although not specifically referencing Nassau County, a study by the Federal Reserve Bank of New York in 2024, “Flood Risk and Basement Housing in New York City,” noted that low and moderate-income residents, particularly renters, face higher risk from flooding and

disproportionately impacted by diminished housing safety, security, and damaged or lost possessions after flooding events.

The compounded risk of frequent tidal and storm surges stresses already fragile infrastructure, causing prolonged outages of essential services such as electricity and water, and exacerbating residents' difficulties, particularly during evacuation and recovery phases.

Addressing these vulnerabilities requires a multifaceted approach including enhancing infrastructure resilience, offering financial support for protective home improvements, and developing accessible insurance and evacuation resources. By leveraging socioeconomic data and geographic assessments, targeted resilience-building initiatives can effectively safeguard these vulnerable populations, ensuring their safety and stability amidst increasing climatic challenges.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Nassau County's Strategic Plan identifies objectives that have been developed in accordance with goals for providing decent housing, a suitable living environment, and expanding economic opportunities for low and moderate income persons. It builds upon several County and community-initiated planning efforts and furthers the goals of the County and its Consortium members. Given these efforts, the Consolidated Plan has identified the following priority needs:

- Affordable Housing
- Non-Housing Community Development Needs
- Address Homeless Needs
- Address Non-Homeless Special Needs
- Public Services
- Administration, Regulatory Compliance and Planning

The Strategic Plan also identifies the geographic priority areas where the activities will take place, the influence of market conditions on the use of funds, and anticipated resources. The Strategic Plan further examines the institutional delivery structure, barriers to affordable housing, and program monitoring. The County's strategies for addressing homelessness, lead-based paint hazards and anti-poverty efforts, and public housing accessibility and involvement are also presented in the Strategic Plan. The Strategic Plan outlines the goals for the County's OCD. These goals and objectives form the basis for the Consolidated Plan and provide guidance to the County and its Consortium members in determining specific projects and activities. These goals are intended to address the identified priority needs and provide a five-year plan for affordable housing and community development in the County.

The Strategic Plan goals include:

- Administration and Planning
- Expansion of Housing
- Direct Homeownership Assistance
- Owner Occupied Housing Rehabilitation and Lead Paint Abatement
- Rehabilitation of Rental Housing
- Public Housing Modernization
- Homeless Services
- Housing Support Services
- Public Services
- Public Facility and Improvements
- Local Businesses Assistance

- Housing Code Enforcement
- Elimination of Blight
- CHDO Set-Aside
- Section 108 Loan Repayment

The Consolidated Plan will be carried out with assistance by numerous public and private organizations, with primary responsibility by the OCD, the administering agent for overseeing the CDBG, HOME and ESG. Section 8 programs are operated by housing authorities, including some of the nine public housing authorities which apply directly to HUD for Comprehensive Grant funds and by Community Development Long Island. Many non-profit organizations are involved in carrying out homeless and affordable housing activities, and State agencies and local lenders provide competitive housing grants.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 48 - Geographic Priority Areas

1	<b>Area Name:</b>	Administration
	<b>Area Type:</b>	Project administration for the consortium
	<b>Other Target Area Description:</b>	Project administration for the consortium
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		
2	<b>Area Name:</b>	Nassau County Consortium
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	

	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	Bayville Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Village-wide
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with some commercial properties along Bayville Ave.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Deferred maintenance, weatherization improvements and accessibility improvements are needed.
	<b>What are the opportunities for improvement in this target area?</b>	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents.
	<b>Area Name:</b>	Bellerose Village

4	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire Village is targeted for residential rehabilitation of low/mod income occupied units and accessibility improvements. Vacant or under utilized properties will be considered for redevelopment.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with some commercial properties along major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Deferred maintenance of some owner-occupied units.
	<b>Identify the needs in this target area.</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
<b>What are the opportunities for improvement in this target area?</b>	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.	
<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents.	
5	<b>Area Name:</b>	East Rockaway Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Handicapped accessibility improvements to public buildings
	<b>Identify the neighborhood boundaries for this target area.</b>	

	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with some MF and commercial properties along major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Handicapped accessibility improvements are needed. Specific non-housing community development needs include storm water drainage improvements to address frequent flooding, road improvement, and park landscaping improvements.
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs; local economy; attractiveness of commercial real estate market.
<b>6</b>	<b>Area Name:</b>	East Williston Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential, with some commercial properties along major roadways and proximate to transit.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>		
<b>What are the opportunities for improvement in this target area?</b>		

	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents.
<b>7</b>	<b>Area Name:</b>	Farmingdale Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is a mix of SF and MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Visioning Plan of area with zoning changes was developed with significant resident input.
<b>Identify the needs in this target area.</b>	Blighted and vacant homes; deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to address vacant commercial space. Community has also expressed a desire for transit-oriented housing development and complete streets.	
<b>What are the opportunities for improvement in this target area?</b>	Attracting new residents and businesses by revitalization of commercial areas and redevelopment of downtown through construction of MF housing near LIRR station.	
<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs; local economy; attractiveness of commercial real estate market.	
<b>8</b>	<b>Area Name:</b>	Floral Park Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	

	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Handicapped accessibility improvements to public buildings
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with MF units. Commercial and industrial properties and mixed-use and retail uses are primarily clustered in downtown area near to LIRR station.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Some public buildings and facilities are in need of handicapped accessibility improvements.
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs; local economy; attractiveness of commercial real estate market.
9	<b>Area Name:</b>	Freeport Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is a mix of SF & MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Visioning Plan of North Main St. area was developed with significant resident input.
	<b>Identify the needs in this target area.</b>	Blighted and vacant homes; deferred maintenance of some residential properties; revitalization of downtown commercial areas to address vacant commercial space.
	<b>What are the opportunities for improvement in this target area?</b>	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs; local economy; attractiveness of commercial real estate market.
10	<b>Area Name:</b>	Glen Cove City
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire City is targeted for residential rehabilitation of low/mod income occupied units and accessibility improvements. City has also targeted downtown Glen Cove, Brewster Street corridor, Glen Cove Creek waterfront, and areas surrounding Glen Street and Sea Cliff LIRR stations as priority areas for improvements and transit-oriented development.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is a mix of SF & MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Comprehensive Plan and Visioning Plans of Glen Cove Creek area and Orchard neighborhood were developed with significant resident input.
	<b>Identify the needs in this target area.</b>	Deferred maintenance, weatherization & accessibility improvements are needed at residential properties; revitalization of downtown commercial areas to address vacant commercial space.
	<b>What are the opportunities for improvement in this target area?</b>	Attracting new residents and businesses by revitalization of commercial areas and redevelopment of GC Creek area through construction of MF housing, and creation of recreational and commercial opportunities.
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs; local economy; attractiveness of commercial real estate market.
<b>11</b>	<b>Area Name:</b>	Great Neck Plaza Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is a mix of SF and MF residential with commercial, mixed-use and retail uses primarily clustered in downtown area and on major roadways and proximate to transit.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>		

	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>12</b>	<b>Area Name:</b>	Hempstead Town
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire unincorporated area of Town is targeted for residential rehabilitation of low/mod income occupied units and accessibility improvements. The Hempstead Town geographic area includes the target areas Elmont Urban Renewal Area, Roosevelt and Uniondale. The boundary of the Elmont Urban Renewal Area is Hempstead Turnpike from the Queens line east to Meacham Avenue. The boundary of Roosevelt is Southern State Parkway, Meadowbrook Parkway, Brookside Avenue, and the Freeport Village line. The boundary of Uniondale is Hempstead Turnpike, the Southern State Parkway, Meadowbrook Parkway, and the Hempstead Village line.
<b>Include specific housing and commercial characteristics of this target area.</b>	SF residential units are predominant housing type in the Town. The Elmont Urban Renewal Area also includes commercial areas and Belmont racetrack. Roosevelt and Uniondale include mixed-use and retail uses on major roads. Uniondale also includes a major university and large office complexes.	

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Need for continuing residential rehabilitation was determined by local municipality in response to resident concerns and review of Program regulations. Demand is evident from waiting list of interested homeowners. Roosevelt and Uniondale have Vision Plans, and the Elmont Urban Renewal Area has a Master Plan, all created with significant resident input.
	<b>Identify the needs in this target area.</b>	Deferred maintenance, weatherization improvements accessibility improvements are needed.
	<b>What are the opportunities for improvement in this target area?</b>	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas. The parking lots surrounding Belmont racetrack, located in the Elmont Urban Renewal Area, are currently being redeveloped with a new arena, hotel, and retail uses which will assist in revitalizing the surrounding area.
	<b>Are there barriers to improvement in this target area?</b>	Lack of funding.
<b>13</b>	<b>Area Name:</b>	Hempstead Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire Village is targeted for residential rehabilitation of low/mod income occupied units and accessibility improvements. Village has also targeted downtown area near LIRR station area for MF housing development, commercial and public facility improvements.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Visioning Plans for re-zoning and development of downtown was developed with significant resident input.
	<b>Identify the needs in this target area.</b>	Blighted and vacant homes; deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to address vacant commercial space.
	<b>What are the opportunities for improvement in this target area?</b>	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs; local economy; attractiveness of commercial real estate market.
<b>14</b>	<b>Area Name:</b>	Island Park Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential, with some commercial properties along major roadways and proximate to transit.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>		
<b>What are the opportunities for improvement in this target area?</b>		

	<b>Are there barriers to improvement in this target area?</b>	
<b>15</b>	<b>Area Name:</b>	Long Beach City
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire City is targeted for residential rehabilitation of low-moderate income occupied units. Vacant or under utilized properties will be considered for redevelopment. Some planned projects are related to need for improved resiliency.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is a mix of SF and MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
<b>Identify the needs in this target area.</b>	Deferred maintenance, weatherization and accessibility improvements are needed at residential properties; revitalization of downtown commercial areas to address vacant commercial space. There is a need to improve resiliency.	
<b>What are the opportunities for improvement in this target area?</b>	Attracting new residents and businesses by revitalization of commercial areas and development of MF housing, and improvements to recreational and commercial areas.	
<b>Are there barriers to improvement in this target area?</b>	Waterfront locations prone to storm damage; relatively high land costs; local economy; attractiveness of commercial real estate market.	
<b>16</b>	<b>Area Name:</b>	Lynbrook Village
	<b>Area Type:</b>	Local Target area

	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Streetscape Improvements
	<b>Identify the neighborhood boundaries for this target area.</b>	Area along Sunrise Hwy. and the LIRR tracks.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with some commercial properties along major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to attract more viable mix of commercial tenants.
	<b>What are the opportunities for improvement in this target area?</b>	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs; local economy; attractiveness of commercial real estate market.
<b>17</b>	<b>Area Name:</b>	Malverne Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.

	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with some commercial properties along major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Deferred maintenance of some owner-occupied units.
	<b>What are the opportunities for improvement in this target area?</b>	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents.
18	<b>Area Name:</b>	Manorhaven Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Manorhaven Nature Preserve Recreational Trail Improvements
	<b>Identify the neighborhood boundaries for this target area.</b>	Manorhaven Boulevard. Vacant or under utilized properties will be considered for redevelopment.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with some commercial properties along major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Downtown revitalization
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents.
	<b>Area Name:</b>	Massapequa Park Village

19	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Public Facilities Improvements
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with some commercial properties along major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Deferred maintenance of some owner-occupied units.
<b>What are the opportunities for improvement in this target area?</b>	Attracting new homebuyers and businesses by revitalization of residential and commercial areas. Accessibility improvements will benefit residents and visitors to village.	
<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents.	
20	<b>Area Name:</b>	Mineola Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	

	<b>Identify the neighborhood boundaries for this target area.</b>	Entire Village is targeted for residential rehabilitation of low/mod income occupied units and accessibility improvements. Village has also targeted downtown area near LIRR station area for MF housing development, commercial and public facility improvements.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is a mix of SF and MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to attract more viable mix of commercial tenants.
	<b>What are the opportunities for improvement in this target area?</b>	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs; local economy; attractiveness of commercial real estate market.
21	<b>Area Name:</b>	New Hyde Park Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to attract more viable mix of commercial tenants.
	<b>What are the opportunities for improvement in this target area?</b>	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs; local economy; attractiveness of commercial real estate market. Relatively high land costs; local economy; attractiveness of commercial real estate market.
<b>22</b>	<b>Area Name:</b>	North Hempstead Town
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire unincorporated area of Town is targeted for residential rehabilitation of low/mod income occupied units and accessibility improvements. Other target areas are identified separately.
	<b>Include specific housing and commercial characteristics of this target area.</b>	SF residential units are predominant housing type in the Town.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Need for continuing residential rehabilitation was determined by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Deferred maintenance, weatherization improvements, and accessibility improvements are needed.

	<b>What are the opportunities for improvement in this target area?</b>	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.
	<b>Are there barriers to improvement in this target area?</b>	Lack of funding.
<b>23</b>	<b>Area Name:</b>	Oyster Bay Town
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire unincorporated area of Town is targeted for residential rehabilitation of low/mod income occupied units and accessibility improvements. Other target areas are identified separately.
	<b>Include specific housing and commercial characteristics of this target area.</b>	SF residential units are predominant housing type in the Town.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Need for continuing residential rehabilitation was determined by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Deferred maintenance, weatherization improvements accessibility improvements are needed.
	<b>What are the opportunities for improvement in this target area?</b>	Maintain affordability of housing stock by assisting low/moderate income homeowners to remain in existing homes; attracting new homebuyers and businesses by revitalization of residential areas.
	<b>Are there barriers to improvement in this target area?</b>	Lack of funding.
<b>24</b>	<b>Area Name:</b>	Rockville Centre Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	

	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	North Village Avenue from Front Street (LIRR) to Quealy Place
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is a mix of SF and MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Revitalization of downtown commercial areas to attract more viable mix of commercial tenants.
	<b>What are the opportunities for improvement in this target area?</b>	Attracting new businesses by revitalization of commercial areas.
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs; local economy; attractiveness of commercial real estate market.
25	<b>Area Name:</b>	Roslyn Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential, with some commercial properties along major roadways and proximate to transit.

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents.
<b>26</b>	<b>Area Name:</b>	Sea Cliff Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Residential Rehabilitation and Public Services
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire Village is eligible for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with some commercial properties along major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Deferred maintenance of some owner-occupied units.
<b>What are the opportunities for improvement in this target area?</b>	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.	
<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents.	
<b>27</b>	<b>Area Name:</b>	South Floral Park Village
	<b>Area Type:</b>	Local Target area

	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire Village is targeted for residential rehabilitation of low/mod income occupied units.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with no commercial space.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Deferred maintenance of some owner-occupied units.
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents. Village has a relative lack of commercial space.
<b>28</b>	<b>Area Name:</b>	Stewart Manor Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Residential Rehabilitation
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with some commercial properties along major roadways.

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
	<b>Identify the needs in this target area.</b>	Deferred maintenance of some owner-occupied units.
	<b>What are the opportunities for improvement in this target area?</b>	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents.
29	<b>Area Name:</b>	Valley Stream Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Residential Rehabilitation and Public Facilities Improvement
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire Village is targeted for residential rehabilitation of low/mod income occupied units. Vacant or under utilized properties will be considered for redevelopment.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is a mix of SF and MF residential with commercial and industrial properties, mixed-use and retail uses primarily clustered in downtown area and on major roadways.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations. Visioning Plans of area near LIRR station was developed with significant resident input.
<b>Identify the needs in this target area.</b>	Deferred maintenance of some owner-occupied units; revitalization of downtown commercial areas to attract more viable mix of commercial tenants.	
<b>What are the opportunities for improvement in this target area?</b>	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.	

	<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs; local economy; attractiveness of commercial real estate market.
<b>30</b>	<b>Area Name:</b>	Westbury Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential, with some MF residential and commercial properties along major roadways and proximate to transit.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents.	
<b>31</b>	<b>Area Name:</b>	Williston Park Village
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Residential Rehabilitation and Public Facilities Improvement
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire Village is targeted for residential rehabilitation of low/mod income occupied units.

<b>Include specific housing and commercial characteristics of this target area.</b>	Area is primarily SF residential with some commercial properties along major roadways.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Area was determined to be a target area by local municipality in response to resident concerns and review of Program regulations.
<b>Identify the needs in this target area.</b>	Deferred maintenance of some owner-occupied units.
<b>What are the opportunities for improvement in this target area?</b>	Attracting new homebuyers and businesses by revitalization of residential and commercial areas.
<b>Are there barriers to improvement in this target area?</b>	Relatively high land costs limit opportunities for low/mod income residents.

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG Program funds are allocated via an application process. Municipal Consortium members submit funding applications in response to local concerns to address locally identified needs. Nassau County OCD reviews applications for eligibility, need and evidence of ability to complete planned projects in a timely fashion.

HOME funds are awarded to projects through an application process. Factors considered include the type of development (owner/renter; new construction/rehab/conversion), degree of low/mod income benefit, location of housing, prioritizing high opportunity areas (HOAs), need, leveraging of resources, and readiness to proceed.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 49 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Nassau County Consortium
	<b>Associated Goals</b>	Expansion of Housing Direct Homeownership Assistance Owner Occupied Housing Rehab/Lead Paint Abatement Rehabilitation of Rental Housing Housing Support Services CHDO Set-Aside
	<b>Description</b>	This priority addresses the need for affordable housing through rehabilitation and construction of rental and owner-occupied housing units and homeownership assistance. This includes the need for the elimination of substandard housing and assistance for cost-burdened households of all household types and income categories. Most of the substandard housing units identified throughout the County are likely occupied by households earning less than 80% of median income. Many of these units need energy efficiency improvements and may also have lead based paint. It is more cost effective to rehabilitate existing housing than have it deteriorate and need to be replaced.
	<b>Basis for Relative Priority</b>	Affordable housing is given a High priority because overcoming the lack of affordable housing has been identified as a significant need throughout the County.
2	<b>Priority Need Name</b>	Non-Housing Community Development Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development

	<b>Geographic Areas Affected</b>	Nassau County Consortium
	<b>Associated Goals</b>	Public Facility and Improvements Local Business Assistance Housing Code Enforcement Elimination of Blight
	<b>Description</b>	The County's non-housing community development priorities have been, and continue to be, the improvement of public facilities for low and moderate income households; accessibility improvements; neighborhood stabilization through code enforcement, blight elimination, and infrastructure improvements; and economic revitalization through improvement to commercial and retail facilities, and other economic development activities, which expand job opportunities for County residents.
	<b>Basis for Relative Priority</b>	Public facilities and improvement projects are High priorities as the Consortium's towns, cities and villages have stated a significant need to upgrade downtown areas and parks, remove vacant properties, and improve accessibility.
<b>3</b>	<b>Priority Need Name</b>	Address Homeless Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Nassau County Consortium
	<b>Associated Goals</b>	Homeless Services

	<b>Description</b>	Homeless needs in Nassau County are met by the Long Island Continuum of Care (CoC), the County’s Department of Social Services, and a network of housing organizations who provide housing and services for the homeless. Most of the funds and programs earmarked for homeless assistance emanate from these agencies.
	<b>Basis for Relative Priority</b>	Through discussions with the Consolidated Plan Committees, including the CoC, it is concluded that activities for preventing homelessness, providing rapid rehousing and emergency shelter, street outreach, and management of the HMIS system are High priorities.
4	<b>Priority Need Name</b>	Address Special Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Nassau County Consortium
	<b>Associated Goals</b>	Expansion of Housing Owner Occupied Housing Rehab/Lead Paint Abatement Public Services Public Facility and Improvements
	<b>Description</b>	Nassau County is home to a wide array of social service agencies, which provide support programs for the mentally ill, developmentally disabled, alcohol/substance addicts, elderly and frail elderly, at risk youth and others.

	<b>Basis for Relative Priority</b>	Non-homeless special housing needs are assigned a High priority for the County. OCD will support applications put forth by other entities for these purposes.
5	<b>Priority Need Name</b>	Administration, Regulatory Compliance and Planning
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	Project administration for the consortium
	<b>Associated Goals</b>	Administration and Planning Section 108 Loan Repayment
	<b>Description</b>	Nassau County Consortium will comply with program administration requirements and continue planning efforts.
	<b>Basis for Relative Priority</b>	The Nassau County Consortium needs to continue its compliance with program administration requirements.
6	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Nassau County Consortium

	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Provide programs and services to meet the needs of senior citizens, youth, other extremely low, low and moderate income residents, and populations with special needs. Increased public education about and increased compliance with Fair Housing Laws is also needed.
	<b>Basis for Relative Priority</b>	Funding for public services is given a High priority because these activities provide vital services to low income communities and special needs populations.
7	<b>Priority Need Name</b>	Rehabilitation of Public Housing Complexes
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Public Housing Residents
	<b>Geographic Areas Affected</b>	Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City North Hempstead Town Oyster Bay Town Rockville Centre Village
	<b>Associated Goals</b>	Expansion of Housing Public Housing Modernization
	<b>Description</b>	Rehabilitation of housing units owned or operated by a public housing authority (PHA).
	<b>Basis for Relative Priority</b>	Rehabilitation of public housing complexes is given a Low priority. The OCD will consider funding proposals from the public housing authorities as they are submitted.

**Narrative (Optional)**

The Nassau County Strategic Plan identifies objectives that have been developed in accordance with goals for providing decent housing, a suitable living environment, and expanding economic opportunities for low and moderate-income persons. It takes into consideration the needs of the Consortium communities and establishes priorities and objectives on a Consortium-wide basis. These priorities were determined with the input of the Consolidated Plan Committees and the public.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Nassau County currently does not fund TBRA. As rents increase, subsidies for TBRA would also need to increase to cover rent costs.
TBRA for Non-Homeless Special Needs	As with TBRA, subsidies for TBRA for Non-Homeless Special Needs may need to increase to remain adequate to cover tenant rent. Non-homeless special needs populations are often in need of rental assistance as they find difficulties obtaining housing. However, the County currently does not fund TBRA for Non-Homeless Special Needs.
New Unit Production	New unit production is influenced by the costs of construction, land acquisition, property taxes, and other factors. These costs have been increasing in the region, making it more expensive to produce new units. This trend will lead to the production of fewer units if available funds remain constant. Communities in the Consortium are built up, meaning that little land is available for new development. The lack of land has driven up demand and cost of developable property, influencing the ability of the County to support the production of new units. The County typically supports infill projects and seeks opportunities to assemble and redevelop larger tracts of land where possible. Because most residential units in the County are single-family detached homes, multifamily units are needed to balance the demand for a variety of unit types.
Rehabilitation	As the housing stock continues to age, housing rehabilitation becomes more necessary and an increasingly important tool in preserving affordable housing. Substandard units that are suitable for rehabilitation are defined as those units for which rehabilitation costs would not exceed 75% of replacement value. The County's residential rehabilitation programs provide weatherization and improvements to accessibility so that families can continue to live longer in their homes. The rehabilitation of abandoned vacant homes can improve and reinforce existing community character while providing affordable homeownership opportunities for low and moderate income households.
Acquisition, including preservation	If housing costs and property taxes continue to increase, available funding for acquisition, including preservation, will be stretched further, resulting in fewer acquisitions. Lack of developable land has been identified as a significant barrier to the construction of new affordable housing units. Therefore, acquisition of blighted or vacant properties to be redeveloped as affordable housing will continue to be an important strategy for the Consortium. It is noted that acquisition of vacant, foreclosed homes is often a lengthy and expensive process.

**Table 50 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

Nassau County anticipates that funding will be available from federal, state and private sources. Federal resources included in the 2025-2029 Consolidated Plan are the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) programs. Resources available from the State of New York are likely to include funds made available through the Affordable Homeownership Development Program and Housing Trust Fund. Private resources include financing made available through local banks, and programs made available through the Federal Home Loan Bank and SONYMA.

### **Anticipated Resources**

#### **Table 51 - Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$13,259,692.00	\$25,000.00	0.00	\$13,284,692.00	\$53,138,768	The CDBG Program is a Federal entitlement program with the objective of assisting low and moderate income persons, eliminating slums and blight and/or addressing urgent community development needs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$2,052,125.24	\$157,875.00	0	\$2,210,000.24	\$9,303,800	The HOME Investment Partnerships (HOME) Program is a Federal entitlement housing initiative with the primary objectives of expanding the supply of owner and rental housing for low income households.

ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re- housing (rental assistance) Rental Assistance Services Transitional housing	\$1,178,324.00	0	0	\$1,178,324.00	\$4,713,296	The Emergency Solutions Grants (ESG) Program is a Federal entitlement program which provides funding to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. The funds are allocated to homeless shelters to undertake minor shelter rehabilitation, operations and essential services. Eligible applicants under the ESG Program include units of local government and private non-profit organizations. Other eligible uses for ESG funding are Homeless Prevention, Rapid Re-Housing, and Street Outreach.
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**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Nassau County anticipates that funding will be available from federal, state and private sources during the full five-year period covered by the Consolidated Plan and the first year covered by the Action Plan. In awarding funds under the CDBG, HOME, and ESG Programs, the County considers leveraging of other sources of funds as there is a greater need to identify leveraged funds in order to make projects financially feasible.

The HOME Program requires a 25% match of funds from non-federal sources. During the five-year Consolidated Plan period, match funds for the Nassau County HOME Program will likely be derived from private funding and from New York State housing programs such as the Housing Trust Fund and Low Income Housing Tax Credit Program. Also, program income generated through the HOME program will be reinvested into affordable housing.

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

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

Project-based Housing Choice Vouchers can also be used to assist developers of rental housing. These redevelopments often leverage other sources of financing such as tax exempt bonds, federal and State Low Income Housing Tax Credits, HOME funds or other sources to encourage further development. When prior year's resources are available, they will be used to undertake eligible CDBG, HOME, and ESG projects.

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

Nassau County continuously seeks out parcels of County-owned land that may be used to address the needs identified in the Consolidated Plan and Annual Action Plan. Nassau County Real Estate Department had procured a vendor that identified all County-owned land and what types of

development would be appropriate. Plots were identified for the purpose of affordable housing, which is a high priority in the Strategic Plan and Action Plan. The County then issued RFP's soliciting non-profits and developers to submit potential housing projects. This is an ongoing effort. NC OCD also requires consortium members to identify land within their borders which can be used to build affordable housing.

Additionally, the County works with Long Island Housing Partnership (LIHP), and other non-profit organizations when possible, to rehabilitate single-family houses transferred to LIHP by New York State under the New York Rising Program to address the affordable housing needs in Nassau County.

### **Discussion**

Resources including CDBG, HOME and ESG funding which will include program income will be utilized in accordance with HUD regulations and 2 CFR Part 200.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Nassau County Office of Community Development (OCD)	Government	Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Nassau County Department of Social Services	Government	Homelessness public services	Jurisdiction
Long Island Housing Partnership, Inc.	Non-profit organizations	Ownership Rental	Region
Long Island Housing Services, Inc.	Non-profit organizations	Ownership Rental	Region
Community Development Long Island	Non-profit organizations	Ownership Rental	Region
Uniondale Community Land Trust, Inc.	Non-profit organizations	Ownership Rental	Other
Public Housing Authorities	PHA	Public Housing	Other

**Table 52 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

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, ESG, and HOME programs. Funding for the CDBG program, which constitutes the largest of the programs in terms of its funding level is allocated to the Consortium communities and to various non-profit organizations servicing the County. Within that context, the larger Consortium communities administer most housing programs on their own, with periodic monitoring from OCD. Long established links with other levels of government, non-profit

groups, and private businesses assure continued delivery of varied and innovative programs. The CDA makes creative use of available funds and continues to affirm its commitment to low-income residents.

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. Section 8 existing programs are administered by the Towns of Hempstead and North Hempstead; and the Villages of Hempstead, Rockville Centre, Freeport, and Sea Cliff; and the non-profit CDLI administers for Nassau County, the Town of Oyster Bay, City of Glen Cove and the smaller Villages of Farmingdale and Island Park. Nassau County's Department of Social Services (DSS) is the County's lead governmental agency with responsibility for meeting the needs of homeless persons. OCD works closely with DSS, and the CoC, 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

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		X
Legal Assistance	X		X
Mortgage Assistance			
Rental Assistance	X		X
Utilities Assistance	X		X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X

Transportation	X	X	X
<b>Other</b>			
Other	X	X	X

**Table 53 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Nassau County Department of Social Services provides assistance to various special needs populations. The CoC assesses the needs of homeless and its subpopulations. The CoC also identifies the unmet needs of permanent supportive housing beds for individuals and families with children, identifies trends, and provides targeted solutions. During the annual Point in Time count, all homeless persons in households with adults and children were sheltered. However, 40 persons in households with only adults were identified as unsheltered, including 16 chronically homeless individuals and one veteran. The County has relatively high veteran and HIV/AIDS populations and therefore, has several services in place to assist these individuals and their families. Nassau County, jurisdictions within, and non-profit organizations have also been aware that the region is aging in place and have responded with a network of senior services.

There are currently several specialized facilities within the County such as The INN and Community Housing Innovation which provide shelter and services to families and individuals in crisis. Many non-profit groups, in conjunction Nassau County DSS referrals, currently provide these types of programs. Traditional shelters are another important component of homeless services which rely on a combination of New York State and federal funds.

Permanent, supportive housing is one of the more critical needs of the local homeless populations. Over the next five years, non-profit organizations will assist with the acquisition and rehabilitation of new units for families and individuals when feasible. Persons with special needs continue to be serviced by New York State and federal programs run by provide, non-profit organizations.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The organizations within the system are continuously being assessed and monitored to ensure quality and efficiency regarding the programs administered. Gaps in the institutional structure include occasional difficulty in coordinating activities among the County's various participating agencies and departments, including the public housing authorities which provide limited input to the planning process. Also, case management is a consistent high need for the County because it can be difficult for these populations to understand the different services that may be available to them. Without effective

case management, these populations are at-risk of not receiving comprehensive services to address their needs.

It is difficult to ascertain the actual extent of homelessness in Nassau County for a variety of reasons. First, statistics vary widely depending upon the information gatherers' definition of "homeless" and their surveying techniques. Second, there is no way to identify the homeless who do not seek assistance from government or private agencies nor is there any way to determine if those who do seek assistance may be double or triple counted because they are being reported by all of the agencies from which they are receiving help. Third, undocumented immigrants or sanctioned former public assistance recipients may fall out of the government loop and disappear from counts altogether. Finally, families living with relatives in basements or other illegal and/or unsuitable accommodations are often invisible to statistics. The CoC takes strides to overcome these difficulties and takes these issues into consideration when implementing their annual Point-In-Time counts.

While data indicate that there is still a deficiency in the supply of supportive housing, the fact that facilities have been established indicates that the institutional network is capable of delivering this type of housing. Acquisition and construction have generally been financed through the appropriate State agency, which then enters into a contract for the services to be provided by a non-profit corporation. In some instances, a mortgage has been provided which enables the non-profit to eventually own the facility. However, a lack of State and federal funding, high cost of land and construction, lack of developable land, NIMBY-ism and other factors make development of supportive housing and other housing types for persons experiencing homelessness and special needs populations very challenging.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To avoid future conflicts and difficulties regarding coordination, communication and outreach will be imperative to ease and streamline the planning process. The Nassau County Consortium, through the OCD, will work with municipalities, not-for-profits, and other County agencies to provide populations in need with service providers. The Nassau County OCD will carry 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 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. Where a community's progress lags behind its stated goals, further reviews are undertaken to identify and resolve problems as quickly as possible.

Nassau County OCD expects to continue meeting regularly with Consortium members to provide technical assistance and disseminate important programmatic information. Consortium members are encouraged to share ideas on community development activities and implementation of regulations.

Periodic meetings are conducted with the eight large communities: the Towns of Hempstead, North Hempstead, and Oyster Bay; the Cities of Glen Cove and Long Beach; and the Villages of Hempstead, Freeport, and Rockville Centre. These communities administer comprehensive revitalization and urban renewal programs requiring additional oversight by the OCD.

Periodic meetings are planned for non-profit organizations as well. The purpose of these meetings is to provide special technical assistance and training to novice organizations in the planning and implementation of activities funded by the OCD through CDBG, HOME and ESG programs. OCD has been working with the HUD field office on providing training to staff, sub recipients, developers, contractors and CHDOs. It will continue to seek out these opportunities to improve programmatic knowledge and capacity. OCD will also look for opportunities beyond the Comprehensive Plan Committees to engage with the public housing authorities.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Administration	Administration, Regulatory Compliance and Planning	CDBG: \$13,859,500.00  HOME: \$1,137,030.24  ESG: \$441,871.00	Other: 0 Other
2	Expansion of Housing	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing Address Special Needs Rehabilitation of Public Housing Complexes	CDBG: \$188,960.00  HOME: \$6,811,770.00	Homeowner Housing Added: 60 Household Housing Unit
3	Direct Homeownership Assistance	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$30,000.00	Direct Financial Assistance to Homebuyers: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Owner Occupied Housing Rehab/Lead Paint Abatement	2025	2029	Affordable Housing Non-Homeless Special Needs	Nassau County Consortium Freeport Village Glen Cove City Hempstead Town Hempstead Village Massapequa Park Village New Hyde Park Village North Hempstead Town Oyster Bay Town	Affordable Housing Address Special Needs	CDBG: \$14,650,000.00	Homeowner Housing Rehabilitated: 1025 Household Housing Unit
5	Rehabilitation of Rental Housing	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$75,000.00  HOME: \$2,388,500.00	Rental Units Rehabilitated: 80 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Housing Modernization	2025	2029	Public Housing	Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City North Hempstead Town Oyster Bay Town Rockville Centre Village	Rehabilitation of Public Housing Complexes	CDBG: \$800,000.00	Rental Units Rehabilitated: 75 Household Housing Unit  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 570 Persons Assisted
7	Homeless Services	2025	2029	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$5,449,749.00	Homeless Person Overnight Shelter: 12,950 Persons Assisted; Rapid Rehousing: 275 Households Assisted; Homelessness Prevention: 50 Persons Assisted; Other - Street Outreach: 1385 Persons Assisted
8	Housing Support Services	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$20,000.00	Other – Relocation: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Public Services	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Nassau County Consortium	Address Special Needs Public Services	CDBG: \$9,093,500.00	Public Service Activities: 84,490 Persons Assisted
10	Public Facility and Improvements	2025	2029	Non-Housing Community Development	Nassau County Consortium	Non-Housing Community Development Needs Address Special Needs	CDBG: \$23,321,500.00	Public Facility or Infrastructure Activities: 600,000 Persons Assisted
11	Local Business Assistance	2025	2029	Non-Housing Community Development	Farmingdale Village Glen Cove City Hempstead Town North Hempstead Town	Non-Housing Community Development Needs	CDBG: \$1,655,000.00	Façade Treatment/Business Building Rehabilitation: 90 Businesses  Businesses Assisted: 7,000 Businesses Assisted
12	Housing Code Enforcement	2025	2029	Affordable Housing Non-Housing Community Development	Hempstead Village North Hempstead Town	Non-Housing Community Development Needs	CDBG: \$80,000.00	Housing Code Enforcement/Foreclosed Property Care: 10,000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Elimination of Blight	2025	2029	Affordable Housing Non-Housing Community Development	Nassau County Consortium	Non-Housing Community Development Needs	CDBG: \$2,650,000.00	Building Demolished: 10 Buildings  Other – Acquisition: 15 Properties Acquired  Other – Disposition: 20 Properties Disposed
14	CHDO Set-Aside	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	HOME: \$1,176,500.00	Other – CHDO: 4 Households Assisted
15	Section 108 Loan Repayment	2025	2029	Non-Housing Community Development	Administration Nassau County Consortium	Administration, Regulatory Compliance and Planning	CDBG: \$0	Other: 0 Other

**Table 54 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Administration and Planning
	<b>Goal Description</b>	General program management, oversight and monitoring of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grants (ESG) Programs as well as planning activities.
2	<b>Goal Name</b>	Expansion of Housing
	<b>Goal Description</b>	<p>Nassau County is committed to expanding affordable housing opportunities for low income households. Although affordable rental units are often difficult to obtain, Nassau County has made great strides in identifying sites that can be rehabilitated or constructed new to accommodate low income households. The County will continue to identify and fund these projects.</p> <p>Nassau County continues to prioritize construction of new affordable housing for homeownership. Consortium members are particularly interested in acquiring blighted properties and zombie homes to demolish and construct new units for families.</p> <p>Housing for Special Needs population is a challenge given the high cost of housing and construction on Nassau County. However, the County makes this a priority to seek out projects for this purpose.</p>
3	<b>Goal Name</b>	Direct Homeownership Assistance
	<b>Goal Description</b>	Down payment assistance programs provide down payment assistance to eligible households to purchase a home. The mission of these programs is to provide affordable housing opportunities to low to moderate income first-time homebuyers. These funds are typically leveraged with New York State funds and other funding.
4	<b>Goal Name</b>	Owner Occupied Housing Rehab/Lead Paint Abatement
	<b>Goal Description</b>	Maintain the stock of affordable housing by providing loans and/or grants to low and moderate income homeowners for weatherization improvements, elimination of code violations, lead based paint abatement, and to make other needed improvements to their homes.

5	<b>Goal Name</b>	Rehabilitation of Rental Housing
	<b>Goal Description</b>	Maintain and rehabilitate the stock of affordable housing by eliminating code violations and making other needed and eligible improvements to rental housing. This includes rehabilitation of rental housing whose occupants receive rental assistance through the Housing Choice Voucher Program. The goal of the Housing Choice Voucher Program (Section 8) is to increase affordable rental housing choices for eligible very low and low income families, senior citizens and disabled households through a rental subsidy to rent decent, safe and sanitary housing from the private rental housing market.
6	<b>Goal Name</b>	Public Housing Modernization
	<b>Goal Description</b>	Maintain and rehabilitate the stock of affordable housing by eliminating code violations and making other needed and eligible improvements to rental housing. This includes rehabilitation of rental housing whose occupants receive rental assistance through the Housing Choice Voucher Program. The goal of the Housing Choice Voucher Program (Section 8) is to increase affordable rental housing choices for eligible very low and low income families, senior citizens and disabled households through a rental subsidy to rent decent, safe and sanitary housing from the private rental housing market.
7	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	<p>The Long Island Continuum of Care Group (CoC) utilizes HUD funds on behalf of Nassau County service providers and housing developers for the acquisition and rehabilitation of housing for transitional and permanent housing for the homeless and special needs homeless. The CoC is an open committee, consisting of members of non-profit organizations, government entities, grassroots and faith-based organizations, as well as consumers. The mission of the CoC is strategic planning, networking and coordination of housing and services in order to ensure a seamless continuum of care for homeless persons in the region. The ultimate goal is the reduction/elimination of long-term homelessness through the development and maintenance of programs, increase in access to housing and services for the homeless, and prevention activities. Nassau County OCD allocates ESG funding in coordination with the priorities of the CoC.</p> <p>Generally, ESG funding is spent on homelessness prevention, rapid rehousing, emergency shelter, street outreach, and HMIS maintenance.</p>
8	<b>Goal Name</b>	Housing Support Services
	<b>Goal Description</b>	Nassau County will continue to provide CDBG and HOME funds for housing and support services to extremely low, low and moderate income households. Activities may include temporary relocation services for households during housing rehabilitation projects.

9	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>The Consortium continues to address the needs of extremely low, low and moderate-income persons throughout Nassau County by providing funding for programs and services.</p> <p>Public service funding will be provided to assist with services such as: employment training; food pantries/soup kitchens; substance abuse prevention; English as a Second Language (ESL) training; veteran’s organizations; youth programs; senior programs; and public and mental health services.</p> <p>Provision of services for special needs population continues to be a priority for Nassau County. Funding activities to promote the health and well-being will be undertaken to assist populations such as: frail elderly, disabled, individuals with intellectual or developmental disabilities, youth, substance abusing individuals, and victims of domestic violence and child abuse.</p>
10	<b>Goal Name</b>	Public Facility and Improvements
	<b>Goal Description</b>	<p>The County will fund various public facility and improvement projects throughout the Consortium. Projects may include accessibility improvements to public buildings, street and sidewalk replacement, flood and drainage upgrades, parks and playground upgrades including handicapped accessible equipment, parking lot replacements, and community center and childcare center improvements. All projects will be undertaken with the goal of improving community assets in low to moderate income neighborhoods and making public buildings accessible to senior citizens and disabled residents. Public Facilities and Infrastructure Improvements are important activities in sustaining communities and ensuring the safety and well-being of residents. Investing in infrastructure provides long-term economic benefit to low and moderate income communities. Nassau County targets those areas most in need.</p>
11	<b>Goal Name</b>	Local Business Assistance
	<b>Goal Description</b>	<p>Central business districts and neighborhood commercial areas need to be enhanced through multi-faceted programs that address both the physical and economic problems in each area. The County will continue allocating its CDBG funding for commercial rehabilitation and economic development to assist businesses in succeeding in drawing in residents to eat and shop locally. Commercial façade and building improvements upgrade the physical condition of local business areas to eliminate and prevent blight, create and retain jobs, and provide accessibility.</p> <p>Assist local businesses with grants, loans, and/or technical assistance to retain and create jobs and stabilize downtown areas.</p>

12	<b>Goal Name</b>	Housing Code Enforcement
	<b>Goal Description</b>	Code enforcement activities in neighborhoods with overcrowding and code violations for safety.
13	<b>Goal Name</b>	Elimination of Blight
	<b>Goal Description</b>	Consortium members continue to identify blighted and underutilized sites for redevelopment. These parcels must be demolished and/or remediated before undertaking housing or other community development activities. Elimination of blight includes acquisition, disposition, clearance, and demolition activities.
14	<b>Goal Name</b>	CHDO Set-Aside
	<b>Goal Description</b>	At least 15 percent of HOME Investment Partnerships Program (HOME) funds must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. To qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, capacity, and experience.  CHDOs may use HOME funds for all eligible HOME activities and must act as the owner, developer, or sponsor of the project. These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO.
15	<b>Goal Name</b>	Section 108 Loan Repayment
	<b>Goal Description</b>	Repayment of Section 108 Loan principal and interest. The County does not have any outstanding Section 108 loans and currently does not have any plans of participating in a Section 108 loan, but is including the option in this Consolidated Plan in case new priorities or opportunities emerge.

**Table 55 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The estimated number of extremely low-income, low-income, and moderate-income families that will be provided affordable housing over the five year period will be determined based on the number of HOME and CDBG housing applications received and funded over the five year period.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

During the Housing Needs (Public Housing Authority) committee meeting, the nine public housing authorities that serve the Consortium expressed a need to increase the number of accessible units. All Reasonable Accommodation requests are reviewed on a case-by-case basis and are reviewed in a timely manner. The financial responsibility of increasing the number of accessible units would be the local public housing authority.

### **Activities to Increase Resident Involvements**

The following includes descriptions of activities, provided by the PHAs, intended to increase resident involvement:

1. The PHA's in Nassau County participate in the Neighborhood Assistance Corporation of America (NACA) program which assists residents transition out of public housing and into home ownership opportunities. NACA also supports individuals overcoming issues regarding their credit. PHA's also facilitate pathways to townhomes and two-family house ownership beyond the NACA program.
2. Continuous communication with residents on regular basis regarding current events and soliciting feedback.
3. Encourage residents to serve as tenant board members to the Boards of Commissioners.
4. Encourage and facilitate the creation of tenant committees.
5. Inform residents of local services.
6. Hold events such as family gatherings and movie nights.
7. Provide amenities such as community gardening, billiards room, exercise/yoga/health programs.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

Not applicable, no public housing authorities in the County are designated as troubled. Since the previous Consolidated Plan, the Village of Freeport and Town of Hempstead Public Housing Authorities are no longer designated as troubled under 24 CFR part 902.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The high cost of housing, land, property taxes, limited availability of vacant land, and high demand, are barriers to affordable housing. Property values for parcels of land are cost prohibitive and generally preclude the development of affordable housing and there are few high-density residential sites left in the County. The County and non-profit organizations are searching for ways to secure parcels of land through non-conventional sources, such as land donations and a county land trust.

There is limited funding and strong competition for affordable housing funding. Although the County's annual allocations of CDBG and HOME funds have grown minimally in recent years, there are more requests for funding than monies available. Other Federal and State funds are also limited. Non-profit and for-profit developers seeking to build affordable housing are competing for the same limited pool of funds. Limited funding for not-profits hampers their capacity to provide essential services.

Zoning is another barrier to affordable housing. New York State is a "home rule state" delegating authority over land use directly to local municipalities. In Nassau County, there are 67 separate local municipalities governing land use within their towns, 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 and procedures for approvals. Many jurisdictions have exclusionary zoning policies which limits the potential for developing diverse and higher density housing options.

Typically, not-profits are the most active in the creation of new, affordable housing. However, several non-profits do not have the staff, financial or technical resources to undertake numerous projects; they are often run by volunteer boards or one hired staff person. Many funding sources do not fund staff salaries or hiring to handle the technical or administrative work necessary.

Inadequate lending performance and practices result in long-term and far-ranging community problems and disinvestment. Disinvestment in a neighborhood by its lenders reduces housing financing options for borrowers and weakens competition in the mortgage market for low and moderate-income neighborhoods. High mortgage costs, less favorable mortgage loan terms, deteriorating neighborhoods, reduced opportunities for home ownership or home improvement, and the lack of affordable housing are some of the consequences of inadequate lending performance. Financial decay in the business sector as well as in the private sector is also a result of disinvestments in the form of business relocation, closure and bankruptcy.

Discrimination in the local housing market remains a significant impediment to fair housing. Most often discrimination in Nassau County is based on race, disability and source of income, although other forms of discrimination are also present. Discrimination limits access to affordable housing for certain groups and can lead to the concentration of marginalized groups in certain neighborhoods with limited resources and services.

Neighborhoods with abandoned and deteriorating housing has been identified as an impediment to fair housing because they do not have the physical amenities of newer neighborhoods necessary for disabled and senior residents. There is also an insufficient understanding of reasonable accommodations and ADA compliance, hindering housing choice and imposing financial burdens for disabled populations.

Transportation links are an essential component to successful fair housing. Residents without access to commercial areas or employment centers are limited in where they can seek employment or shop for goods and services. Inadequate transportation routes limit the selection of housing to neighborhoods within transportation service areas.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Strategies to remove or ameliorate the barriers to affordable housing include: incentive zoning/density bonuses; streamlining regulations to expedite approvals; creative use of public subsidies and tax credits; provision of extensive technical assistance to nonprofit housing organizations; focus housing conversations on fair housing laws and accessibility; and greater involvement by localities in assembling blighted properties for redevelopment utilizing the power of eminent domain. The County continues to pursue and encourage affordable housing opportunities in an attempt to meet this need. When feasible, the County and communities can leverage other funds to create additional housing units, provide alternate housing arrangements to assist low income households, and encourage the redevelopment of downtown areas with housing.

Several of the identified barriers to affordable housing, such as lack of available land for development, high land costs, and limited availability of funding are problems which are difficult, or impossible, for the County to address directly. The County, however, will continue to work within its purview to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing.

The Analysis of Impediments to Fair Housing Choice outlines strategies to remove or ameliorate the barriers to affordable housing in greater detail.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Nassau County and the CoC have identified street outreach to homeless persons to be a high priority in the use of ESG funding. The Long Island Coalition for the Homeless, which leads the CoC, operates a street outreach program. Outreach and assessment are the first components in the continuum of care. Through outreach and assessment, homeless care providers reach people without shelter and try to bring them into the system to begin their transition from homelessness to a more supportive living situation.

At this point in the continuum, meals and clean clothes become available as requested. Providers assess the needs of the individuals or family requesting assistance and either direct them further, or wait until the respondent is ready for more help.

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

The County works with several emergency shelters to provide transitional housing and overnight shelter. These facilities provide shelter and a variety of services to individuals and families in crisis. Transitional housing with intensive support and treatment helps individuals move through the continuum to independent living. Shelter placements and assistance with emergency housing needs are provided at DSS.

Transitional shelters are another important component of the addressing the needs of homeless. Populations in transitional housing will continue to rely on a combination of State and federal funds for the provision of these services.

Eligible individuals and families can, on an emergency, temporary basis be assisted with shelter and other items of need to meet their emergency. The goal is to provide families and individuals with the tools they need to secure permanent, stable housing, and move as quickly as possible to a stable self-sufficient role in the community.

**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.**

Major components of the CoC's strategic planning objectives to end chronic homelessness include creating new permanent housing for chronically homeless individuals, increasing the percentage

of homeless persons staying in permanent housing, increasing the percentage of persons employed at program exit, and decreasing the number of homeless households with children.

The vast majority of homeless housing and homeless services are provided by non-profit organizations using grant funds other than those covered in this application. Specific Nassau County financial assistance includes using CDBG funds for acquisition and rehabilitation of homes to be used for permanent homeless housing and the entire ESG funds to provide individual and families with rapid re-housing and homelessness prevention services. ESG funding also targets funds for permanent housing solutions for families and individuals with disabilities. In addition, tax foreclosed land is transferred, when appropriate, to non-profit organization for the development of new homeless housing with other grant sources.

The location of housing for the homeless and households with specialized needs is an important component of the Consolidated Plan and requires consultation with the local planning departments within the Consortium. The integration of this component with the overall Consolidated Plan is optimized when the resources available to create housing for the homeless and those with specialized needs is targeted to blighted sites, and where the reinvestment and change in ownership will improve the community as it provides needed housing.

Transitional neighborhoods between residential and commercial areas, with access to shopping, public transportation, public facilities, schools and the like, are appropriate locations for housing for families and individuals without the means to access necessary private supportive services.

Housing units should be located throughout the entire County to avoid creating neighborhoods with a greater than fair share of supportive housing, though families should be encouraged to remain in their community of origin, where possible, to maintain a continuity of services. This is particularly true when children are involved.

An ongoing challenge to reducing homelessness in Nassau County is the gap between the shelter income allowances and the fair market rent numbers. The County will continue to develop dialogue with already established housing and new developments to see if there are small inroads to be made in connecting the private sector with the issue of homelessness to come up with creative and new approaches to meet the housing needs of our most vulnerable Nassau County residents.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Strategies for preventing homeless are similar to those strategies for reducing poverty. Families are less likely to become homeless when they have access to safe, decent, and affordable housing, and when they have opportunities for stable employment.

The CoC prioritizes services for people with the longest length of time homeless and the most severe service needs, as a means to drive down the average length of time persons in the region remain homeless. The CoC has significantly increased rapid rehousing. ESG rapid rehousing will be targeted, based on HMIS data, to people with the longest lengths of time homeless and are unlikely to resolve their situation within the current system of care without intervention.

OCD continues to develop strong relationships with providers of services across the County especially with DSS. DSS has developed a program to receive referrals directly from hospitals and nursing homes to begin assessing and assisting with case management to avoid wherever possible an individual being discharged to homelessness.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

To address the lead-based paint hazards in the Consortium's housing stock, especially in units built prior to 1978, households that participate in CDBG, HOME, ESG, and Housing Choice Voucher funded housing programs are notified of these potential hazards. Nassau County OCD will continue to provide lead-based paint testing through its Residential Rehabilitation Program and provide loans/grants to low- and moderate-income homeowners to make home improvements such as lead based paint abatement.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead paint becomes a hazard when dust or paint chips are released, often during home repair. By testing housing constructed prior to the elimination of lead in commercially available paint and ensuring compliance with applicable rules, the lead dust can be confined thus reducing the hazard to local residents.

### **How are the actions listed above integrated into housing policies and procedures?**

Nassau County OCD will continue to maintain a cooperative program with the Nassau County Department of Health where the Health Department notifies OCD if an investigation identifies a client with a poisoned child or living in a dwelling with lead-based paint hazards.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

According to the 2016-2020 ACS, poverty rates in Nassau County for the following populations were 5.5% for elderly (65 years of age and older, 6.0% for related children under 18 years of age, 4.2% for all families, and 12.8% for female head of household with no spouse present.

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.

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.

Where feasible, the Nassau County OCD and Consortium members will continue to target public services to support these efforts through its CDBG program. Approximately 80 percent of the County's CDBG funds are distributed to participating local municipalities to undertake programs based on local community needs. Projects include, but are not limited to, large scale neighborhood revitalization projects, infrastructure improvements, parks and playground enhancements, code enforcement, public service initiatives, and enhancing accessibility for the physically challenged. Grant funds are also allocated to rehabilitate eligible homes including but not limited to physically challenged and senior citizen households making them accessible, energy efficient, and lead paint safe. CDBG funds are also used to support economic development initiatives. Furthermore, CDBG funds are used to support anti-poverty and housing initiatives providing much needed service dollars to nonprofit organizations.

Communities receiving CDBG funding are encouraged to develop their own programs and funding priorities based on local community development needs. However, these communities must promote the national CDBG objectives by giving the highest funding priority to activities which benefit low/mod income persons, or which aid in the elimination and prevention of slums and blight.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

CDBG funding will also be used to support housing counseling programs, foreclosure intervention, down payment assistance, and fair housing services when feasible. HOME funding will be used for construction of affordable housing and employer assisted housing. These programs provide housing stability which is often a first step in reducing poverty. Breaking the cycle of poverty is a complex process that needs to address many issues including housing, education, access to

childcare, transportation, health care, gainful employment, and more. These programs all work together to provide opportunities for low-income individuals and families.

## **SP-80 Monitoring – 91.230**

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

### CDBG and ESG Monitoring

Nassau County OCD routinely conducts on-site monitoring of the consortium and non-profit entities. Remote monitoring and desk monitoring are conducted weekly which entails reviewing claim vouchers and back-up for compliance with all HUD regulations. The monitoring plan also includes individual and group meetings or discussions with Consortium members on a periodic basis to ensure the timely completion of housing activities as well as to update members on new regulations, program changes, etc.

Individual program reviews consider such factors as expenditure of funds, obligation of funds, award of third-party contracts, and other measures of progress. Where a community's progress lags behind its stated goals, further reviews are undertaken to identify and resolve problems as quickly as possible.

The OCD expects to continue meeting regularly with Consortium members, non-profit, and ESG subrecipients to provide technical assistance and disseminate important programmatic information. Subrecipients are encouraged to share ideas on community development, public service, homelessness activities, and implementation of regulations.

Periodic meetings are conducted with the eight large communities: the Towns of Hempstead, North Hempstead, and Oyster Bay; the Cities of Glen Cove and Long Beach; and the Villages of Hempstead, Freeport and Rockville Centre. These communities administer comprehensive revitalization and urban renewal programs requiring additional oversight.

Periodic meetings are planned with non-profit organizations as well. The purpose of these meetings is to provide special technical assistance and training to novice organizations in the planning and implementation of activities funded by the OCD through CDBG, HOME and ESG programs.

The OCD has worked with the HUD field office on providing training to staff, sub recipients, developers, contractors and CHDOs. It will continue to seek out these opportunities to improve programmatic knowledge and capacity.

### HOME Program Monitoring

Nassau County will continue to review the proper maintenance, marketing, occupancy, rents and utility allowances of housing funded with HOME funds by applying the procedures described in accordance with all applicable requirements. Monitoring procedures will explain exactly what type of monitoring will be conducted: activities covered, staffing, plan and/or timeline, and typical forms used. HOME

activities will be evaluated on the basis of the following program areas: adherence to HOME guidelines, procedures and regulations for programs as a whole and for individual projects; internal procedures and policies and those of program partners; overall administration and management; fair housing; construction quality; ongoing housing condition and maintenance; Davis-Bacon law; lead based paint; and other applicable federal requirements.

There are three key reasons why the County monitors its funded activities and the entities it funds:

- It is legally required to do so, to ensure compliance with HOME Program requirements.
- It can use information uncovered in monitoring to improve program design and management.
- It can evaluate how well its funded programs are achieving the desired outcomes.

Nassau County will conduct risk analysis which helps program and monitoring staff evaluate the likelihood that a project, program, or organization will fail to comply with program requirements, or is vulnerable to fraud and abuse. This evaluation may also focus on activities that carry performance risk (such as poor housing unit production, a low number of residents assisted, or slow expenditures). The County follows regulations regarding the frequency of Required Onsite Monitoring.

## Expected Resources

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

#### Introduction

Nassau County anticipates that funding will be available from federal, state and private sources. Federal resources included in the 2025-2029 Consolidated Plan are the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) programs. Resources available from the State of New York are likely to include funds made available through the Affordable Homeownership Development Program and Housing Trust Fund. Private resources include financing made available through local banks, and programs made available through the Federal Home Loan Bank and SONYMA.

#### Anticipated Resources

**Table 56 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$13,259,692.00	\$25,000.00	0.00	\$13,284,692.00	\$53,138,768	The CDBG Program is a Federal entitlement program with the objective of assisting low and moderate income persons, eliminating slums and blight and/or addressing urgent community development needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$2,052,125.24	\$157,875.00	0.00	\$2,210,000.24	\$9,303,800	The HOME Investment Partnerships (HOME) Program is a Federal entitlement housing initiative with the primary objectives of expanding the supply of owner and rental housing for low income households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$1,178,324.00	0.00	0.00	\$1,178,324.00	\$4,713,296	The Emergency Solutions Grants (ESG) Program is a Federal entitlement program which provides funding to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. The funds are allocated to homeless shelters to undertake minor shelter rehabilitation, operations and essential services. Eligible applicants under the ESG Program include units of local government and private non-profit organizations. Other eligible uses for ESG funding are Homeless Prevention, Rapid Re-Housing, and Street Outreach.

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

Nassau County anticipates that funding will be available from federal, state and private sources during the full five-year period covered by the Consolidated Plan and the first year covered by the Action Plan. In awarding funds under the CDBG, HOME, and ESG Programs, the County considers leveraging of other sources of funds as there is a greater need to identify leveraged funds in order to make projects financially feasible.

The HOME Program requires a 25% match of funds from non-federal sources. During the five-year Consolidated Plan period, match funds for the Nassau County HOME Program will likely be derived from private funding and from New York State housing programs such as the Housing Trust Fund and Low Income Housing Tax Credit Program. Also, program income generated through the HOME program will be reinvested into affordable housing.

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

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

Project-based Housing Choice Vouchers can also be used to assist developers of rental housing. These redevelopments often leverage other sources of financing such as tax exempt bonds, federal and State Low Income Housing Tax Credits, HOME funds or other sources to encourage further development. When prior year's resources are available, they will be used to undertake eligible CDBG, HOME, and ESG projects.

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

Nassau County continuously seeks out parcels of County-owned land that may be used to address the needs identified in the Consolidated Plan and Annual Action Plan. Nassau County Real Estate Department had procured a vendor that identified all County-owned land and what types of development would be appropriate. Plots were identified for the purpose of affordable housing, which is a high priority in the Strategic Plan and Action Plan. The County then issued RFP's soliciting non-profits and developers to submit potential housing projects. This is an ongoing effort. NC OCD also requires consortium members to identify land within their borders which can be used to build affordable housing.

Additionally, the County works with Long Island Housing Partnership (LIHP), and other non-profit organizations when possible, to rehabilitate single-family houses transferred to LIHP by New York State under the New York Rising Program to address the affordable housing needs in Nassau County.

**Discussion**

Resources including CDBG, HOME and ESG funding which will include program income will be utilized in accordance with HUD regulations and 2 CFR Part 200.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Administration	Administration, Regulatory Compliance and Planning	CDBG: \$2,771,900.00  HOME: \$291,230.24  ESG: \$88,374.30	Other: 0 Other
2	Expansion of Housing	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$37,792.00  HOME: \$1,374,270.00	Homeowner Housing Added: 4 Household Housing Unit
3	Direct Homeownership Assistance	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$6,000.00	Direct Financial Assistance to Homebuyers: 4 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Owner Occupied Housing Rehab/Lead Paint Abatement	2025	2029	Affordable Housing Non-Homeless Special Needs	Nassau County Consortium Freeport Village Glen Cove City Hempstead Town Hempstead Village Massapequa Park Village New Hyde Park Village North Hempstead Town Oyster Bay Town	Affordable Housing Address Special Needs	CDBG: \$2,930,000.00	Homeowner Housing Rehabilitated: 205 Household Housing Unit
5	Rehabilitation of Rental Housing	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$15,000.00  HOME: \$213,000.00	Rental Units Rehabilitated: 11 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Housing Modernization	2025	2029	Public Housing	Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City North Hempstead Town Oyster Bay Town Rockville Centre Village Great Neck Plaza Village	Affordable Housing Address Special Needs	CDBG: \$160,000.00	Public Facility or Infrastructure Activities: 570 Persons Assisted
7	Homeless Services	2025	2029	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$1,089,949.70	Homeless Person Overnight Shelter: 2,590 Persons Assisted; Rapid Rehousing: 55 Households Assisted; Homelessness Prevention: 10 Persons Assisted; Other - Street Outreach: 277 Persons Assisted
8	Housing Support Services	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$4,000.00	Other – Relocation: 4 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Public Services	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Nassau County Consortium	Address Special Needs Public Services	CDBG: \$1,818,700.00	Public Service Activities: 16,898 Persons Assisted
10	Public Facility and Improvements	2025	2029	Non-Housing Community Development	Nassau County Consortium	Non-Housing Community Development Needs	CDBG: \$4,664,300.00	Public Facility or Infrastructure Activities: 473,830 Persons Assisted
11	Local Business Assistance	2025	2029	Non-Housing Community Development	Farmingdale Village Glen Cove City Hempstead Town North Hempstead Town	Non-Housing Community Development Needs	CDBG: \$331,000.00	Façade Treatment/Business Building Rehabilitation: 18 Businesses  Businesses Assisted: 6700 Businesses Assisted
12	Housing Code Enforcement	2025	2029	Affordable Housing Non-Housing Community Development	Hempstead Village North Hempstead Town	Non-Housing Community Development Needs	CDBG: \$16,000.00	Housing Code Enforcement/Foreclosed Property Care: 8,716 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Elimination of Blight	2025	2029	Affordable Housing Non-Housing Community Development	Nassau County Consortium	Affordable Housing Non-Housing Community Development Needs	CDBG: \$530,000.00	Building Demolished: 4 Buildings  Other – Acquisition: 8 Properties Acquired  Other – Disposition: 10 Properties Disposed
14	CHDO Set-Aside	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	HOME: \$331,500.00	Other – CHDO: 1 Household Assisted

**Table 57 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Administration and Planning
	<b>Goal Description</b>	General program management, oversight and monitoring of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grants (ESG) Programs as well as planning activities.
2	<b>Goal Name</b>	Expansion of Housing
	<b>Goal Description</b>	<p>Nassau County is committed to expanding affordable housing opportunities for low income households. Although affordable rental units are often difficult to obtain, Nassau County has made great strides in identifying sites that can be rehabilitated or constructed new to accommodate low income households. The County will continue to identify and fund these projects.</p> <p>Nassau County continues to prioritize construction of new affordable housing for homeownership. Consortium members are particularly interested in acquiring blighted properties and zombie homes to demolish and construct new units for families.</p> <p>Housing for Special Needs population is a challenge given the high cost of housing and construction on Nassau County. However, the County makes this a priority to seek out projects for this purpose.</p>
3	<b>Goal Name</b>	Direct Homeownership Assistance
	<b>Goal Description</b>	Down payment assistance programs provide down payment assistance to eligible households to purchase a home. The mission of these programs is to provide affordable housing opportunities to low to moderate income first-time homebuyers. These funds are typically leveraged with New York State funds and other funding.
4	<b>Goal Name</b>	Owner Occupied Housing Rehab/Lead Paint Abatement
	<b>Goal Description</b>	Maintain the stock of affordable housing by providing loans and/or grants to low and moderate income homeowners for weatherization improvements, elimination of code violations, lead based paint abatement, and to make other needed improvements to their homes.

5	<b>Goal Name</b>	Rehabilitation of Rental Housing
	<b>Goal Description</b>	Maintain and rehabilitate the stock of affordable housing by eliminating code violations and making other needed and eligible improvements to rental housing. This includes rehabilitation of rental housing whose occupants receive rental assistance through the Housing Choice Voucher Program. The goal of the Housing Choice Voucher Program (Section 8) is to increase affordable rental housing choices for eligible very low and low income families, senior citizens and disabled households through a rental subsidy to rent decent, safe and sanitary housing from the private rental housing market.
6	<b>Goal Name</b>	Public Housing Modernization
	<b>Goal Description</b>	Improve the living environment for residents of public housing by rehabilitating and modernizing housing units that are owned or operated by one of the Public Housing Authorities in the Consortium.
7	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	The Long Island Continuum of Care Group (CoC) utilizes HUD funds on behalf of Nassau County service providers and housing developers for the acquisition and rehabilitation of housing for transitional and permanent housing for the homeless and special needs homeless. The CoC is an open committee, consisting of members of non-profit organizations, government entities, grassroots and faith-based organizations, as well as consumers. The mission of the CoC is strategic planning, networking and coordination of housing and services in order to ensure a seamless continuum of care for homeless persons in the region. The ultimate goal is the reduction/elimination of long-term homelessness through the development and maintenance of programs, increase in access to housing and services for the homeless, and prevention activities. Nassau County OCD allocates ESG funding in coordination with the priorities of the CoC. Generally, ESG funding is spent on homelessness prevention, rapid rehousing, emergency shelter, street outreach, and HMIS maintenance.
8	<b>Goal Name</b>	Housing Support Services
	<b>Goal Description</b>	Nassau County will continue to provide CDBG and HOME funds for housing and support services to extremely low, low and moderate income households. Activities may include temporary relocation services for households during housing rehabilitation projects.

9	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>The Consortium continues to address the needs of extremely low, low and moderate-income persons throughout Nassau County by providing funding for programs and services.</p> <p>Public service funding will be provided to assist with services such as: employment training; food pantries/soup kitchens; substance abuse prevention; English as a Second Language (ESL) training; veteran’s organizations; youth programs; senior programs; and public and mental health services.</p> <p>Provision of services for special needs population continues to be a priority for Nassau County. Funding activities to promote the health and well-being will be undertaken to assist populations such as: frail elderly, disabled, individuals with intellectual or developmental disabilities, youth, substance abusing individuals, and victims of domestic violence and child abuse.</p>
10	<b>Goal Name</b>	Public Facility and Improvements
	<b>Goal Description</b>	<p>The County will fund various public facility and improvement projects throughout the Consortium. Projects may include accessibility improvements to public buildings, street and sidewalk replacement, flood and drainage upgrades, parks and playground upgrades including handicapped accessible equipment, parking lot replacements, and community center and childcare center improvements. All projects will be undertaken with the goal of improving community assets in low to moderate income neighborhoods and making public buildings accessible to senior citizens and disabled residents. Public Facilities and Infrastructure Improvements are important activities in sustaining communities and ensuring the safety and well-being of residents. Investing in infrastructure provides long-term economic benefit to low and moderate income communities. Nassau County targets those areas most in need.</p>
11	<b>Goal Name</b>	Local Business Assistance
	<b>Goal Description</b>	<p>Central business districts and neighborhood commercial areas need to be enhanced through multi-faceted programs that address both the physical and economic problems in each area. The County will continue allocating its CDBG funding for commercial rehabilitation and economic development to assist businesses in succeeding in drawing in residents to eat and shop locally. Commercial façade and building improvements upgrade the physical condition of local business areas to eliminate and prevent blight, create and retain jobs, and provide accessibility.</p> <p>Assist local businesses with grants, loans, and/or technical assistance to retain and create jobs and stabilize downtown areas.</p>

12	<b>Goal Name</b>	Housing Code Enforcement
	<b>Goal Description</b>	Code enforcement activities in neighborhoods with overcrowding and code violations for safety.
13	<b>Goal Name</b>	Elimination of Blight
	<b>Goal Description</b>	Consortium members continue to identify blighted and underutilized sites for redevelopment. These parcels must be demolished and/or remediated before undertaking housing or other community development activities. Elimination of blight includes acquisition, disposition, clearance, and demolition activities.
14	<b>Goal Name</b>	CHDO Set-Aside
	<b>Goal Description</b>	<p>At least 15 percent of HOME Investment Partnerships Program (HOME) funds must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. To qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, capacity, and experience.</p> <p>CHDOs may use HOME funds for all eligible HOME activities and must act as the owner, developer, or sponsor of the project. These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO.</p>

**Table 58 – Goal Descriptions**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

**Community Development Block Grant Program (CDBG).** The CDBG Program is a federal entitlement program with the objective of assisting low- and moderate-income persons, eliminating slums and blight and addressing urgent community development needs. \$13,284,692 plus \$25,000 of program income, in CDBG funds were provided to Nassau County and allocated to participating municipalities and other eligible entities. An estimated 80% of these funds will be used to benefit extremely low-, low- and moderate-income persons. CDBG funds, and program income, can be used for a wide range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities.

**HOME Investment Partnerships Program.** The HOME Program is a federal housing initiative with the primary objectives of expanding the supply of owner and rental housing for low-income households. Nassau County was allocated \$2,052,125.24 in HOME funds in Federal fiscal year 2025. In addition, \$157,875 in HOME program income is expected to be received. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low-, low- and moderate-income households through new construction, acquisition, and substantial rehabilitation activities.

**Emergency Solutions Grants Program (ESG).** The ESG Program is a federal entitlement program which provides funding to improve the quality of existing emergency shelters and to restrict the increase of homelessness through the funding of homeless prevention, rapid re-housing, and street outreach programs. In FFY 2025, Nassau County was awarded \$1,178,324 in ESG funds, which will be allocated to non-profit homeless providers in the County as well as the County’s homeless prevention and rapid re-housing programs. The ESG Program requires a 100% match of non-federal funds to ESG funds. The match can be provided through State and local funds, contributions, and value of real property. ESG funds will be used for renovation, conversion of buildings, rehabilitation, essential services/social services, operating costs, homelessness prevention, rapid re-housing, street outreach, and maintenance of the HMIS system as needed.

#### Projects

#	Project Name
1	Acquisition of Real Property
2	Clearance and Demolition
3	Code Enforcement
4	Commercial Rehabilitation
5	Disposition
6	Down Payment Assistance
7	Economic Development

#	Project Name
8	Housing Development
9	Multifamily Rehabilitation
10	Program Administration and Planning
11	Project Delivery
12	Public Facilities and Improvements
13	Public Services
14	Public Housing Rehabilitation / Modernization
15	Relocation
16	Restoration of Historic Home
17	Single-Family Rehabilitation
18	HOME - Owner-occupied New Construction
19	HOME - Rental Rehabilitation
20	CHDO Set-Aside Home Funds
21	HOME - Owner-occupied Acquisition and New Construction
22	HESG FY2025 Nassau County

**Table 59 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The Annual Plan attempts to allocate funding across a range of projects which directly reflect the priority needs of each applying consortium member, non-profit entity, and housing developer. An obstacle to meeting underserved needs across all three programs is identifying housing options that are affordable. This continues to be a challenge for the County as it is a high tax, high construction cost area. However, the County continues to work with developers, non-profits and Consortium communities to address this underserved need.

**CDBG** - CDBG funds will be provided to the Consortium and non-profit agencies for use on eligible projects within the Consortium and allocated to participating municipalities and other eligible entities. An estimated 80% of these funds will be used to benefit extremely low-, low-, and moderate-income persons. CDBG funds and program income can be used for a wide range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities. Nassau County seeks to fund activities that are consistent with HUD CDBG Program objectives; incorporate Nassau County’s Consolidated Plan goals and identified priorities; benefit low/mod income individuals; are ready to proceed; leverage other public and private resources; are consistent with the County’s fair housing initiatives to overcoming impediments to fair housing choice by providing housing opportunities in non-impacted communities; and show evidence of community outreach and support. Applicants are requested to demonstrate how proposed projects meet an underserved need.

**HOME** - The program’s primary objective is to expand the supply of owner and rental housing for low income households. Funding is targeted to projects that will provide rental, homeownership

and transitional housing for extremely low-, low- and moderate-income households through new construction and substantial rehabilitation activities. HOME funds can be used for housing related activities including real property acquisition, rehabilitation, new construction, tenant based rental assistance, homebuyer assistance, and support services. The HOME Program requires a 25% match of funds from non-federal sources. The County prioritizes projects that preserve affordability and create a variety of housing opportunities for Nassau County residents. It also looks at the number and location of new housing units created or preserved by the proposed project and the degree of low-income benefit that will be derived from the proposed project. In addition, Nassau County looks to fund housing projects in High Opportunity Areas and market to those least likely to apply including minorities and other underserved populations.

**ESG** – The ESG program provides funding to: engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents; rapidly re-house homeless individuals and families; prevent families and individuals from becoming homeless; and assist the CoC with data management.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Acquisition of Real Property
	<b>Target Area</b>	Nassau County Consortium Glen Cove City North Hempstead Town
	<b>Goals Supported</b>	Expansion of Housing Elimination of Blight
	<b>Needs Addressed</b>	Affordable Housing Non-Housing Community Development Needs
	<b>Funding</b>	CDBG: \$110,000
	<b>Description</b>	Acquisition of Real Property and Acquisition Spot Blight for a public benefit purpose, including affordable housing, open space, parking facilities, etc. and to purchase and remove blighted structures.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 8 properties will be acquired.
	<b>Location Description</b>	Glen Cove City – Orchard Brownfield Opportunity Area (BOA) North Hempstead – exact locations to be determined
<b>Planned Activities</b>	The proposed activities include acquiring blighted and abandoned structures to develop affordable housing and other public benefits.	
<b>2</b>	<b>Project Name</b>	Clearance and Demolition
	<b>Target Area</b>	North Hempstead Town
	<b>Goals Supported</b>	Expansion of Housing Elimination of Blight
	<b>Needs Addressed</b>	Affordable Housing Non-Housing Community Development Needs
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Clearance or demolition of buildings and improvements, or the movement of structures to other sites.
	<b>Target Date</b>	8/31/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 4 buildings will be demolished.
	<b>Location Description</b>	Funds may be used on properties in the Town of North Hempstead: <ul style="list-style-type: none"> <li>• 212 Sheridan Street, Westbury</li> <li>• 243 Sheridan Street, Westbury</li> <li>• 184 Catherine Street</li> <li>• Other properties may be included as well.</li> </ul>
	<b>Planned Activities</b>	Demolish abandoned structures/reconstruction for the purpose of affordable housing and elimination of blight.
<b>3</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	Hempstead Village North Hempstead Town
	<b>Goals Supported</b>	Housing Code Enforcement
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$16,000
	<b>Description</b>	Expansion of housing opportunities through code enforcement. Cost associated with property inspection and follow-up action such as legal proceedings.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities will benefit approximately 8,716 households.
	<b>Location Description</b>	<ul style="list-style-type: none"> <li>• Hempstead Village – locations to be determined</li> <li>• North Hempstead Town – locations to be determined</li> </ul>
<b>Planned Activities</b>	Targeted code enforcement activities in neighborhoods experiencing overcrowding, and health and safety violations.	
<b>4</b>	<b>Project Name</b>	Commercial Rehabilitation
	<b>Target Area</b>	Farmingdale Village Glen Cove City Hempstead Town North Hempstead Town
	<b>Goals Supported</b>	Local Business Assistance

	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG: \$330,000
	<b>Description</b>	Upgrade the Physical Condition of Local Businesses.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities will benefit approximately 18 businesses.
	<b>Location Description</b>	Proposed locations are as follows: <ul style="list-style-type: none"> <li>• Farmingdale Village – Main Street, Conklin Street Hempstead Town – Center Lane, Levittown</li> <li>• Glen Cove City – Seacliff Avenue, Cedar Swamp Road</li> <li>• North Hempstead Town – Prospect Avenue, Westbury Avenue</li> </ul>
	<b>Planned Activities</b>	Consortium members wish to provide grants and/or loans to commercial businesses in eligible areas to create a harmonious environment to create economic opportunities. Funds will be used for signs, lighting, canopies, and other needed facade improvements.
5	<b>Project Name</b>	Disposition
	<b>Target Area</b>	Glen Cove City Island Park Village North Hempstead Town
	<b>Goals Supported</b>	Expansion of Housing Elimination of Blight
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$395,000
	<b>Description</b>	Disposition of properties owned by Hempstead Village, North Hempstead and Glen Cove Community Development Agencies.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 10 properties will be disposed.

	<b>Location Description</b>	Proposed locations are as follows: <ul style="list-style-type: none"> <li>• Glen Cove City – Orchard Brownfield Opportunity Area (BOA)</li> <li>• Hempstead Village – Village-wide</li> <li>• North Hempstead – Roslyn Heights, New Cassel</li> </ul>
	<b>Planned Activities</b>	The proposed activities include the disposition and repurpose of properties owned by the Town of North Hempstead, Hempstead Village, and the City of Glen Cove Community Development Agency will focus on facilitating the development of affordable housing and other public benefits.
<b>6</b>	<b>Project Name</b>	Down Payment Assistance
	<b>Target Area</b>	North Hempstead Town
	<b>Goals Supported</b>	Direct Homeownership Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	Provision of first-time homebuyer downpayment and closing cost assistance.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities will benefit approximately 4 households.
	<b>Location Description</b>	North Hempstead Town-wide
	<b>Planned Activities</b>	Grant assistance will be used to coordinate the home sales and subsidize the closing costs for first-time homebuyers.
<b>7</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	North Hempstead Town
	<b>Goals Supported</b>	Local Business Assistance
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG: \$1,000
	<b>Description</b>	Grant, loan and technical assistance for new and existing businesses.
	<b>Target Date</b>	8/31/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities will benefit approximately 6,700 businesses.
	<b>Location Description</b>	New Cassel Urban Renewal Area
	<b>Planned Activities</b>	Grant, loan and/or technical assistance for new businesses and business retention. The purpose is to establish, retain or expand businesses that will create and retain jobs and provide services to the community. Funds to be used for project delivery costs related to economic development.
<b>8</b>	<b>Project Name</b>	Housing Development
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Expansion of Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$37,792
	<b>Description</b>	Funding set aside Nassau County Consortium Members for additional funding.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities are yet to be determined, therefore, number of benefitted households has not been estimated.
	<b>Location Description</b>	Consortium-wide - exact locations to be determined.
	<b>Planned Activities</b>	Funding is set aside for Nassau County Consortium Members for additional funding. Activities are to be determined.
<b>9</b>	<b>Project Name</b>	Multifamily Rehabilitation
	<b>Target Area</b>	Farmingdale Village
	<b>Goals Supported</b>	Rehabilitation of Rental Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Maintain the stock of affordable housing by rehabilitating rental units to eliminate code violations and make other needed improvements. Farmingdale Village will be utilizing CDBG funds to rehabilitate rental units within the Village .

	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities will benefit approximately 3 households.
	<b>Location Description</b>	900 Fulton Street, Farmingdale
	<b>Planned Activities</b>	Funds will be used for accessibility improvements for disabled residents of the building.
<b>10</b>	<b>Project Name</b>	Program Administration and Planning
	<b>Target Area</b>	Nassau County Consortium Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City North Hempstead Town Oyster Bay Town
	<b>Goals Supported</b>	Administration and Planning
	<b>Needs Addressed</b>	Administration, Regulatory Compliance and Planning
	<b>Funding</b>	CDBG: \$2,656,900 HOME: \$190,394.24
	<b>Description</b>	General management, oversight, coordination, monitoring, evaluation, costs and carrying charges related to planning and execution of community development activities.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities include program administration and planning, therefore, no households directly benefit.
	<b>Location Description</b>	Nassau County, Freeport Village, Glen Cove City, Hempstead Town, Hempstead Village, Long Beach City, North Hempstead Town, and Oyster Bay Town. Emergency Solutions Grants administrative dollars are accounted for in the ESG project.

	<b>Planned Activities</b>	General management, oversight, coordination, monitoring and evaluation costs and carrying charges related to planning and execution of community development, economic development, and housing activities. ESG administrative costs are described in ESG project line.
<b>11</b>	<b>Project Name</b>	Project Delivery
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Administration and Planning
	<b>Needs Addressed</b>	Administration, Regulatory Compliance and Planning
	<b>Funding</b>	CDBG: \$115,000 HOME: \$100,836
	<b>Description</b>	Nassau County Office of Community Development delivery of services.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Environmental reviews are required for all CDBG, HOME and ESG activities. Thousands of families of all types and sizes will benefit from the environmental review being undertaken from housing activities, homeless activities and various public service activities. The environmental review allows projects to proceed.
	<b>Location Description</b>	Nassau County - County-Wide.
<b>Planned Activities</b>	Nassau County Office of Community Development delivery of services, including environmental reviews for HOME and CDBG projects necessary for activity delivery.	
<b>12</b>	<b>Project Name</b>	Public Facilities and Improvements
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Public Facility and Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG: \$4,614,300
	<b>Description</b>	Provision of new and improved public facilities and infrastructure improvements to improve the environment for very low-, low- and moderate-income households in identified target areas.
	<b>Target Date</b>	8/31/2027

<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Activities will benefit approximately 473,830 households.</p>
<p><b>Location Description</b></p>	<p>Locations include:</p> <ol style="list-style-type: none"> <li>1. Nassau County Consortium <ul style="list-style-type: none"> <li>• Farmingdale Village</li> <li>• 51 &amp; 54 Clinton Avenue; 1 Clinton Street; 392 Conklin Street; 57 Duane Street; 85 &amp; 109 Fairview Road; 150 Fulton Street; 77 Hallock Street; 210 &amp; 234 Main Street; 45 Merokee Place; 109 Prospect Street; 25 Ridge Road; 375 Secatogue Avenue; 107, 153, 175, and 252 Staples Street; 4 Wall Street (water and sewer improvements)</li> <li>• Village-wide (sidewalk improvements)</li> </ul> </li> <li>2. Freeport Village <ul style="list-style-type: none"> <li>• Locations to be determined (street and drainage repairs/repaving)</li> <li>• Sunrise Highway - between Town Merrick to Town of Baldwin South &amp; North Main Street - between Cow Meadow Park and Mount Joy Avenue Church Street - between Atlantic Avenue and Merrick Road Ocean Avenue - between Atlantic Avenue and East Seaman Avenue Atlantic Avenue - between South Main Street and Ocean Avenue Merrick Road - between South Bayview and Meadowbrook State Parkway (holiday light fixtures/decor)</li> <li>• Downtown area and other low/mod income areas to be determined (street sign installation)</li> <li>• Woodcleft Avenue from Richmond Street to Front Street (flood drainage improvements)</li> </ul> </li> <li>3. Glen Cove City <ul style="list-style-type: none"> <li>• Downtown Glen Street corridor (pedestrian lighting improvements)</li> <li>• Glen Street &amp; School Street/Downtown Business Improvement Area (sidewalk repair/replacement)</li> <li>• 6 Kelly Street (Big Ralph Park revitalization)</li> </ul> </li> <li>4. Great Neck Plaza Village <ul style="list-style-type: none"> <li>• Location to be determined (sidewalk renovations)</li> </ul> </li> <li>5. Hempstead Town <ul style="list-style-type: none"> <li>• Brookside Avenue east to Wantagh Avenue north to Sunrise Highway (streetscape improvements)</li> </ul> </li> </ol>

		<ul style="list-style-type: none"> <li>• Vacant land located in Roosevelt between - (east of) Denton Place, (south of) E. Clinton Avenue, (west of) Roberts Place and (north of) Mirin Avenue (design/engineering of utilities and other public improvements)</li> <li>• Place and (north of) Mirin Avenue- Tract 4140.01 BG 3 (Public restroom renovations)</li> <li>• Hendrickson Avenue Park, Elmont (park improvement)</li> <li>• 390 East Clinton Ave, Roosevelt (ADA access)</li> <li>• Other locations in eligible areas to be determined (adult changing areas)</li> </ul> <p>6. Hempstead Village</p> <ul style="list-style-type: none"> <li>• Kennedy Park (park improvements and repairs)</li> </ul> <p>7. Long Beach City</p> <ul style="list-style-type: none"> <li>• National Blvd and Riverside Blvd (west to east) and from Park Ave to Pine St (south to north) (TOD)</li> <li>• 1 W. Chester Street (Fire Station upgrades)</li> <li>• 615 Riverside Blvd (community center improvements)</li> <li>• 700 Magnolia Blvd (recreation center upgrades)</li> </ul> <p>8. Lynbrook Village</p> <ul style="list-style-type: none"> <li>• Ocean Avenue Soccer Field (turf installation)</li> </ul> <p>9. Manorhaven Village</p> <ul style="list-style-type: none"> <li>• North &amp; West, Boxwood Road, Cottonwood Road, Ashwood Road (sewer rehabilitation)</li> </ul> <p>10. Mineola Village</p> <ul style="list-style-type: none"> <li>• Downtown area- along Jericho Turnpike, Willis Ave and west of Mineola Blvd (way finding signage)</li> <li>• Jericho Tpk., NYS25, in the northeast section of the Village, Village's central park, Memorial Park (sidewalk improvements)</li> <li>• Community center-village hall complex (fire alarm equipment)</li> </ul> <p>11. New Hyde Park Village</p> <ul style="list-style-type: none"> <li>• Village Hall (ADA compliance)</li> </ul> <p>12. North Hempstead Town</p> <ul style="list-style-type: none"> <li>• New Cassel Urban Renewal Area (streetscape improvements)</li> <li>• Oyster Bay Town</li> <li>• Hicksville DRI Area (streetscape improvements)</li> </ul> <p>13. Rockville Centre Village</p> <ul style="list-style-type: none"> <li>• Downtown area (streetscaping improvements)</li> </ul> <p>14. Westbury Village</p> <ul style="list-style-type: none"> <li>• Village-wide (sidewalk improvements)</li> </ul>
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		<ul style="list-style-type: none"> <li>348 Post Avenue (playground renovations)</li> </ul>
	<b>Planned Activities</b>	Projects include handicapped accessibility improvements, street improvements, park and playground improvements, sidewalk enhancements, neighborhood facility improvements, recreation and senior center improvements, lighting and parking improvements, tree removal and replacement, burying overhead utilities to improve accessibility and sustainability.
<b>13</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$1,818,700
	<b>Description</b>	Provide programs and services to address the needs of extremely low-, low- and moderate-income persons, including youth, seniors, special needs individuals, and others.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities will benefit approximately 16,898 individuals.
	<b>Location Description</b>	Public service activities will take place consortium-wide.
	<b>Planned Activities</b>	Various programs that address the needs of youth, seniors, homeless, mentally disabled, domestic abuse victims, veterans, and fair housing.
<b>14</b>	<b>Project Name</b>	Public Housing Rehabilitation / Modernization
	<b>Target Area</b>	Oyster Bay Town Rockville Centre Village
	<b>Goals Supported</b>	Public Housing Modernization
	<b>Needs Addressed</b>	Rehabilitation of Public Housing Complexes
	<b>Funding</b>	CDBG: \$160,000

	<b>Description</b>	The Town of Oyster Bay Housing Authority maintains 910 units of low-income housing for seniors and families at locations throughout the Town of Oyster Bay. The Authority is seeking funding for major repairs and improvements in many of their complexes. Rockville Center Village Housing Authority's is seeking funding replace and upgrade the internal and external security cameras at the public housing facility, Rockville Manor.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Oyster Bay Town: the over 500 public housing residents in the Town of Oyster Bay will benefit from the proposed activities. Rockville Centre: Approximately 70 public housing residents at Rockville Manor will benefit from the proposed activities.
	<b>Location Description</b>	Oyster Bay Town: Public housing complexes located at: <ul style="list-style-type: none"> <li>• 40 Eastwoods Rd, Syosset</li> <li>• 80 Barnum Ave, Plainview</li> <li>• Oakley Ave, Massapequa</li> <li>• 50 Hicks Rd, Bethpage</li> </ul> Rockville Center Village: 50 Main Avenue
	<b>Planned Activities</b>	Oyster Bay Town: Planned activities include major repairs and improvements in many of the Oyster Bay public housing complexes. The complexes are in need of the following: roof replacement, exterior door replacement, interior and exterior lighting, security cameras, generators, and parking lot repairs. Rockville Centre Village: replace and upgrade the internal and external security cameras at Rockville Manor.
15	<b>Project Name</b>	Relocation
	<b>Target Area</b>	North Hempstead Town
	<b>Goals Supported</b>	Housing Support Services
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	Temporarily relocation of tenants during building and unit renovations.
	<b>Target Date</b>	8/31/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities will benefit approximately 4 households.
	<b>Location Description</b>	746 Prospect Avenue, Westbury
	<b>Planned Activities</b>	Renovations of the apartment building may consist of a roof replacement and other repairs. Residents may need to be temporarily relocated to another rental or use of an onsite trailer.
<b>16</b>	<b>Project Name</b>	Restoration of Historic Home
	<b>Target Area</b>	Farmingdale Village
	<b>Goals Supported</b>	Public Facility and Improvements
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Adaptive reuse of a historic carriage house to be used for community events.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of households to benefit will be determined based on types of community events offered.
	<b>Location Description</b>	33 Merritts Road, Farmingdale
	<b>Planned Activities</b>	Addressing structural issues of the carriage house to stabilize and prevent collapse. Additional improvements consist of but not limited to exterior repairs, exterior painting, window replacement, kitchen and bathroom upgrades, and accessibility improvements.
<b>17</b>	<b>Project Name</b>	Single-Family Rehabilitation
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Owner Occupied Housing Rehab/Lead Paint Abatement
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$2,930,000
	<b>Description</b>	Maintain the stock of affordable housing by providing loans and/or grants to low- and moderate-income homeowners to eliminate code violations and make other needed improvements to their homes.

	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities will benefit approximately 205 households.
	<b>Location Description</b>	Owner-occupied rehabilitation will take place consortium wide.
	<b>Planned Activities</b>	The residential rehabilitation program will be marketed to low to moderate income households in Nassau County. Nassau County administers the residential rehabilitation program for the small Villages, the City of Glen Cove and the City of Long Beach. The Towns of Hempstead, North Hempstead and Oyster Bay carry out their own program but follow all HUD regulations.
<b>18</b>	<b>Project Name</b>	HOME - Owner-occupied New Construction
	<b>Target Area</b>	Hempstead Village
	<b>Goals Supported</b>	Expansion of Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$350,000
	<b>Description</b>	New construction on vacant property for homeownership.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately two households will benefit from the proposed project.
	<b>Location Description</b>	Hempstead Village – Stewart Avenue
<b>Planned Activities</b>	New construction on vacant property for homeownership. Two Multifamily dwelling units will be made affordable to 80% or less AMI	
<b>19</b>	<b>Project Name</b>	HOME - Rental Rehabilitation
	<b>Target Area</b>	Hempstead Village
	<b>Goals Supported</b>	Rehabilitation of Rental Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$213,000

	<b>Description</b>	Conversion of eight units of market rate rental housing into affordable housing for low to moderate income families.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately eight households will benefit from the proposed project.
	<b>Location Description</b>	40-44 West Orchard Street, Hempstead
	<b>Planned Activities</b>	Upgrades and improvements to eight current market rate rental units that will be converted into affordable units for low to moderate income families.
<b>20</b>	<b>Project Name</b>	CHDO Set-Aside Home Funds
	<b>Target Area</b>	Hempstead Town
	<b>Goals Supported</b>	Expansion of Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$331,500
	<b>Description</b>	CHDO set-aside finds may be used for projects that are owned, developed, or sponsored by a nonprofit that qualifies as a CHDO as defined at 24 CFR 92.2. There is one CHDO application under review which is the Uniondale Community Land Trust.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One household will benefit from a CHDO project proposed to be undertaken by Uniondale Community Land Trust.
	<b>Location Description</b>	701 Nostrand Ave, Uniondale
	<b>Planned Activities</b>	Acquisition and new construction of three single family homes. HOME assisted units will be made affordable to 80% or less AMI.
<b>21</b>	<b>Project Name</b>	HOME - Owner-occupied Acquisition and New Construction
	<b>Target Area</b>	Hempstead Town
	<b>Goals Supported</b>	Expansion of Housing
	<b>Needs Addressed</b>	Affordable Housing

	<b>Funding</b>	HOME: \$1,024,270
	<b>Description</b>	Acquisition and New Construction of single family homes.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two households will benefit from the project proposed to be undertaken by Uniondale Community Land Trust.
	<b>Location Description</b>	701 Nostrand Ave, Uniondale
	<b>Planned Activities</b>	Acquisition and New Construction of single family homes. HOME assisted units will be made affordable to 80% or less AMI.
22	<b>Project Name</b>	HESG FY2025 Nassau County
	<b>Target Area</b>	Administration Nassau County Consortium
	<b>Goals Supported</b>	Administration and Planning Homeless Services Public Services
	<b>Needs Addressed</b>	Address Homeless Needs Administration, Regulatory Compliance and Planning
	<b>Funding</b>	ESG: \$1,178,324
	<b>Description</b>	ESG funding for 2025 will be used to fund various non-profit organizations for homelessness prevention and shelter activities. Funds can be used in a variety of ways including Administration, Emergency Shelter Operations and Services, Homeless Prevention & Rapid Re-housing, and Street Outreach. \$61,751.70 will be spent on homelessness prevention, \$361,198 will be spent on rapid re-housing, \$140,00 will be spent on street outreach, \$525,000 will be spent on emergency shelter, and \$90,374.30 will be spent on administration and HMIS registration.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 55 individuals will be assisted with rapid rehousing, 10 individuals will be assisted with homelessness prevention, 2,590 individuals will be assisted through emergency shelter, and 277 individuals will be assisted through street outreach.
	<b>Location Description</b>	Activities will take place county-wide.

	<p><b>Planned Activities</b></p>	<p>ESG funding for 2025 will be used to fund various non-profit organizations for homelessness prevention and shelter activities. Approximately \$423,846 will be spent on homelessness prevention &amp; rapid re-housing, \$665,00 will be spent on emergency shelter and street outreach, and \$88,446 will be spent on administration, \$2,000 on HMIS registration. Homelessness prevention activities will be provided by Nassau County OCD and emergency shelter will be provided by Gospel of Peace, Family &amp; Children’s Association, the Interfaith Nutrition Network, Bethany House of Nassau County Corp., MOMMAS House Inc., Horizon Hearts, The Safe Center, Peace Valley Haven, Community Housing Innovations, and Bridges of Greater New York.</p>
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**AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The Nassau Urban County Consortium includes: the Towns of Hempstead, North Hempstead, and Oyster Bay, the Cities of Glen Cove and Long Beach, and 24 Incorporated Villages including Bayville, Bellerose, East Rockaway, East Williston, Farmingdale, Floral Park, Freeport, Great Neck Plaza, Hempstead, Island Park, Lynbrook, Malverne, Manorhaven, Massapequa Park, Mineola, New Hyde Park, Rockville Centre, Roslyn, Sea Cliff, South Floral Park, Stewart Manor, Valley Stream, Westbury, and Williston Park.

Various community development activities meeting the national objective of low- and moderate-income benefit on an area-wide basis have been funded in the following communities: Hempstead Town (hamlets of Baldwin, Barnum Island, Bellerose Terrace, Carle Place, East Meadow, Elmont, Franklin Square, Inwood, Levittown, North Valley Stream, Oceanside, Roosevelt, Salisbury, South Valley Stream, Uniondale and West Hempstead), North Hempstead Town (hamlets of Manhasset, New Cassel, New Hyde Park, North New Hyde Park, Roslyn Heights and Westbury), Oyster Bay Town (hamlets of East Massapequa, Hicksville, Jericho, Oyster Bay, Plainview, Plainedge and Syosset), the Cities of Glen Cove and Long Beach, and in the Villages of Bellerose, Floral Park, Freeport, Hempstead, Island Park, Rockville Centre and Valley Stream. Activities meeting the national objective of low- and moderate-income benefit on a limited clientele basis or via housing have been funded throughout the Consortium.

**Geographic Distribution**

Target Area	Percentage of Funds
Administration	20
Nassau County Consortium	11
Bayville Village	0
Bellerose Village	0
East Rockaway Village	0
Farmingdale Village	2
Floral Park Village	0
Freeport Village	6
Glen Cove City	3
Great Neck Plaza Village	1
Hempstead Town	20
Hempstead Village	5
Island Park Village	0
Long Beach City	5
Lynbrook Village	3
Malverne Village	0

Target Area	Percentage of Funds
Manorhaven Village	2
Massapequa Park Village	1
Mineola Village	1
New Hyde Park Village	1
North Hempstead Town	5
Oyster Bay Town	7
Rockville Centre Village	1
Sea Cliff Village	1
South Floral Park Village	0
Stewart Manor Village	0
Valley Stream Village	0
Westbury Village	5
Williston Park Village	0
East Williston Village	0
Great Neck Plaza Village	0
Roslyn Village	0

**Table 60 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

CDBG Program funds are allocated via an application process. Municipal consortium members submit funding applications to address locally identified needs. Consortium members prioritize the geographic investment of CDBG funding based on community input, area or clientele eligibility and need, and in alignment with the Five-Year Consolidated Plan. Nassau County OCD reviews applications for consistency with the Plan and that each project put forth by a Consortium member or non-profit agency meets a national objective and provides evidence of ability to complete planned projects in a timely fashion.

HOME funds are awarded to projects through an application process. Factors considered include the type of development (owner/renter; new construction/rehab/conversion), degree of low/mod income benefit, location, need, leveraging of resources, project location (priority on High Opportunity Areas-HOA's), and readiness to proceed.

### **Discussion**

Consortium-wide projects generally include residential rehabilitation, public facilities and improvements, public services, ESG activities, direct homeownership assistance, new housing construction (rental and owner), housing and support services for low/mod income households, and

economic development.

Commercial rehabilitation activities will occur in the City of Glen Cove, the Towns of Hempstead and North Hempstead, and the Villages of Farmingdale.

Acquisition, clearance and demolition, disposition, and relocation activities are typically funded in communities that have identified vacant or blighted properties that will eventually be used for public good, such as affordable housing. These activities will generally occur in the City of Glen Cove City, Town of North Hempstead, and Village of Hempstead.

Code Enforcement will be funded for the Village of Hempstead and the Town of North Hempstead.

Administration and Planning funds are provided to Nassau County OCD as well as the Cities of Glen Cove and Long Beach, the Towns of Hempstead, North Hempstead, and Oyster Bay, and the Villages of Freeport and Hempstead.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The Action Plan specifies goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. Affordable housing units are provided throughout Nassau County through various County programs including downpayment assistance, the production of new units, rehabilitation of existing units, and the acquisition of existing units. The County utilizes several funding streams to support its goals for contributing to the provision of affordable housing.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	224
Special-Needs	0
Total	224

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	4
Rehab of Existing Units	216
Acquisition of Existing Units	4
Total	224

**Table 62 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

CDBG projects that support affordable housing goals include down payment assistance (4 households assisted), multifamily housing rehabilitation (3 households assisted), and 205 single-family home rehabilitation (205 households assisted). CDBG funds are also allocated to new construction of homeowner housing, however, specific activities have not been selected yet so goals have not been included in the tables above.

HOME projects include new construction of homeowner housing (2 households assisted), rehabilitation of rental units (8 households assisted), and acquisition and new construction of affordable housing (2 households assisted). Though not reflected in the tables above, approximately 1 household will be assisted through CHDO activities.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The nine public housing authorities/agencies within the Nassau Urban County Consortium operate and manage 3,249 public housing units. The majority of these public housing units are designated as senior housing although some are designated as family housing units. Consistent with the national trend over the past few decades, there has been a significant increase of public housing units converting to Section 8 or other voucher programs. The PHAs in Nassau County all currently have long wait lists with the average wait time ranging from 56 months for the Freeport Housing Authority, Town of Oyster Bay Housing Authority, and Village of Hempstead Housing Authority to 94 and 229 months, respectively, for the Town of Hempstead Housing Authority and Long Beach Housing Authority (2024 HUD Picture of Subsidized Housing).

### **Actions planned during the next year to address the needs to public housing**

The 2025 Annual Action Plan includes projects to rehabilitate public housing in the Town of Oyster Bay and to provide public safety improvements for the Village of Rockville Centre Housing Authority.

The Town of Oyster Bay Housing Authority maintains ten complexes consisting of 910 units of low-income housing for seniors (852 units) and families (58 units) at locations throughout the Town of Oyster Bay. The Housing Authority has requested additional funding to cover a budget shortfall caused by rising material and construction-related costs for major repairs and improvements. The requested funding will be allocated for, but not limited to, the following needs: exterior brick repairs, intercom system replacement and replacement of an emergency generator. The goal of these actions is to improve the quality of life for the approximately 950 residents of the housing authority.

The Rockville Centre Housing Authority will use CDBG funds to replace and upgrade the internal and external security cameras at Rockville Manor, which houses senior and non-senior disabled residents. The facility has 50 units that house approximately 70 individuals. The project is expected to improve the public safety and quality of life for residents.

The other public housing authorities will use other funding sources to make necessary repairs and upgrades to their facilities.

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

Generally, the PHAs within the Consortium indicated that they include up to two tenant representatives on their Board of Commissioners. The PHAs typically hold meetings with residents on a regular basis (usually monthly) for them to be informed of the activities within the PHAs and provide residents the opportunity to give their feedback. The PHAs also encourage the creation of tenant committees, such as

a resident watch program.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable, none of the PHAs in Nassau County are designated as troubled.

**Discussion**

Overall, the public housing units in Nassau County are adequately operated and maintained. Some developments need substantial improvements to improve the living environment and accessibility for residents. Given a lack of funding and developable land, the addition of new public housing units is typically not feasible.

The nine public housing authorities will continue to utilize available funding and implement structural and programmatic improvements to their public housing developments to continuously improve the living environment of the families who reside there. Many of the housing authorities are considering , or have already participated in, privatization or the RAD or Voluntary Streamline Conversion programs to help fill gaps in funding.

The needs of Public Housing Authorities have changed over time. The Housing Authorities are trying to find ways to get additional services and materials to their tenants such as meals, mental health care, and medication. The costs of these services take up funds that may have been budgeted for other uses such as facility improvements. Housing Authorities do not have the staff necessary to aid senior residents and are not adequately prepared to help tenants who may need increased mental health and other medical services. Therefore, the PHAs are encouraged to apply for CDBG funding.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

This section outlines the one-year objectives regarding homeless populations and other special needs activities within the Nassau Urban County Consortium. These objectives include:

1. Provide decent and affordable housing
2. Provide a suitable living environment
3. Create economic opportunities

Nassau County received ESG funding and coordinates with the Long Island Continuum of Care to determine needs and funding priorities.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

Emergency Solutions Grants (ESG) Program funds are used to fund activities for street outreach, emergency shelter, homeless prevention, rapid re-housing assistance, and data collection through the Homeless Management Information System (or HMIS). OCD funds a street outreach program through the CoC. Outreach and assessment are the first components in the continuum of care. Through outreach and assessment, homeless care providers reach people without shelter and try to bring them into the system to begin their transition from homelessness to a more supportive living situation.

At this point in the continuum, meals and clean clothes become available as requested. Providers assess the needs of the individuals or family requesting assistance and either direct them further, or wait until the respondent is ready for more help.

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

OCD uses a portion of ESG funding to support emergency shelters in providing transitional housing and overnight shelter. These facilities provide shelter and a variety of services to individuals and families in crisis. Transitional housing with intensive support and treatment helps individuals move through the continuum to independent living. Shelter placements and assistance with emergency housing needs are provided by the Department of Social Services.

Transitional shelters are another important component of the addressing the needs of homeless. Populations in transitional housing will continue to rely on a combination of New York State and federal

funds for the provision of these services.

Eligible individuals and families can, on an emergency, temporary basis be assisted with shelter and other items of need to meet their emergency. The goal is to provide families and individuals with the tools they need to secure a permanent, stable housing, and move as quickly as possible to a stable self-sufficient role in the community.

**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**

Major components of the CoC's strategic planning objectives to end chronic homelessness includes creating new permanent housing for chronically homeless individuals, increasing the percentage of homeless persons staying in permanent housing, increasing the percentage of persons employed at program exit, and decreasing the number of homeless households with children.

The vast majority of homeless housing and homeless services are provided by non-profit organizations using grant funds other than those covered in this application. Specific Nassau County financial assistance includes using CDBG funds for acquisition and rehabilitation of homes to be used for permanent homeless housing and the ESG funds to provide individual and families with rapid re-Housing and homelessness prevention services. In addition, tax foreclosed land is transferred, when appropriate, to non-profit organization for the development of new homeless housing with other grant sources.

The location of housing for the homeless and households with specialized needs is an important component of the Consolidated Plan and requires consultation with the local planning departments within the Consortium. The integration of this component with the overall Consolidated Plan is optimized when the resources available to create housing for the homeless and those with specialized needs is targeted to blighted sites, and where the reinvestment and change in ownership will improve the community as it provides needed housing.

Transitional neighborhoods between residential and commercial areas, with access to shopping, public transportation, public facilities, schools and the like, are appropriate locations for housing for families and individuals without the means to access necessary private supportive services.

Housing units should be located throughout the entire County to avoid creating neighborhoods with a greater than fair share of supportive housing, though families should be encouraged to remain in their community of origin, where possible, to maintain a continuity of services. This is particularly true when

children are involved.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Strategies for preventing homeless are similar to those strategies for reducing poverty. Families are less likely to become homeless when they have access to safe, decent, and affordable housing, and when they have opportunities for stable employment.

The CoC prioritizes services for people with the longest length of time homeless and the most severe service needs, as a means to drive down the average length of time persons in the region remain homeless. The CoC has significantly increased rapid rehousing. ESG rapid rehousing will be targeted, based on HMIS data, to people with the longest lengths of time homeless and are unlikely to resolve their situation within the current system of care without intervention.

OCD continues to develop strong relationships with providers of services across the County especially with DSS. DSS has developed a program to receive referrals directly from hospitals and nursing homes to begin assessing and assisting with case management to avoid wherever possible an individual being discharged to homelessness.

## **Discussion**

Nassau County OCD will continue to assess and address the needs of the homeless and its subpopulations. Nassau County encourages the work of groups who are dedicated to providing housing assistance for people who are homeless. Nassau County supports a wide variety of programs to implement a continuum of care strategy. Programs have been approved which address the need for short and medium term emergency housing, as well as transitional and permanent housing. Public services are provided for persons in each of these housing types, including employment training, day care, and traditional social work.

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

### **Introduction:**

The extremely high cost of housing, land, property taxes, limited availability of vacant land, and high demand, are barriers to affordable housing. Property values for parcels of land are cost prohibitive and generally preclude the development of affordable housing. Increasing the number of dwelling units on a site would help to offset the high land costs, however, there are very few high density residential sites left in the County. The County and nonprofit organizations are searching for ways to secure parcels of land through non-conventional sources, such as land donations and a county land trust.

There is limited funding availability and strong competition for affordable housing funding. Although the County's annual allocations of CDBG and HOME funds have grown minimally in recent years, there are more requests for funding than monies available. Other federal and State funds are also limited. Nonprofit and for-profit developers seeking to build affordable housing are competing for the same limited pool of funds. Limited funding for nonprofits hampers their capacity to provide essential services.

Zoning is another barrier to affordable housing. New York State is a "home rule state" delegating authority over land use directly to local municipalities. There are 67 separate local municipalities governing land use within their towns (unincorporated areas), villages, or cities in Nassau County. Applications for a change of zone, special use permit, or variance requires approvals at a local level. Each municipality establishes its own area regulations and procedures for approvals and review. Many jurisdictions have exclusionary zoning policies which limit the potential for developing diverse and higher density housing options.

Typically, nonprofits are the most active in the creation of new, affordable housing. However, several nonprofits do not have the staff, financial or technical resources to undertake numerous projects; they may be run by volunteer boards or one hired staff person. Many funding sources do not fund current staff salaries or the hiring of additional staff to handle the technical or administrative work necessary.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Strategies to remove or ameliorate the barriers to affordable housing include: incentive zoning/density bonuses; streamlining regulations to expedite approvals; creative use of public subsidies and tax credits; provision of extensive technical assistance to nonprofit housing organizations; focus housing conversations on fair housing laws and accessibility; and greater involvement by localities in assembling blighted properties for redevelopment utilizing the power of eminent domain. The County continues to pursue and encourage affordable housing opportunities in an attempt to meet this need. When feasible, the County and communities can leverage other funds to create additional housing units,

provide alternate housing arrangements to assist low income households, and encourage the redevelopment of downtown areas with housing.

Several of the identified barriers to affordable housing, such as lack of available land for development, high land costs, and limited availability of funding are problems which are difficult, or impossible, for the County to address directly. The County, however, will continue to work within its purview to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing.

**Discussion:**

The Analysis of Impediments to Fair Housing Choice outlines strategies to remove or ameliorate the barriers to affordable housing in greater detail.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section outlines other actions Nassau County will carry out during federal fiscal year 2025 as part of the Annual Plan. These actions include addressing obstacles to meeting underserved needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, developing institutional structures, and enhancing the coordination among public and private housing and social services agencies.

### **Actions planned to address obstacles to meeting underserved needs**

Homelessness continues to be an obstacle in Nassau County. Actions to address this are described at length in AP-65 Homeless and Other Special Needs Activities. The OCD will continue to support outreach and services to assist this underserved population. To address the needs of a diverse Nassau County population, the County developed a Language Access Plan (LAP). The County currently has access language translators who are available for public meetings and government buildings open to the public. The County also funds numerous non-profit agencies that address underserved populations whether they be the frail elderly, physically and mentally challenged individuals, victims of domestic violence and child abuse, and families living in poverty.

### **Actions planned to foster and maintain affordable housing**

Actions planned to foster and maintain affordable housing include: rehabilitating and retaining the existing affordable housing stock; providing down payment assistance to those individuals or families that qualify; increasing the availability of permanent housing for very low, low and moderate income families; assisting the homeless in attaining permanent housing; and assisting those at risk of becoming homeless. Production of new units and continued preservation of existing units will continue to be significant goals for the County.

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

Nassau County will continue implementation of HUD's Lead Based Paint Poisoning Prevention Act's regulations (24 CFR Part 35). This includes continuing to test for lead-based paint, coordinate testing information with the County Department of Health Services and enforce lead-based paint abatement. Nassau County and Consortium communities will continue its efforts to notify owners of pre-1978 housing who participate in CDBG, HOME, and ESG funded housing programs of potential lead-based paint hazards. The County will also continue to utilize CDBG and related funds to provide lead/asbestos testing and abatement services for homeowner and rental housing units through its Residential Rehabilitation Program. The County and Consortium communities will continue to replace abandoned

and deteriorating housing with new construction, to the extent possible.

### **Actions planned to reduce the number of poverty-level families**

The Housing Choice Voucher Program and the Nassau County Family Self Sufficiency Programs, to be carried out by the County, non-profit partners and PHAs, will be instrumental in assisting families who are living below the poverty level to become more self-sufficient by improving their skills and income producing capacity. In addition, CDBG funded public services geared toward employment training, education, and counseling will also be instrumental in helping extremely low-income families.

### **Actions planned to develop institutional structure**

The OCD and Consortium members are part of an extensive network that provides housing and other public services described in the Consolidated Plan. The OCD and Consortium members have cultivated relationships over time that result in efficient delivery of these services to populations in need. The OCD and Consortium members will continue to nurture these relationships and review ways to improve institutional structure and service delivery.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The OCD will continue to work with municipalities, not-profit organizations, the PHAs, and other County agencies to provide linkages among various service providers. The County via its public hearings invites public and private housing and social service agencies together to speak on the needs of Nassau County residents. During the Consolidated Plan Committee meetings with PHAs, there was interest in continuing to meet outside of the Consolidated Plan process to share best practices and enhance coordination with the OCD.

### **Discussion:**

All projects listed in the Annual Plan go toward addressing the priority needs that were identified in the Five-Year Strategic Plan. The coordination of available resources from federal, State and local levels will continue to be required in the provision of affordable and supportive housing, non-housing community development, as well as the support of other community needs identified in this section.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

**Introduction:**

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	25,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>25,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County uses no other form of investment beyond those identified in Section 92.205.

These include investing HOME funds as equity investments, interest-bearing loans or advances, non-

interest-bearing loans or advances, interest subsidies consistent with the HOME program requirements, deferred payment loans or grants.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

- Program funds will be secured by a first or second recapture mortgage on all HOME-assisted units. That mortgage will be due and owing during the affordability/recapture period if at any time the unit is not occupied as the principal residence of the mortgagor.
- In the event of sale or other transfer of the property during the affordability/recapture period, the HOME mortgage shall be due and payable from the net proceeds of the sale. Net proceeds of the sale shall be defined as the resale price, less any remaining outstanding balance on a (non-HOME) first mortgage loan, and less the homeowner's investment.
- The homeowner's investment shall be defined as the sum of the homeowner's equity, down payment and closing costs, the equity achieved through mortgage principal repayments, and the value of approved capital improvements, if any. Approved capital improvements will be those constructed in conformance with state and local codes, and condominium/cooperative or homeowners association rules where applicable, and for which building permits and certificates of occupancy have been obtained.
- In the event that the net proceeds less the homeowner's investment shall be insufficient to repay the outstanding HOME mortgage in its entirety, the County shall agree to accept less than the full amount of these proceeds in satisfaction of its mortgage.
- Repayments will be used to fund additional housing activities consistent with the HOME program regulations at the time of repayment.

When determining the initial purchase price or the after-rehabilitation value of a home, Nassau County OCD refers to the HOME Affordable Homeownership Value Limits provided by HUD.

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

HOME Recapture Guidelines. As per 24 CFR 92.254(a)(4), the HOME-assisted housing units must meet certain affordability requirements for not less than the applicable period of affordability. Consistent with the HOME Final Rule effective February 5, 2025, the regulation states:

- Projects receiving less than \$25,000 in HOME funds per unit will require a 5-year period of

affordability.

- Projects receiving \$25,000 to \$50,000 per unit will require an affordability period of 10 years.
- Projects receiving more than \$50,000 per unit will require an affordability period of 15 years.
- For new construction, the affordability period is 20 years regardless of the amount of HOME-funds provided

The per unit amount of HOME funds and the affordability period they trigger are described more fully in paragraphs (a)(5)(i) (resale) and (ii) (recapture) of 24 CFR 92.254.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not anticipate using any HOME funds for refinancing of existing debt secured by multifamily housing at this time.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

When applying for HOME funds, each applicant must provide a tenant selection plan as well as their application process and waitlist policy. After the project is completed, during the monitoring stage, Nassau County OCD requests these documents to ensure HUD compliance throughout the period of affordability. Although some activities provide them yearly upon request, these source documents are only required every 7 years. The County does not currently have a preference or limitation for rental housing projects. Any future preferences or limitations would be administered in a manner that does not limit the opportunities of persons on any basis prohibited by federal, state, or local laws.

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

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

Nassau County OCD will carry out a significant portion of the prevention component as defined in the new ESG regulations at 24 CFR 576. NC OCD will be conducting the initial evaluation required under § 576.401(a), including verifying and documenting eligibility for individuals and families applying for housing assistance.

Nassau County Office of Community Development (NC OCD) will provide services to those most in need of the temporary assistance, providing case management to assist the program participant to achieve stable housing, whether subsidized or unsubsidized. This program assistance is not intended to provide long-term support for program participants, but to provide critical assistance for the homeless or those at-risk of homelessness to achieve immediate housing stability. The NC OCD will work with local agencies, including the Nassau County Department of Social Services, to help households regain stability. Referrals may be made through community agencies or by self-referral. Applications will be open to the public while funding is available. Applicants must prove they meet federal guidelines for homelessness or at-risk of homelessness and meet income requirements as required. Financial assistance can be provided for rental and/or utility arrears, security deposits, and short-term rental assistance. Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears including any late fees on those arrears. In order to qualify for the NC OCD HP program, the client must be at 30% AMI. If a client is at 50% AMI, they will be referred to two of our non-profits who administer the HP program.

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

As part of the CoC's coordinated assessment system, providers of ESG homelessness prevention and rapid re-housing assistance must:

- Make assistance available to all eligible households without regard to what agency provides shelter to the household or refers the household.
- Provide clear guidance to other Nassau County providers about eligibility requirements and how to access assistance.
- Undertake targeted outreach to providers who serve victims of domestic violence and create clear pathways for their clients to access assistance.

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

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

- Experience of the applicant in engaging in street outreach to unsheltered homeless individuals and families and connecting them with emergency shelter, housing, or critical services, and providing them with urgent non-facility-based care.
- Experience of the applicant with housing relocation and stabilization services.
- Experience of the applicant in developing and/or operating homeless housing
- Experience of the applicant in working with the federal Emergency Solutions Grants Program, including, but not limited to compliance with reporting and expenditure requirements.
- Administrative capabilities and financial capacity in undertaking proposed projects.
- Proposals that implement recommendations identified in Nassau County's 10 Year Plan to End Homelessness.
- Proposals that invest in the prevention of homelessness including preventing housed families and individuals from becoming homeless; preventing individuals from becoming homeless upon discharge from institutions; and preventing veterans from becoming homeless upon discharge.
- Proposals that meet the needs of homeless subpopulations as defined by HUD including the chronically homeless, veterans, persons with chronic disabilities (physically disabled, severely mentally ill, chronic substance abusers, and HIV/AIDS), victims of domestic violence, youth, and elderly.
- Projects that leverage other resources.
- The availability of matching resources.

Based on the above criteria, each application is reviewed and scored. Funding recommendations are made by staff and approved by the Nassau County Legislature and HUD.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Nassau County will coordinate with the CoC to meet the homeless participation requirement in 24 CFR 576.405(a).

5. Describe performance standards for evaluating ESG.

OCD works closely with DSS to evaluate the performance of the homeless shelters based on their efforts to connect families and individuals with permanent housing.

ESG will evaluate rapid re-housing by the number of families successfully housed for twelve months after financial assistance from ESG ends. ESG will evaluate the success of homeless prevention by the number of households that remained stability housed and meet their financial obligations to the LL for twelve months after financial assistance from ESG ends.

# Attachments



**NASSAU COUNTY**

**OFFICE OF COMMUNITY DEVELOPMENT**

**CITIZEN PARTICIPATION PLAN**

**FOR THE HUD CONSOLIDATED STRATEGY AND PLAN**

December 1994  
Revised June 1995  
Revised March 2005  
Revised May 2010  
Revised May 2015  
Revised April 2020  
Revised April 2025

## **I. INTRODUCTION AND BACKGROUND**

The Nassau County Office of Community Development (OCD) is the overall administrative agent for the Federal Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grants Program, which are all funded through the U.S. Department of Housing & Urban Development (HUD). These programs are intended to support the goals of providing decent housing, providing a suitable living environment and expanding economic opportunities for low and moderate income people.

Beginning in 1995, HUD requested that grantees, such as Nassau County, consolidate the submission requirements for all of the above formula grant programs in order to promote coordinated neighborhood and community development strategies to revitalize communities. The requirements of the Consolidated Plan and Analysis of Impediments (AI) submission also create the opportunity for citizen participation to occur in a comprehensive context. As required by 24 CFR Part 91, in the development of its Consolidated Strategy and Plan, the Nassau County Office of Community Development will follow a detailed Citizen Participation Plan.

The Citizen Participation Plan will be made available for citizen comment during the Consolidated Plan comment period. All comments received regarding the Citizen Participation Plan will be summarized and included in the final Consolidated Plan submitted to HUD.

## **II. CITIZEN PARTICIPATION PLAN GOALS AND OBJECTIVES**

The Citizen Participation Plan incorporates the following major provisions:

A. **Participation.** Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas, of areas in which Federal housing and community development funds are proposed to be used, and residents of predominately low and moderate income neighborhoods. Provides for and encourages participation by local and regional agencies and institutions, the Continuum of Care, public housing agencies, and other organizations in the process of developing and implementing the AI and Consolidated Plan. Primary methods include public hearings and meetings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for special needs populations. Consultations shall also include broadband internet service providers, organizations engaged in narrowing the digital divide, agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies in the process of developing the Consolidated Plan. This section

also includes provisions for alternative forms of public participation that may be necessary during times of Federal, State, or local emergencies.

- B. **Access.** Provides citizens with reasonable and timely access to local meetings, information, and records relating to the amount of funds available to Nassau County, and Nassau County's proposed use of funds.
- C. **Technical Assistance.** Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the Nassau County OCD.
- D. **Complaints and Grievances.** Describes appropriate and practicable procedures to provide a timely-written answer to written comments, complaints and grievances, within 20 working days where practicable.
- E. **Non-English Speaking Residents.** Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to attend and participate.
- F. **Displacement.** Describes the County's policy to minimize, to the greatest extent possible, the direct, permanent, involuntary displacement of households. Provides details on the County's policy regarding relocation assistance in the event that displacement cannot be avoided.

### III. PLAN ELEMENTS

#### A. Participation

##### Public Hearings and Meetings

Prior to the submission of the Nassau County Consolidated Plan, two public hearings and a fair housing forum will be held by the Nassau County OCD. As an additional method of encouraging citizen participation, the eight larger consortium members, which include the Towns of Hempstead, Oyster Bay and North Hempstead, the Cities of Long Beach and Glen Cove, and the Villages of Hempstead, Freeport, and Rockville Centre, will hold public hearings where citizens are provided information concerning the CDBG program and are given the opportunity to comment and express their views on the program. The purpose of the hearings will be to obtain views of citizens, public agencies and other interested parties, and to respond to proposals and comments at all stages of the consolidated submission process by identifying housing and community development needs, reviewing the proposed use of funds, and reviewing program performance.

Public hearings and forums will be held at convenient times and locations. The locations will be accessible to actual or proposed beneficiaries, including the elderly, handicapped, and any other populations with disabilities. Substantial program amendments will also be subject to a citizen participation process; this aspect will be

undertaken by the OCD.

The first public hearing will be a needs hearing to provide information about the consolidated planning process, the funding anticipated to be received by Nassau County, and past performance. A summary of fair housing issues and affordable housing needs will also be discussed. Attendees will be encouraged to provide testimony regarding housing and community development needs and the prioritization of these needs. A fair housing forum will be held where attendees will be encouraged to provide input regarding fair and affordable housing and community development needs. Attendees will be encouraged to provide input on the draft AI. The second public hearing will be held to present the proposed strategy and use of funds. As with the first public hearing, attendees will be encouraged to comment and provide input on the consolidated strategy and plan and the County's fair and affordable housing programs. The OCD will distribute information to agencies, organizations and groups that are involved with housing and community development, encouraging them to participate. The OCD will also encourage participation by public housing residents through contact with public housing management and/or public housing tenants associations.

Notice of the draft Plan, which will include proposed funding allocations, will be published in the official newspaper of Nassau County or as otherwise directed by the County, providing for a 30 day comment period. The Draft Consolidated Plan will be made available at the Nassau County Office of Community Development for review by Consortium Communities, County and local agencies and the not-for-profit sector. When necessary, reasonable opportunity to comment on substantial amendments to the Consolidated Plan will be provided.

The OCD may engage in additional outreach with public meetings at various consortium communities to solicit public feedback and input on fair and affordable housing and community development needs. These public meeting presentations can take place in addition to or concurrently with the public hearings that the consortium members will hold in those same communities.

#### Substantial Amendments

The OCD will use the following criteria to determine if an amendment to the Consolidated Plan constitutes a substantial amendment:

- A new project not previously described in its Consolidated Plan is added.
- Emergency grant funds not previously described in its Consolidated Plan are added.

Substantial changes shall not include: transfers of a modest amount of funds from an existing line to another existing project line without material changes to either project in terms of beneficiaries or locations; transfers of left-over funds from a completed project to an existing project without material change in terms of beneficiaries or locations; addition of a new activity under an existing project. Notices will be published in the official newspaper of Nassau County providing for a 30-day comment period. If expedited amendments are necessary, the OCD will provide notice and opportunity to comment of no less than 5 days, in accordance with HUD guidance. The 5-day period

can run concurrently for comments on the action plan amendment and amended citizen participation plans.

### Activities

HOME, Emergency Solutions Grants, and public service activities will be selected based on an annual competitive funding round. Projects will be selected based upon the capacity of the organization to carry out the activity; the extent the project benefits low income persons; matching contributions available; market and financial feasibility; and site and design factors. Other rating factors and weighting criteria will be outlined in a Notice of Funding Availability published at the start of the Annual Plan coordination process or when such funding might become available.

The County's overall approach toward selecting Community Development projects is to permit each Consortium community to define its own needs, delineate its own target improvement area, and to develop programs to meet the target area needs, within the context of an overall Countywide approach for the entire Consolidated Plan.

### Additional Outreach

Throughout the community engagement process, the OCD distributes information to agencies, organizations and groups that are involved with housing and community development encouraging them to participate.

The development of the Consolidated Plan and AI will include the following committees that will provide input in the process, review draft documents, and assist in the public outreach process. These include the following:

#### *Fair Housing/Analysis of Impediments Committee*

This committee will provide input to OCD staff and consultants in the preparation of the Analysis of Impediments and identification of fair housing issues. This committee will help coordinate information gathering through their colleagues.

The committee will include Nassau County Agencies, fair housing advocacy organizations, and other appropriate non-profit organizations.

#### *Consolidated Plan Subcommittees*

Nassau County OCD will develop Consolidated Plan Subcommittees that will focus on the following topic areas: general housing needs, special needs housing, public housing needs, and homeless populations; capital improvements; and public services. The subcommittees will include representatives from consortium members, along with representatives from the Long Island Continuum of Care (CoC), not-for-profit organizations, faith-based organizations, public housing authorities, developers/management companies, and representatives from the following County Departments:

- Office of Community Development
- Department of Social Services

- Office for the Aging
- Department of Human Services
- Office of Mental Health Chemical Dependency & Developmental Disabilities Services
- Office of Minority Affairs
- Office of Hispanic Affairs
- Office of Asian Affairs
- Office for the Physically Challenged
- Department of Public Works and Planning Department
- Department of Parks, Recreation & Museums
- Department of Labor
- Veterans Service Agency
- Office of the Nassau County Attorney
- Office of Youth Services
- Office of Probation
- Human Rights Commission

These subcommittees will provide input to County OCD staff and consultants in the preparation of the Consolidated Plan and will help coordinate information gathering through their colleagues. Subcommittees will focus on housing and non-housing program issues, needs, opportunities, and funding priorities for low to moderate income, special needs, public housing, and homeless populations.

#### Public Survey

A public survey will be created and a link will be distributed to each consortium member and to public agencies and non-profits to post on their website. The survey will ask questions related to the Consolidated Plan and Fair Housing issues. The intent of this survey would be to reach populations that may not attend meetings in person but still want to provide feedback and input.

#### Emergency Provisions

In the event of a Federal, State, or local emergency, public meetings may be moved to an appropriate online forum, including the use of video conferencing for attendance and participation by members of the public, if it is determined by Federal, State, or local authorities that public gatherings are not in the best interest of the general public's health, safety, or welfare. The OCD will ensure that any virtual public engagement has as much broad access as possible through the following methods: appropriate and easy to find advertisement through the County's website or other public online sources, along with typical advertisement methods, including news media, if possible; online forum can be used on a variety of devices; format will be made available to persons with disabilities; format will be made available to persons with limited English proficiency; and answers to questions or comments will be made in real time or as quickly as possible depending upon the format. If expedited procedures are necessary due to emergency, the OCD will provide notice and opportunity to comment of no less than 5 days, or in accordance with HUD guidance.

## **B. Access to Meetings, Reports, Records, and Information**

The Nassau County Office of Community Development will provide reasonable and timely access to meetings, information, and records relating to the Consolidated Plan. This includes date, time, place and purpose of the public hearing. All notices for public hearings will be published at least 10 days prior to the date of the hearing in order to provide a reasonable notice period and, where feasible, 14 days' notice will be provided. However, HUD does not establish a required notice period and there may be instances, for example during times of Federal, State or local emergency, when the OCD will provide less than 10 days notice. Notices will be published in the Nassau County official newspaper, or as otherwise directed by Nassau County. Said notice will be placed in a prominent section of the newspaper in both English and Spanish.

As part of the citizen participation process, the larger consortium members' communities will conduct public hearings regarding their individual CD programs. Public notices will be published by each community at least 10 days prior to hearings; notices will be published in local newspapers or newspaper of general circulation, and copies of the notices will be posted at City/Village/Town Halls, on City/Village/Town websites, and/or other public gathering places, as appropriate.

Besides the required notifications for the public hearings that will be published in the official newspaper of Nassau County, Nassau County will publicize meetings and hearings via the following means:

- Posting on the County website on Office of Community Development's page.
- Providing information to the Office of the Presiding Officer of the County Legislature.
- Additional outreach to consortium communities and potential applicants.

Public hearings conducted by the County will provide the public with more detailed information on CDBG, HOME and ESG Programs including: the amount of funds available, types of eligible and ineligible activities, proposed programs/projects, and the percentage and dollar amount of the programs' estimated benefit to low and moderate income persons.

Prior to the second public hearing, the draft Consolidated Plan will be available for public review for a 30 day period and review by the County, local agencies, the not-for-profit sector, and the general public. Citizen comments received at each hearing, and in writing will be responded to in the Final Consolidated Plan, which will be submitted to HUD. In addition, prior to the second hearing, a draft Plan with proposed funding allocations will be available for public review. The notice of availability of the draft Plan will be published in the official newspaper of Nassau County, providing a 30 day written comment period. The Draft Consolidated Plan will be made available at

the Nassau County Office of Community Development and on its website for review by Consortium Communities, County, local agencies, the not-for-profit sector and the general public. A summary of comments and responses will be incorporated into the Consolidated Plan document.

Adjacent jurisdictions including the City of New York, and the towns of Babylon and Huntington will be notified in writing of the availability of the Draft Consolidated Plan. In addition, the non-consortium communities within Nassau County will also be notified.

Nassau County OCD will provide access to substantial amendments to the Plan, and Consolidated Annual Performance and Evaluation Reports (CAPERs) which will be announced in the official newspaper of Nassau County. A 30 day comment period will be provided for substantial amendments and a 30 day comment period will be provided for CAPERs.

Should a citizen or interested party seek information on other program records not covered by the above, the OCD Executive Director will determine whether the request is appropriate in accordance with County policy and/or the Freedom of Information Act. Information and records will be available for inspection at the Nassau County OCD, Monday through Friday, during its business hours.

### **C. Technical Assistance**

The Nassau County OCD will be responsible for providing technical assistance in developing proposals to groups representative of low and moderate income persons for funding assistance under any of the programs covered by the Consolidated Plan. In providing such assistance, the OCD will consider the scope of the group's proposal; the need for the project; the proposed beneficiaries; the group's past experience and background; and the group's ability to undertake the activity. Technical assistance may take the following forms, depending on the project scope and its impact on the community or identified need:

- application or proposal development
- concept and/or site planning
- environmental assessment
- financial feasibility analysis
- meetings with community and business groups
- seed money for architectural or engineering feasibility reports
- management coordination, including compliance with federal contracting procedures and other related regulations.

### **D. Complaints/Grievances/Comments/Feedback**

The OCD Executive Director will be responsible for responding to all written comments and grievances. Every effort will be made by the OCD Executive Director

to respond in writing within 20 business days from the date of receipt of the written complaint or comment. In cases where additional information is required in order to properly respond to the complaint or comment, this will be documented in writing to the complainant or commenter, and a full response provided at a stated later date.

In the event that a grievance or dispute cannot be satisfactorily resolved by the Nassau County OCD, a copy of all correspondence regarding the grievance shall be forwarded to the New York Area Office of HUD for further guidance and resolution, with a copy to the Office of the County Attorney.

#### **E. Needs of Non-English Speaking Residents**

As per the Nassau County County-Wide Language Access Plan 2020, OCD will undertake reasonable measures to provide language access services for individuals with limited English proficiency. All public meeting and hearing notices will be published in English and Spanish or other non-English languages as needed. In addition, the executive summary of the AI and budget of the Consolidated Plan will be translated into Spanish or other language based on request. In cases of public hearings where a significant number of non-English speaking residents can be reasonably expected to attend as well as participate, efforts will be made by the Nassau County OCD to distribute public hearing material in the needed language. Language translators or access to LanguageLine Solutions, an approved Nassau County vendor, can also be provided at the public hearings upon request.

#### **F. Displacement**

It is the policy of the County of Nassau in formulating and carrying out its CDBG and HOME Programs to include projects which will minimize, to the greatest extent feasible, the direct, permanent, and involuntary displacement of households. Projects which are deemed beneficial but which may cause such displacement may be included in the program only if it has been demonstrated that such displacement is necessary and vital to the project and efforts have been taken to reduce the number of households required to be displaced. The County seeks to avoid any form of displacement, whether temporary or permanent, of residents whenever feasible. Further, it is the policy of the Nassau Urban County Community Development Program to include such projects which may cause displacement only when it has been clearly demonstrated that the goals and anticipated accomplishments of the project clearly outweigh the adverse effects of displacement imposed upon households who must relocate.

It is the policy of the Nassau Urban County Community Development Program to provide relocation assistance to all households permanently displaced by the acquisition of real property as required and in compliance with HUD regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646), and Section 104(d) of the Housing and Community Development Act of 1974, as amended.

Further, it is the policy of the Nassau County Office of Community Development to provide relocation assistance to all low and moderate income households who are directly, involuntarily, and permanently displaced by, or for, the assisted activities of code enforcement, demolition or rehabilitation; or, who are displaced by the acquisition of real property which is excluded from HUD regulations implementing Public Law 91-646. This assistance will be provided expressly for the purpose of mitigating the adverse effects to low and moderate income households who must be displaced in order to carry out an approved project. This assistance will include the following:

- a. The provision of housing counseling and referrals to comparable housing as necessary prior to displacement;
- b. The issuance of priority status for the Housing Choice Voucher Program for households income qualified and relocating within the jurisdiction of Nassau County; and
- c. The provision of relocation benefits and moving expense payments for each household displaced.

**Nassau County Consolidated Plan Public  
Participation Summary**

**Committee Meetings**

In preparation of the Consolidated Plan, the Office of Community Development (OCD) consulted and coordinated with several agencies serving the County, including Consortium communities, public housing authorities, numerous County departments, and not-for-profit organizations who provide housing, supportive, community, and homeless services. The OCD established four committees to inform the Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and coordinate information gathering. These committees included two housing needs committees (focused on homelessness, public housing, public services, and other housing needs), a non-housing needs committee, and a fair housing/analysis of impediments committee.

**Committee Meeting #1: Housing Needs  
NC Agencies/ Homeless Organizations/Public Service Providers  
November 7, 2024**

Attendees:

- › Interfaith Nutrition Network – David Sinclair, Kimberly Fernandez, Mirna Perrin, Nicole Rowe
- › Long Island Coalition for the Homeless – Greta Guarton
- › Nassau County Department of Human Services – Jill Nevin, Omayra Perez, Matt Dwyer, Ladonna Taylor
- › Nassau County Department of Social Services – Jose Lopez
- › Nassau County Department of Public Works – John Perrakis
- › Nassau County Executive – Anissa Moore
- › Nassau County Human Rights Commission – Rodney McRae, Zoita Zigler, Elizabeth Wellington
- › Nassau County Office of Asian American Affairs – Meng Li, Jinghua Zhao
- › Nassau County Office of Hispanic Affairs – Herb Flores
- › Nassau County Office of Housing – Jamie Haruthunian
- › Nassau County Office of Community Development – Jeffrey M. Clark, Donald Crosley
- › Nassau County Office of Minority Affairs – Lionel Chitty
- › Nassau County Probation Department – J Plackis
- › Nassau County Veterans Service Agency – Paul Vista
- › Office of the Nassau County Attorney – Irene V. Villacci
- › VHB – Jill Gallant, George Fabricatore, Lindsay Drotman

At the first committee meeting, the OCD discussed the purpose of the meeting, explained the expected HUD grant programs and the Consolidated Plan process, and asked the attendees to discuss the housing and community development needs of their departments and/or organizations.

The following key housing and other community development needs were discussed by the attendees:

1. Affordability Challenges
  - Affordable housing often remains financially inaccessible.
  - Development of affordable housing is slow and lacks incentives for developers.
2. Availability and Development Concerns
  - Limited land availability and restrictive zoning impede housing development.
  - Need for innovative housing solutions, like repurposing storage containers and converting shopping malls into housing
  - Public resistance to multifamily (NIMBYism).
3. Design and Accessibility Requirements
  - New homes should incorporate accessible features for elderly and disabled residents.
4. Housing Discrimination Issues
  - Challenges with income discrimination and housing voucher programs.
5. Specific Housing Types Needed
  - Demand for affordable studios, senior housing, accessible units, and mixed-rate apartments.
  - Special housing needs for re-entry populations and domestic violence victims.
6. Special Needs Populations
  - Increased need for housing for adults and children with disabilities.
  - Supportive housing for mental health and special needs populations requires more funding and awareness.
7. Education and Employment Opportunities
  - Lack of GED and employment programs for formerly incarcerated adults.
  - Need for more trade training programs and adult education, similar to the BOCES model.
  - Workforce development programs offer resume writing, job placement, and professional resources.
8. Gaps and Improvements in Public Services
  - Loss of funding for non-profit services crucial for community support.
  - Need for improved coordination and knowledge sharing between organizations.

**Committee Meeting #2: Housing Needs  
Public Housing Authorities  
November 19, 2024**

Attendees:

- › Town of Hempstead Housing Authority – Ed Cumming, Michael Macar, Barbara Burbar, Kandedis Cullin
- › Town of North Hempstead Housing Authority – Sean Rainey
- › Village of Freeport Housing Authority – Joe Hrvatin, Sylvia Alfonso
- › Village of Great Neck Housing Authority – Janice Sotero
- › Village of Hempstead Housing Authority – Shereen Goodson
- › Village of Rockville Centre Housing Authority – Jamie Morrison, Karen Sheppard
- › Nassau County Office of Community Development – Jeffrey M. Clark, Donald Crosley
- › Nassau County Attorney – Irene V. Villacci
- › VHB – Jill Gallant, Lindsay Drotman

At the second committee meeting, the OCD discussed the purpose of the meeting, explained the expected HUD grant programs and the Consolidated Plan process, and asked the attendees to discuss the needs of their public housing authority and housing needs across the County.

The following key housing needs were discussed by public housing authority representatives:

1. Waitlists and Demand
  - Long waitlists for public housing, with thousands waiting in areas like Hempstead and Great Neck.
  - Need for diverse unit sizes, particularly larger units, to accommodate families and meet specific requests.
2. Unit and Building Challenges
  - Units are often outdated, and many buildings lack accessibility features.
  - Limited new land for new construction in Nassau County and challenges with "Not in My Backyard" (NIMBY) opposition.
3. Resident Needs and Preferences
  - Increasing demand for emotional support animal accommodations despite no pet policies.
  - High senior population requires more support and increased demand for community activities.
4. Revitalization and Maintenance
  - Need for building maintenance and updates, such as converting bathrooms for better accessibility and addressing structural issues like plumbing and elevator access.
  - Revitalization efforts are complex due to HUD regulations and costs.
5. Strategies for Improvement

- Transitioning some buildings to new programs like Section 22 vouchers and RAD to manage obsolete buildings.
- Increasing community engagement through activities and programs to support residents transitioning to home ownership and improving credit.

### **Committee Meeting #3: Non-Housing Needs**

#### **Nassau County Departments**

**November 19, 2024**

#### Attendees:

- › Department of Parks, Recreation, & Museums – Darcy Belyea, Michael Reinhart
- › Department of Public Works – Michael Kwaschyn, John Perrakis
- › Office of Physically Challenged – Matt Dwyer
- › County Executive – Anissa Moore
- › Nassau County Office of Community Development – Jeffery M. Clark, Donald Crosley
- › Nassau County Attorney – Irene V. Villacci
- › VHB – Jill Gallant, Lindsay Drotman

At the third committee meeting, the OCD discussed the purpose of the meeting, explained the expected HUD grant programs and the Consolidated Plan process, and asked the attendees to discuss the needs of their organization, community development, and other non-housing needs.

The following key community development and non-housing needs were discussed by the attendees:

1. Infrastructure and Public Facilities Improvements
  - Need for street and infrastructure upgrades, including repair and drainage improvements.
  - Emergency repairs for collapsing infrastructure, such as sewer systems.
  - Renovations required for community centers and park facilities, focusing on accessibility and inclusive playgrounds.
2. Transportation and Accessibility Enhancements
  - Development of more bus shelters and improvement of north/south transit routes.
  - Compliance assessments for infrastructure surrounding public transportation, like parks and access paths.
3. Workforce Development and Employment Opportunities
  - Resume assistance and job placement services
  - Job fairs to support workforce reentry and entrepreneurial endeavors, particularly for women and minorities.
4. Business and Entrepreneurial Support
  - Assistance with securing loans and business planning, especially for minority women and Hispanic communities.
  - Interest in establishing an entrepreneurial center to further support business initiatives.

5. Education and Skills Training
  - Need for more skills and trade training to match local manufacturing demands.
  - Connecting students with internships and trade career options to reduce college stigma and increase workplace readiness.
6. Broadband and Communication Needs
  - Enhancing broadband, especially for public housing residents and during emergencies.
  - Support for students using school computers to ensure robust internet access.
7. Resiliency and Environmental Concerns
  - Addressing frequent flooding and emerging sinkholes in vulnerable areas and coastal communities like Inwood, Freeport, Long Beach.

#### **Committee Meeting #4: Fair Housing Committee/Analysis of Impediments**

**Nassau County Departments**

**November 21, 2024**

Attendees:

- › Community Development Long Island – Pat McHeffey
- › Hispanic Brotherhood – Marguerite Keller
- › Legal Services of Long Island – Michael Wigutow
- › Long Island Housing Partnership – Peter Elkowitz, Jonus Britz
- › Long Island Housing Services – Ian Wilder
- › Nassau County Office of Minority Affairs – Lionel Chitty
- › Nassau County Office of Asian American Affairs – Syed Naqvi
- › Nassau County Industrial Development Agency – Colleen, Shelden
- › Nassau County Department of Planning – John Perrakis
- › Nassau County Office of Physically Challenged – Matt Dwyer
- › Nassau County Office of Community Development – Jeffreery M. Clark, Donald Crosley
- › Nassau County Attorney – Irene V. Villacci
- › VHB – Gina Martini, George Fabricatore, Lindsay Drotman

At the fourth committee meeting, the OCD discussed the purpose of the meeting, explained the expected HUD grant programs, the Analysis of Impediments to Fair Housing Choice process, and asked the attendees to discuss impediments to fair housing choice and possible actions to overcome those impediments.

Attendees identified the following as impediments to fair housing choice in Nassau County:

1. Discrimination in the Nassau County Housing Market
2. Insufficient Understanding of “Reasonable Accommodations” and ADA Compliance
3. Lending Policies, Practices and Disparities
4. Extremely High Cost of Housing

5. Community Planning, Zoning Decisions that Impede Affordable Housing
6. Limited Availability of Funds
7. Limited Non-Profit Capacity
8. Abandoned / Deteriorated Housing
9. Employment / Housing / Transportation Linkage

**Public Hearings & Meetings**

**Public Hearing #1 – Needs Hearing**

**January 28, 2025**

This meeting was held at the Theodore Roosevelt Executive and Legislative Building. Jeffrey Clark, Executive Director of the Office of Community Development, opened the hearing at 2:00 PM. Present from the OCD was Irene Villacci, County Attorney and Donald Crosley Deputy Director, along with other OCD staff Carmen Calle, Celia Camacho, Chris McGurren, Cynthia White, Frank Pepe, Irene Villacci, Isaac R. Melton, Jeannie Warren, Joseph Capozzi, Karin B. Campbell, Mia Baines, and Mynita Atkinson.

There was attendance from various consortium communities, non-profit organizations, and other community groups. These organizations were invited to the meeting via e-mail, a posting on the County website as well as advertisements in the New York Post. In attendance were:

<b><u>Name</u></b>	<b><u>Organization</u></b>
Lisette Martinez	Christ Luther Church
Miryan Fernandez	Christ Luther Church
George Fabricatore	Community Development Long Island
Eileen Egan	Community Mainstreaming Association
Bishop Phillip Elliot	Eastern Baptist Association
Lorie Taylor	Economic Opportunity Commission of Nassau County
Erika Bagley	EOC of Nassau County
Jeanne Jordan	Freeport CDA
Danielle Oglesby	Hempstead Village CDA
Nicole Ray Glenn	Horizon Hearts, Inc.
Victor Seltzer	Horizon Hearts, Inc.
Melanie Glenn	Horizon Hearts, Inc.
Paul LaMarr	LI Coalition for the Homeless
Mike Giuffrida	LI Coalition for the Homeless
Douglas Hirst	Long Island Housing Partnership
John Giordano	Lynbrook Village
Jonathan Gaffney	Nassau County Land Bank
Rosemary Olsen	North Hempstead CDA
David Sinclair	The Interfaith Nutrition Network
Allen Thompson	Town of Hempstead
Pete Ninia	Town of Hempstead
Joe Marshiano	Town of Hempstead

Matthew Hirsch	Town of Hempstead
Greg Blower	Town of Hempstead
Candace Holley	Town of Hempstead
Craig Mollo	Town of Hempstead
Jeannine Maynard	Uniondale Community Land Trust
Thomas McAleer	Valley Stream Village
Elaine Hoskins	Wellness Options for Living

Executive Director, Jeffrey Clark, welcomed all attendees and explained the purpose of the hearing. He then elaborated on the application process for CDBG, HOME, and ESG funding allocations and went through the key objectives of the Consolidated Plan, Annual-Action Plan, and the Analysis of Impediments. Attendees were then invited to speak.

At the hearing only one question was received regarding the new HUD low-mod income data on the areas in the County in which are eligible for CDBG funds.

**Public Fair Housing Forum**  
**April 15, 2025**

A public forum was hosted by the OCD to discuss fair housing laws, compliance/procedures, and gather insight into fair housing issues present within the County. Any information collected was used to inform the drafting of the 2025 Analysis of Impediments to Fair Housing and Consolidated Plan. The present from the OCD was Irene Villacci, County Attorney and Donald Crosley Deputy Director, along with other OCD staff: Angela Harvey, Carmen Calle, Celia Camacho, Chris McGurren, Cynthia White, Frank Pepe, Irene Villacci, Isaac R. Melton, Jeannie Warren, Joseph Capozzi, Karin B. Campbell, Mia Baines, and Mynita Atkinson.

In total, six members of the public attended the event.

Additionally, a total of 49 attendees from various County agencies, Consortium communities, non-profit organizations, and other community groups were in attendance. These organizations were invited to the meeting via e-mail, a posting on the County website as well as advertisements in the New York Post. In attendance were:

<b><u>Name</u></b>	<b><u>Organization</u></b>
April Lowry	Community Development Long Island
Jennifer Jerome	Freeport Housing Authority
Camille Byrne	Glen Cove CDA
Ian Wilder	Long Island Housing Services
Justin Jannone	Nassau County Department Social Services
Maria Rivera	Nassau County Human Rights Commission
Rodney McRae	Nassau County Human Rights Commission
Zoila Zigler	Nassau County Human Rights Commission
Kate Drossos	Nassau County Human Rights Commission
Sheldon Shrenkel	Nassau County IDA
Wayne Wink	Nassau County Legislature
Daniel Mccloy	Nassau County Legislature

Michele Darcy	Nassau County Legislature
Mary Ostermann	Nassau County Office of Equal Employment Opportunity
Timothy Jean-Baptiste	Nassau County Office of Minority Affairs
Matt Dwyer	Nassau County Office of Physically Challenged
Paul Meli	Nassau County Traffic and Parking Violations Agency
Paul Vista	Nassau County Veterans Agency
Runnie Myles	Nassau County Workforce Development
Jennifer DeSena	North Hempstead Town Supervisor
Meng Li	Office of Asian American Affairs
Tyrone Sylvester	Office of Minority Affairs
Andrea Gauto	Office of Minority Affairs
Kevin Walsh	Office of the Nassau County Attorney
Laura Schaefer	Office of the Nassau County Attorney
Susan Tokarski	Office of the Nassau County Attorney
Vincent Amoroso	Office of the Nassau County Attorney
Anthony Caruso	Office of the Nassau County Attorney
Theodore Hommer	Office of the Nassau County Attorney
Bryan Barnes	Office of the Nassau County Attorney
Mary Nori	Office of the Nassau County Attorney
Jeffrey Schoen	Office of the Nassau County Comptroller
Anissa Moore	Office of the Nassau County Executive
Mary Harkins	Office of the Nassau County Attorney
Richard Soleymanzadeh	Office of the Nassau County Attorney
David Sinclair	The Interfaith Nutrition Network
Greg Blower	Town of Hempstead Planning & Economic Development
Daniella Oglesby	Town of Hempstead CDA
Melva Morales	Town of Hempstead CDA
Lisa Schwab	Town of Hempstead Housing Authority
Lisa Murphy	Town of Hempstead Housing Authority
Maria Carderianasg	Town of Hempstead Housing Authority
Vincent Muscarella	Town of Hempstead Planning Department
Deborah Algios	Town of North Hempstead
Rosemary Olsen	Town of North Hempstead CDA
George Graf	Town of Oyster Bay
Joanne Duffey	Town of Hempstead Housing Authority
Eva Napolitano	Town of Hempstead Housing Authority
Rebecca Sheehan	Village of New Hyde Park

The meeting commenced at 2:00 PM, with Jeffrey Clarke, the Executive Director of Community Development, extending a welcome to the public and other attendees. Following this, Irene Villacci, the County Attorney, addressed the key objectives and goals of the forum. Subsequently, a representative from VHB, the Town's consultant, delivered a presentation covering the following topics:

- › The background of Fair Housing in Nassau County and the rationale behind the County's preparation of an Analysis of Impediments to Fair Housing Choice.

- › An explanation of Fair Housing, distinguishing it from affordable housing.

Ian Wilder, Esq., Executive Director of Long Island Housing, then presented:

- › An overview of the Fair Housing Act.
- › A description of the individuals protected under federal, state, and local fair housing laws.
- › Unlawful practices under the Fair Housing Act.
- › Disability and accessibility considerations under the Fair Housing Act.

Finally, three representatives from the Nassau County Human Rights Commission (NCHRC), Executive Director Rodney McRae, along with Human Rights Investigators Maria Rivera and Kate Drossos discussed:

- › The mission of the Human Rights Commission
- › Fair housing enforcement
- › The procedure for filing a fair housing complaint with NCHRC
- › The timeline for filing a complaint.

The meeting was subsequently opened to the public for comments and to gather their input on the status of Fair Housing in Nassau.

After considering the comments, the meeting concluded, and attendees were encouraged to complete a Fair Housing Survey, accessible via a QR Code displayed on the screen.

## **Public Hearing #2**

### **May 13, 2025**

The meeting took place at the Theodore Roosevelt Executive and Legislative Building, commencing at 2:00 PM. Jeffrey Clark, the Executive Director of the Office of Community Development, initiated the hearing by welcoming all attendees and outlining the purpose of the gathering.

During the meeting, a presentation was delivered discussing the drafts of the 2025-2029 Consolidated Plan, the 2025 Annual Action Plan, and the 2025 Analysis of Impediments to Fair Housing Choice. Attendees were informed about the public comment period for these documents, which spans from May 5, 2025, to June 4, 2025. These documents are available for review on the County's website and at the Office of Community Development. Following the presentation, attendees were invited to share their comments and feedback.

## **Public Fair Housing Surveys**

### **Fair Housing Survey for Residents and Fair Housing for Service Providers** **Opened from January 8, 2025 to April 18, 2025**

To enhance public engagement in the fair housing planning process, Nassau County conducted a public survey. Two distinct versions were developed: one targeting service providers (e.g., government agencies, civic organizations, non-profits) and another designed for Nassau County residents which was available in English and Spanish. The survey link was shared with each consortium member and service providers to be posted on their municipal websites, and its availability was also announced at the Public

Hearing on January 28, 2025 and Fair Housing Forum on April 15, 2025. Additionally, the surveys were accessible online via the Office of Community Development's website from January 8, 2025, through April 18, 2025.

The public survey garnered 44 online responses, with 43 in English and 1 in Spanish. The service provider survey received 11 responses. Both sets of respondents identified affordable housing, rental housing, senior housing, and homeownership as the most needed housing types in Nassau County. Furthermore, the majority of respondents reported difficulty finding affordable housing within the County. The groups most affected include seniors, people with disabilities, millennials, younger individuals, and low-income residents.

Additional issues highlighted by respondents concerning affordable and fair housing in Nassau included increasing housing density, creating more transit-oriented developments, the lack of available senior housing, the need for more accessible housing, rehabilitation of vacant or abandoned homes, allowing accessory dwelling units, and improving access to transit and amenities such as grocery stores near housing. Respondents also suggested amending zoning to permit more multi-family housing, identified rents as unaffordable at all levels, noted high taxes, and highlighted overcrowding issues due to lack of affordability. Finally, they recommended developing fewer luxury units.

**Notice of Public Hearing**  
**Nassau Urban County Consortium Five-Year Consolidated Plan,**  
**Fair Housing Plan, and Annual Action Plan**  
**Federal Fiscal Year 2025**

The Nassau County Office of Community Development (NC OCD) is the administering agency for the U.S. Department of Housing and Urban Development (HUD)'s Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program, collectively known as HUD's Consolidated Programs. These programs are intended to support the goals of providing a suitable living environment, decent housing, and expanding economic opportunities for low to moderate income persons.

As a condition of receiving the above noted federal funds for federal fiscal year 2025, HUD requirements stipulate that the Nassau County OCD must prepare a Five-Year Consolidated Plan describing the County's community and housing needs along with a Strategic Plan for addressing those needs during the five-year period. The County's Five-Year Consolidated Plan, which includes a Fair Housing Plan (Analysis of Impediments) will cover the FY2025-2029 period. HUD requirements also stipulate that the County must prepare and submit an Annual Action Plan describing how each year's expected funding will be used to further the goals established in the Nassau County Five Year Consolidated Plan. The 2025 Action Plan must outline proposed activities that the County and its sub-grantees and sub-recipients will carry out during the County's 2025 Program Year, which begins on September 1, 2025. Nassau County anticipates receiving approximately \$13,400,00.00 in Community Development Block Grant (CDBG) Program funds, \$2,100,00.00 in HOME Investment Partnerships (HOME) Program funds, and \$1,180,000.00 in Emergency Solutions Grants (ESG) Program funds.

To initiate the process, the Nassau County OCD will conduct a public hearing on **Tuesday, January 28, 2025 at 2:00 PM**. The Public Hearing will take place both in person and via Vimeo for convenience. Details of the Public Hearing are as follows:

When: **January 28, 2025 at 2:00 PM**

Topic: **Nassau County Five-Year Consolidated Plan, Fair Housing Plan, and FY 2025 Annual Action Plan Public Hearing on CD & Housing Needs**

Physical Location: **1550 Franklin Avenue, Mineola, NY 11501 – Legislative Chambers**

Virtual Location: **The virtual streaming of the Public Hearing will be available via Vimeo. See below for the link and call-in information. PLEASE NOTE: The link is case sensitive and must be in lowercase letters to join meeting.**

<https://vimeo.com/event/4837046>

***Closed Captioning Available***

The purpose of the hearing is to identify fair and affordable housing and community development needs in the County, review past performance and proposed program amendments, and to identify anticipated sources of funding to be made available to the Nassau Urban County Consortium during its 2025 program year. All citizens, non-profit organizations and other interested parties are invited to attend and provide input and comments. Written comments should be forwarded to the address provided below or by e-mail to Deputy Director, Donald Crosley, at [dcrosley@nassaucountyny.gov](mailto:dcrosley@nassaucountyny.gov). Formal Notices of Funding Availability (NOFA) will be published when HUD makes the official funding announcements.

All interested citizens are invited to attend and will be afforded an opportunity to speak and comment on the proposed Five-Year Consolidated Plan, Fair Housing Plan, and Annual Action Plan. Language translation services will be available upon request seven days prior to the hearing. Persons who require interpretation or language translation, must specify the language of preference including Spanish, Chinese, Italian, Persian, Korean, and Haitian Creole. Language interpretation service will be provided to pre-registered persons only. All language and other reasonable accommodation requests should be directed to Donald Crosley, Office of Community Development at (516) 572-1919.

**A link to the online CDBG, HOME and ESG funding applications will be available on January 29, 2025 at this site:**  
<https://www.nassaucountyny.gov/1524/Community-Development>.

**NASSAU COUNTY OFFICE OF COMMUNITY DEVELOPMENT**  
JEFFREY M. CLARK, EXECUTIVE DIRECTOR  
1 WEST ST., SUITE 365  
MINEOLA, NY 11501



**BRUCE A. BLAKEMAN**  
NASSAU COUNTY EXECUTIVE



**Aviso de audiencia pública**  
**Plan consolidado de cinco años,**  
**Plan de vivienda justa y Plan de acción anual del Consorcio del condado urbano de Nassau**  
**Año fiscal federal 2025**

La Oficina de Desarrollo Comunitario del condado de Nassau (NC OCD) es la agencia administradora del Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG) del Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD), el Programa de Asociaciones de Inversión HOME (HOME) y el Programa de Subvenciones para Soluciones de Emergencia (ESG), conocidos colectivamente como los Programas Consolidados del HUD. Estos programas tienen como objetivo respaldar los objetivos de proporcionar un entorno de vida adecuado, una vivienda digna y ampliar las oportunidades económicas para las personas de ingresos bajos a moderados.

Como condición para recibir los fondos federales mencionados anteriormente para el año fiscal federal 2025, los requisitos del HUD estipulan que la OCD del condado de Nassau debe preparar un Plan Consolidado de Cinco Años que describa las necesidades comunitarias y de vivienda del condado junto con un Plan Estratégico para abordar esas necesidades durante el período de cinco años. El Plan Consolidado de Cinco Años del Condado, que incluye un Plan de Vivienda Justa (Análisis de Impedimentos), cubrirá el período de los años fiscales 2025-2029. Los requisitos del HUD también estipulan que el Condado debe preparar y presentar un Plan de Acción Anual que describa cómo se utilizará la financiación prevista de cada año para promover los objetivos establecidos en el Plan Consolidado de Cinco Años del Condado de Nassau. El Plan de Acción de 2025 debe describir las actividades propuestas que el Condado y sus subbeneficiarios y subreceptores llevarán a cabo durante el Año del Programa 2025 del Condado, que comienza el 1 de septiembre de 2025. El Condado de Nassau prevé recibir aproximadamente \$13,400,00.00 en fondos del Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG), \$2,100,00.00 en fondos del Programa de Asociaciones de Inversión HOME (HOME) y \$1,180,000.00 en fondos del Programa de Subvenciones para Soluciones de Emergencia (ESG).

Para iniciar el proceso, la OCD del condado de Nassau llevará a cabo una audiencia pública el martes 28 de enero de 2025 a las 2:00 p. m. La audiencia pública se llevará a cabo tanto en persona como a través de Vimeo para mayor comodidad. Los detalles de la audiencia pública son los siguientes:

**Cuándo: 28 de enero de 2025 a las 2:00 p. m.**

**Tema: Plan consolidado de cinco años del condado de Nassau, Plan de vivienda justa y Plan de acción anual del año fiscal 2025 Audiencia pública sobre CD y necesidades de vivienda**

**Ubicación física: 1550 Franklin Avenue, Mineola, NY 11501 – Cámaras legislativas**

**Ubicación virtual: La transmisión virtual de la audiencia pública estará disponible a través de Vimeo. Vea a continuación el enlace y la información para llamar. TENGA EN CUENTA: El enlace distingue entre mayúsculas y minúsculas y debe estar en minúsculas para unirse a la reunión.**

<https://vimeo.com/event/4837046>

**Subtítulos disponibles**

El propósito de la audiencia es identificar las necesidades de desarrollo comunitario y de vivienda justa y asequible en el condado, revisar el desempeño pasado y las enmiendas propuestas al programa, e identificar las fuentes de financiamiento previstas que se pondrán a disposición del Consorcio del Condado Urbano de Nassau durante su año de programación 2025. Todos los ciudadanos, organizaciones sin fines de lucro y otras partes interesadas están invitados a asistir y brindar aportes y comentarios. Los comentarios escritos deben enviarse a la dirección que se proporciona a continuación o por correo electrónico al Director Adjunto, Donald Crosley, a [dcrosley@nassaucountyny.gov](mailto:dcrosley@nassaucountyny.gov). Los Avisos Formales de Disponibilidad de Fondos (NOFA) se publicarán cuando HUD haga los anuncios oficiales de financiamiento.

Todos los ciudadanos interesados están invitados a asistir y se les brindará la oportunidad de hablar y comentar sobre el Plan Consolidado de Cinco Años, el Plan de Vivienda Justa y el Plan de Acción Anual propuestos. Los servicios de traducción de idiomas estarán disponibles a pedido siete días antes de la audiencia. Las personas que requieran interpretación o traducción de un idioma deben especificar el idioma de preferencia, incluido español, chino, italiano, persa, coreano y criollo haitiano. El servicio de interpretación de idiomas se brindará únicamente a las personas preinscritas. Todas las solicitudes de adaptación razonable de idiomas y otras adaptaciones deben dirigirse a Donald Crosley, Oficina de Desarrollo Comunitario, al (516) 572-1919.

**El 29 de enero de 2025, estará disponible un enlace a las solicitudes de financiación en línea de CDBG, HOME y ESG en este sitio:**

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

**OFICINA DE DESARROLLO COMUNITARIO DEL CONDADO DE NASSAU**

JEFFREY M. CLARK, DIRECTOR EJECUTIVO

1 WEST ST., SUITE 365

MINEOLA, NY 11501



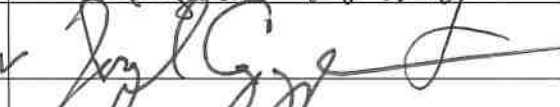
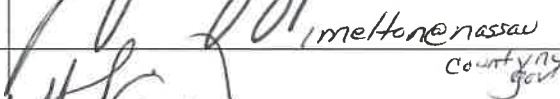
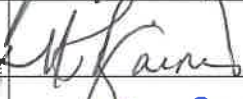



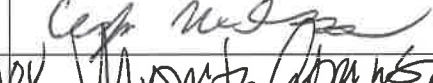




**BRUCE A. BLAKEMAN**  
NASSAU COUNTY EXECUTIVE





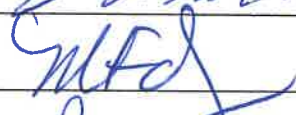


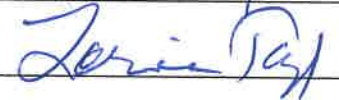





## SIGN IN SHEET – NC OCD STAFF

NASSAU COUNTY  
OFFICE OF COMMUNITY DEVELOPMENT  
FIRST PUBLIC HEARING  
TUESDAY, JANUARY 28, 2025, 2PM

NAME	ORGANIZATION	EMAIL	SIGNATURE
Celia Amacho	NC OCD	ccamacho@nassaucountyny.gov	
C. Calle	NC OCD	c.calle@nassaucountyny.gov	
Angela Harvey	NC OCD	Aharvey1@nassaucountyny.gov	Angela Harvey
Joseph Caporzi	NC OCD	JCAPORZI@nassaucountyny.gov	
Isaac R. Melton	NC OCD	Isaac R Melton	 imelton@nassau CountyNY.gov
Mia Baines	NC OCD	MBAINES@NASSAUCOUNTYNY.GOV	
Karin B. Campbell	NC OCD		mskbc99@aol.com
DONALD CROSLBY	NC OCD		dcrosley@nassaucountyny.gov
John Clark	NC OCD	JCLARK@NASSAUCOUNTYNY.GOV	
Chris McGurran	NC OCD	Cmcgurran@nassaucountyny.gov	
WYNITA ATKINSON	NC OCD	WATKINSON@NASSAUCOUNTYNY.GOV	
Irene Villacci	NC OCD	IVillacci@nassaucountyny.gov	

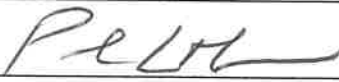

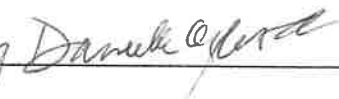
NASSAU COUNTY  
OFFICE OF COMMUNITY DEVELOPMENT  
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NAME	ORGANIZATION	EMAIL	SIGNATURE
GINA MARTINI	VHB CHRIST LUTHERAN	gmartini@vhb.com	
Lisette MARTINEZ	CHURCH	MARTINEZ.lisette24@gmail.com	
Minyan Fernandez	Christ L. Church	mimi.avon@gmail.com	
Bishop Thil	DELIANT	Antioch, N.Y. 11701	
Rosemary Olsen	North Hempstead CDA	OLSEN.R@NORTHHEMPSTEAD.NY.GOV	
Lorik TAYLOR	EDC of Nassau County	LTaylor@edc-nassau.ny.gov	
George Fabricatore	CDLI	gfabricatore@cdli.org	
Thomas McAleer	Valley Stream	tmaleer@vsnvny.org	
John Giordano	Lyubrook	jgiordano@lyubrookvillega.com	
Victor Seltzer	Horizon Hearts	victorseltzer@gmail.com	
Melanie Gleason	Horizon Hearts	mgleason.horizonhearts@gmail.com	

NASSAU COUNTY  
 OFFICE OF COMMUNITY DEVELOPMENT  
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NAME	ORGANIZATION	EMAIL	SIGNATURE
Paul Marr	LI Coalition for Homeless	plamarr@addresssthehomeless.org	
David Sinclair	The Interfaith Network	dsinclair@the-inn.org	
Danielle Oglesby	Hempstead CDA	Dogslesby@villageofhempsteadcda.org	




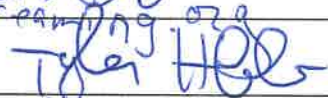
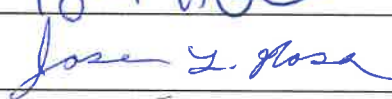


NASSAU COUNTY  
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NAME	ORGANIZATION	EMAIL	SIGNATURE
Jeanine S. Maynard	Uniondale Community Land Trust	jsmaynard486@msn.com info@u-clt.org	Jeanine Maynard
Allan Thompson	Town of Hempstead	AllanT@Hempstead.gov	Allan Thompson
PETE WINEA	Town of Hempstead	PETEWINEA@HEMPSTEAD.NY.GOV	Pete Winea
Erika Bagley	EOC of Nassau County, Inc.	ebagley@eoc-nassau.org	Erika B.
Joe Marshiane	Town of Hempstead	JoeMar@hempstead.ny.gov	Joe Marshiane
MATT HIRSCH	Town of Hempstead	MATHIR@HEMPSTEAD.NY.GOV	Matt Hirsch
Doog Hirst	LIHP	dhirst@lihp.org	Doog Hirst
GREG BLANK	Town of Hempstead	GregBlank@Hempstead.gov	Greg Blank
Candace Hoke	Hempstead	Candaceahoke@gmail.com	Candace Hoke
Kira Le Roy Blum	Horizon Heartline	Nrglenn.Horizonheartline@gmail.com	Kira Le Roy Blum
Craig Mollo	Town of Hempstead	craimol@hempstead.ny.gov	Craig Mollo

NASSAU COUNTY  
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NAME	ORGANIZATION	EMAIL	SIGNATURE
Jonathan Goff	NCLDC	jgoffney@nassaucountyny.gov	
Jeanne Jordan	FCDA	jjordanfcda@optonline.net	
Eileen Egan	CMA	eeagan@communitymainstreet.org	
Tyler Huffman	City of Long Beach		
JOSE ROSA	HEMPSTEAD	Rosabivess725@gmail.com	
Elaine Hostler	wellness options for living	wellfitact@t@gmail.com	
Mike Giuffrida	LICU	mgiuffrida@edkashhh.com	

The Nassau County  
Office of Community Development  
is holding a

# Fair Housing Forum

on

Tuesday, April 15, 2025 at 11:00 AM at

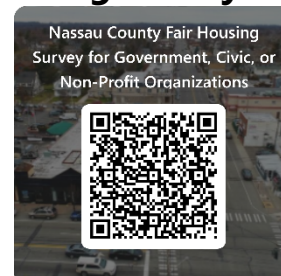
Legislative Chambers  
1550 Franklin Avenue  
Mineola, NY 11501

## AGENDA

- What is Fair Housing?
- Overview of the Nassau County Fair Housing Plan
- Online Fair Housing Survey is Open January 8<sup>th</sup> through April 18<sup>th</sup>, 2025
- Open forum for public comments and suggestions on fair housing matters in Nassau County

Please join us to discuss fair and affordable housing matters in Nassau County. Public comments are welcome. If you cannot attend the Nassau County Fair Housing Forum, written comments may be submitted to [jclark@nassaucountyny.gov](mailto:jclark@nassaucountyny.gov)

Please visit the following links to participate in the online Fair Housing Survey.



Language translation services will be available upon request seven days prior to the hearing. Persons who require interpretation or language translation, must specify the language of preference including Spanish, Chinese, Italian, Persian, Korean, and Haitian Creole. Language interpretation service will be provided to pre-registered persons only. All language and other reasonable accommodation requests should be directed to Donald Crosley, Office of Community Development at (516) 572-1919.



**BRUCE A. BLAKEMAN**  
NASSAU COUNTY EXECUTIVE



NASSAU COUNTY  
OFFICE OF COMMUNITY DEVELOPMENT  
FAIR HOUSING FORUM  
TUESDAY, APRIL 15, 2025

**SIGN IN SHEET**

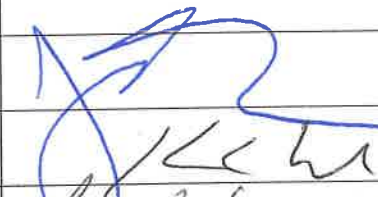
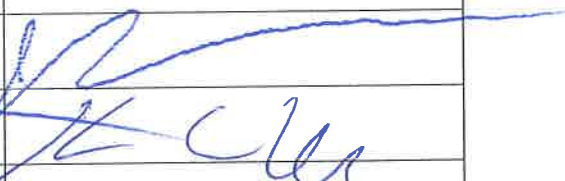
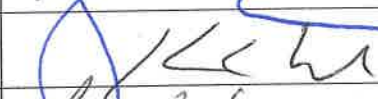











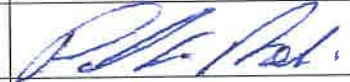

*Employee Only*

<u>NAME</u>	<u>ORGANIZATION</u>	<u>EMAIL</u>	<u>ATTORNEY? Y/N</u>	<u>SIGN-IN (ALL GUESTS)</u>	<u>SIGN-OUT (ATTORNEYS ONLY)</u>
Myma Atkinson	OCD	M ATKINSON@NASSAU COUNTY.NY.GOV	N	<i>Myma Atkinson</i>	
Jean Warren	OCD	Jwarren1@nassaucounty ny.gov	N	<i>Jean Warren</i>	
Carmen Calle	OCD	ccalle@nassaucounty.ny.gov	N	<i>Carmen Calle</i>	
Celia Camacho	OCD	ccamacho@nassaucounty.ny.gov	N	<i>Celia Camacho</i>	
Irene Villacci	OCD	ivillacci@nassaucounty.ny.gov	Y	<i>Irene Villacci</i>	<i>Irene Villacci</i>
Angela Harvey	OCD	aharvey1@nassaucounty.ny.gov	N	<i>Angela Harvey</i>	
Karin Campbell	OCD	Kcampbell@nassaucounty.ny.gov	N	<i>Karin Campbell</i>	
Isaac Melton	OCD	imelton@nassaucounty.ny.gov	N	<i>Isaac Melton</i>	
Joseph Capozzi	OCD	jcapozzi@nassaucounty.ny.gov	N	<i>Joseph Capozzi</i>	
Chris McGurn	OCD	chrismcgurn@nassaucounty.gov	N	<i>Chris McGurn</i>	
Mira Boimes	OCD	MIRABOIMES@nassaucounty.gov	N	<i>Mira Boimes</i>	



NASSAU COUNTY  
OFFICE OF COMMUNITY DEVELOPMENT  
FAIR HOUSING FORUM  
TUESDAY, APRIL 15, 2025

**SIGN IN SHEET**

<u>NAME</u>	<u>ORGANIZATION</u>	<u>EMAIL</u>	<u>ATTORNEY? Y/N</u>	<u>SIGN-IN (ALL GUESTS)</u>	<u>SIGN-OUT (ATTORNEYS ONLY)</u>
Justin Jannone	DSS	Justin.Jannone@nassaucounty.ny.us	yes		
Kevin Walsh	County Atty	KWalsh@nassaucounty.ny.us	yes		
Lisa Schwab	T.O.H Housing	LSCHWAB@TOHHA.ORG	no		
Kauna Schaefer	County Atty	kschaefer@nassaucounty.ny.gov	yes		
MARIA RIVERA	Human Rights Hempstead CDA	mirivera@nassaucounty.ny.gov	NO		
Danielle Oglesby	village of Hempstead CDA	Doglesby@hempsteadcda.org	NO		
DeAnna Moon	County Executive	AMoon@nassaucounty.ny.gov	NO		
Susan Tolcarick	County Attorney	stolcarick@nassaucounty.ny.gov	yes		
Tyrone Sylvester	Office County Affairs	tsylvester@nassaucounty.ny.gov	No		
Paul Meli	TPVA	pmeli@nassaucounty.ny.gov	Yes		
Theresa Burke		Theresa_burke@icloud.com	N		

NASSAU COUNTY  
OFFICE OF COMMUNITY DEVELOPMENT  
FAIR HOUSING FORUM  
TUESDAY, APRIL 15, 2025

**SIGN IN SHEET**

NAME	ORGANIZATION	EMAIL	ATTORNEY? Y/N	SIGN-IN (ALL GUESTS)	SIGN-OUT (ATTORNEYS ONLY)
Rosemary Olsert	Town North Hempstead CDA	ROSEWR@NORTHHEMPSTEADNY.GOV	Y	Rosemary Olsert	Rosemary Olsert
REBECCA A. SHEETAN ESQ	Village of New Hyde Park	NHPELERT@VNHAP.ORG	Y	[Signature]	[Signature]
GREG BLOWER	Town of Hempstead HOUSING	GREG.BLOWER@Hempsteadny.gov	N	[Signature]	
JENNIFER JEROME	FREEPORT	Jjeromeefhany.org	N	[Signature]	
George Graf	Oyster Bay	GGRAF@OYSTEBAY-NY.GOV	N	[Signature]	
Martin Schwartz	✓	MO195322@aol	N	[Signature]	
Mark Muzellec	N/A	mark.muzellec@yohco.ca	N	[Signature]	
Richard Soleym	c/a	RSoleymuzellec@Nassau	Y	[Signature]	[Signature]
Vincent Ambrosio	CA	Vambrosio@nassaucountyny.gov	N	[Signature]	
Kathleen Furman	CA	KFurman@nassau-county.ny.gov	Y	[Signature]	[Signature]
Robin Miller	American Right	Rmiller@NassauCountyNY.GOV	N	[Signature]	

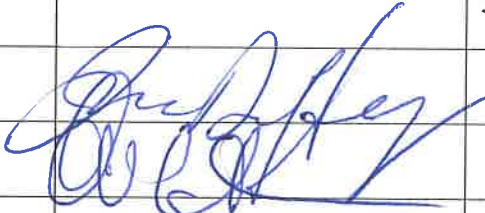

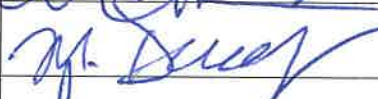

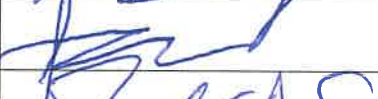
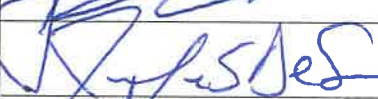
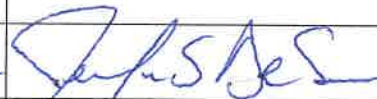
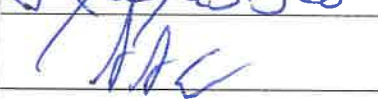


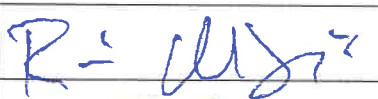



NASSAU COUNTY  
OFFICE OF COMMUNITY DEVELOPMENT  
FAIR HOUSING FORUM  
TUESDAY, APRIL 15, 2025

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Zoila Zigler	Human Rights	zzigler@nassaucountyny.gov	NO		
Sheldon L. Shreen	NASSAU CDA	sshreen@nassaucountyny.gov	NO		
Camille Byrne	Glenn Cove CDA	cbyrne@glencovecda.org	NO	<i>[Signature]</i>	
Deborah Algios	Town of W. Hemp.	algiosd@northhempsteadny.gov	Yes	<i>[Signature]</i>	<i>[Signature]</i>
Wayne Wink	Nassau Co. Leg.	wwink@nassaucountyny.gov	Yes	<i>[Signature]</i>	<i>[Signature]</i>
Daniel McElroy	Nassau Co. Leg.	dmcclroy@nassaucountyny.gov	yes	<i>[Signature]</i>	<i>[Signature]</i>
Lisa Murray	TCH Housing Auth	lmurray@tohha.org	No	<i>[Signature]</i>	
Maria Cardenas	TCH Housing Auth	mrcardenasg@tohha.org	no	<i>[Signature]</i>	
Kate Drossos	Human Rights		NO	<i>[Signature]</i>	
Melva Morales	Hempstead CDA	melvamoralescerc@gmail.com	NO	<i>[Signature]</i>	
Timothy Jean-B	Minority Affairs	tjeanbaptiste@nassau	NO	<i>[Signature]</i>	








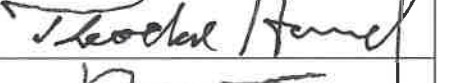




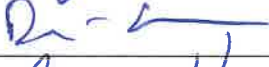



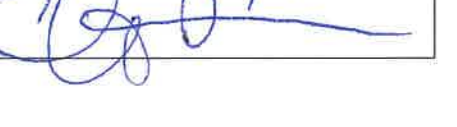
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NAME	ORGANIZATION	EMAIL	ATTORNEY? Y/N	SIGN-IN (ALL GUESTS)	SIGN-OUT (ATTORNEYS ONLY)
Joanne Duffey	ToH Housing	Jduffey@tohha.org			
Eva Napolitano	TOH HOUSING	Enapolitano@tohha.org			
Michele Darcy	Legislature	mdarcy@nassaucounty.gov	Y		
Jonathan Galt	NLCDC	Jgalt@nassaucounty.gov	N		
Jen De Sena	Town Supervisor	desenajanorthhempsteadny.gov	Y		
STEPHEN EDWARDS	POOR PEOPLE CAMPAIGN	SECURITY@FORCENOTICE@GMAIL.COM	N		
Andrea Grant	OMA	agant@nassaucounty.gov			
Thomas Brandt		Thomasbrandt00@gmail.com	N		
MICHAEL BRANDT		MIKEBRANDT67@ICLOUD.COM			
Rennie Myles	WorkForce Devt	rmyles@nassaucounty.gov			
Meng Li	OAAA	mli@nassaucounty.gov			
SCOTT KREPPEN	Devitt Spellman	S.Kreppen@DevittSpellmanLaw.com	Y		

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April Lowry	C.D.L.I	alowry@cdli.org	N		
PAUL VISTA	NC VETERANS	jpvista@nassaucountyny.gov	N		
Vincent T. Muscarella	Tot Hemp. Planning	vmuscarella@hempsteadny.gov	Y		
JAN WILDE	LIFTS	JAN@LIFAIRHOUSINGLIFE	Y		
Anthony Caruso	CA	acaruso@nassaucountyny.gov	N		
THEODORE HOMER	CNTX. ATTY OFFICE	THOMMELO@NASSAUCOUNTYNY.GOV	Y		
Jeff Schaefer	Comptroller	jschaefer@nassaucountyny.gov	Y		
Bryan Barnes	County Atty	bbarnes@nassaucountyny.gov	Y		
David Sindler	The INN	dsindler@the-inn.org	N		
Mary Harkins	Consumer Ath	mharkins@nassaucountyny.gov	Y		
ME Ostermann	EEJ	mosterman@nassaucountyny.gov	Y		



**Notice of Public Hearing**  
**Nassau County Five-Year Consolidated Plan**  
**Program Years 2025-2029**

The County of Nassau hereby gives notice that the following is a summary of the County's proposed Five-Year Consolidated Plan and Strategy for Program Years 2025-2029 prepared pursuant to Title I of the National Affordable Housing Act and that the Consolidated Plan will be available for public review and comment. The development of the Consolidated Plan which includes an Analysis of Impediments to Fair Housing Choice (AI) and a Citizen Participation Plan, was undertaken by the Nassau County Office of Community Development and included coordination with the 29 communities in the Nassau Urban County Consortium, various Nassau County agencies and departments, housing providers, fair housing advocates, and social service agencies in Nassau County.

Major components of the proposed Consolidated Plan include an assessment of housing and community development needs, including housing rehabilitation, rental assistance, home ownership opportunities, public improvements, neighborhood revitalization, economic development, special housing needs, and homelessness; market and inventory conditions; housing and community development priorities; and a five-year strategy and one-year plan of activities to address housing and community development needs.

Based on the assessment of needs, overall priorities are established in the area of housing, homelessness, special needs housing and community development. Each reflects a targeting of efforts to those households and facilities most in need, taking into consideration the importance of maintaining and improving housing opportunities in the County, enhancing the County's low and moderate income neighborhoods, improving community facilities, and providing assistance to the County's homeless and special needs populations.

The proposed programs and activities to be implemented as part of the Consolidated Plan will be implemented by Nassau County, the 29 consortium communities, and not-for-profit subrecipients. The proposed Program Year 2025 Action Plan includes a range of housing and community development activities which will be funded with an estimated \$13,407,154 in Community Development Block Grant (CDBG) Program funds; \$2,093,832 in HOME Investment Partnerships Program (HOME) Program funds; and \$1,179,293 in Emergency Solutions Grants (ESG) Program funds. These estimated funding allocations are pending final confirmation by HUD and, therefore, subject to change.

**A Public Hearing on the proposed Five-Year Consolidated Plan and Strategy for Program Years 2025-2029 and FY 2025 Action Plan will be held in person at the Nassau County Legislative Chambers:**

**Topic: Nassau County Five-Year Consolidated Plan and Strategy for Program Years 2025-2029**

**When: Tuesday, May 13, 2025**

**Time: 6:00 PM**

**Where: Nassau County Legislative Chambers, 1550 Franklin Avenue, Mineola, NY 11501**

All interested citizens are invited to attend and will be afforded an opportunity to speak and comment on the proposed Consolidated Plan. Language translation services will be available upon request seven days prior to the hearing, and will be provided only to pre-registered persons. Persons who require interpretation or language translation must specify the language of preference including Spanish, Chinese, Italian, Persian, Korean, and Haitian Creole. All language and other reasonable accommodation requests should be directed to Donald Crosley, Deputy Director, Office of Community Development at (516) 572-1919 or at [dcrosley@nassaucountyny.gov](mailto:dcrosley@nassaucountyny.gov).

A copy of the Five-Year Consolidated Plan and Strategy for Program Years 2025-2029, including the Analysis of Impediments to Fair Housing Choice (AI) and Citizen Participation Plan, and the FY 2025 Action Plan, is available starting on **May 5, 2025** for public inspection at the address listed below or on our website at: <https://www.nassaucountyny.gov/1524/Community-Development>. Comments must be submitted in writing to the address below or by email to Jeffrey M. Clark, Executive Director, **by June 4, 2025**.

Jeffrey M. Clark, Executive Director  
Nassau County Office of Community Development  
1 West Street, Suite 365  
Mineola, NY 11501  
[jclark@nassaucountyny.gov](mailto:jclark@nassaucountyny.gov)

**NASSAU COUNTY OFFICE OF COMMUNITY DEVELOPMENT**  
**JEFFREY M. CLARK, EXECUTIVE DIRECTOR**



**BRUCE A. BLAKEMAN**  
NASSAU COUNTY EXECUTIVE



**Aviso de Audiencia Pública**  
**Plan Quinquenal Consolidado del Condado de Nassau**  
**Programas 2025-2029**

El Condado de Nassau notifica que a continuación se presenta un resumen del Plan y Estrategia Quinquenal Consolidados propuestos para los programas 2025-2029, elaborados de conformidad con el Título I de la Ley Nacional de Vivienda Asequible. El Plan Consolidado estará disponible para revisión y comentarios del público. El desarrollo del Plan Consolidado, que incluye un Análisis de Impedimentos para la Elección de Vivienda Justa (AI) y un Plan de Participación Ciudadana, fue realizado por la Oficina de Desarrollo Comunitario del Condado de Nassau y se coordinó con las 29 comunidades del Consorcio Urbano del Condado de Nassau, diversas agencias y departamentos del Condado de Nassau, proveedores de vivienda, defensores de la vivienda justa y agencias de servicios sociales del Condado de Nassau.

Los principales componentes del Plan Consolidado propuesto incluyen una evaluación de las necesidades de vivienda y desarrollo comunitario, incluyendo la rehabilitación de viviendas, la asistencia para el alquiler, las oportunidades de propiedad de vivienda, las mejoras públicas, la revitalización de barrios, el desarrollo económico, las necesidades especiales de vivienda y la falta de vivienda; las condiciones del mercado y del inventario; las prioridades de vivienda y desarrollo comunitario; y una estrategia quinquenal y un plan anual de actividades para abordar las necesidades de vivienda y desarrollo comunitario.

Con base en la evaluación de necesidades, se establecen prioridades generales en materia de vivienda, falta de vivienda, vivienda para necesidades especiales y desarrollo comunitario. Cada una refleja la focalización de los esfuerzos en los hogares e instalaciones más necesitados, considerando la importancia de mantener y mejorar las oportunidades de vivienda en el Condado, mejorar los barrios de ingresos bajos y moderados, mejorar las instalaciones comunitarias y brindar asistencia a las personas sin hogar y con necesidades especiales del Condado.

Los programas y actividades propuestos que se implementarán como parte del Plan Consolidado serán implementados por el Condado de Nassau, las 29 comunidades del consorcio y los subreceptores sin fines de lucro. El Plan de Acción propuesto para el Año Programático 2025 incluye diversas actividades de vivienda y desarrollo comunitario que se financiarán con un estimado de \$13,407,154 en fondos del Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG); \$2,093,832 en fondos del Programa de Asociaciones de Inversión HOME (HOME); y \$1,179,293 en fondos del Programa de Subvenciones para Soluciones de Emergencia (ESG). Estas asignaciones estimadas de fondos están pendientes de la confirmación final del HUD y, por lo tanto, están sujetas a cambios.

**Se celebrará presencialmente en la Cámara Legislativa del Condado de Nassau una Audiencia Pública sobre el Plan y Estrategia Consolidados Quinquenales propuestos para los años programáticos 2025-2029 y el Plan de Acción para el año fiscal 2025.**

**Tema: Plan y Estrategia Consolidados Quinquenales del Condado de Nassau para los años programáticos 2025-2029**

**Fecha: Martes, 13 de mayo de 2025**

**Hora: 18:00 h**

**Lugar: Cámara Legislativa del Condado de Nassau, 1550 Franklin Avenue, Mineola, NY 11501**

Se invita a todos los ciudadanos interesados a asistir y se les brindará la oportunidad de expresarse y comentar sobre el Plan Consolidado propuesto. Se ofrecerán servicios de traducción a solicitud siete días antes de la audiencia, y se proporcionarán únicamente a las personas preinscritas. Quienes requieran interpretación o traducción deben especificar el idioma de preferencia, incluyendo español, chino, italiano, persa, coreano y criollo haitiano. Todas las solicitudes de adaptación lingüística y otras adaptaciones razonables deben dirigirse a Donald Crosley, Subdirector de la Oficina de Desarrollo Comunitario, al (516) 572-1919 o a [dcrosley@nassaucountyny.gov](mailto:dcrosley@nassaucountyny.gov).

Una copia del Plan y Estrategia Consolidados Quinquenales para los años programáticos 2025-2029, que incluye el Análisis de Impedimentos para la Elección de Vivienda Justa (AI) y el Plan de Participación Ciudadana, y el Plan de Acción para el Año Fiscal 2025, está disponible para consulta pública a partir **del 5 de mayo de 2025** en la dirección que figura a continuación o en nuestro sitio web: <https://www.nassaucountyny.gov/1524/Community-Development>. Los comentarios deben enviarse por escrito a la dirección que figura a continuación o por correo electrónico a Jeffrey M. Clark, Director Ejecutivo, **antes del 4 de junio de 2025**.

Jeffrey M. Clark, Director Ejecutivo

Oficina de Desarrollo Comunitario del Condado de Nassau

1 West Street, Suite 365

Mineola, NY 11501


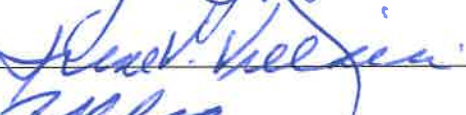







[jclark@nassaucountyny.gov](mailto:jclark@nassaucountyny.gov)

**OFICINA DE DESARROLLO COMUNITARIO DEL CONDADO DE NASSAU  
JEFFREY M. CLARK, DIRECTOR EJECUTIVO**



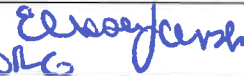








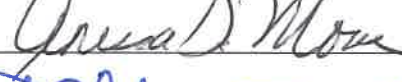

**SIGN IN SHEET – NC OCD STAFF**

NASSAU COUNTY  
 OFFICE OF COMMUNITY DEVELOPMENT  
 SECOND PUBLIC HEARING  
 TUESDAY, MAY 13, 2025, 6PM

NAME	ORGANIZATION	EMAIL	SIGNATURE
Celia Camacho	OCD	ccamacho@nassaucountyny.gov	
Alex Villacci	NC ATTY	IVillacci@nassaucountyny.gov	
Jessie Clark	OCD	jclark@nassaucountyny.gov	
Angela Harry	OCD	aharry1@Nassau	
Mia L. Barnes	OCD	MBARNES@NASSAUCOUNTYNY.GOV	
Karin Campbell	OCD	KCampbell@nassaucountyny.gov	
Bishop Isaac Melton	OCD	imelton@nassaucountyny.gov	
Donald Crosley	NCOCD	dcrosley@nassau	
Chris McGurran	NC OCD	cmcgurran@nassaucountyny	






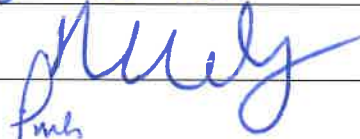

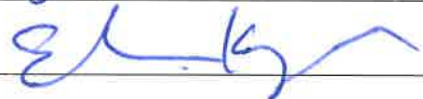
NASSAU COUNTY  
 OFFICE OF COMMUNITY DEVELOPMENT  
 SECOND PUBLIC HEARING  
 TUESDAY, MAY 13, 2025, 6PM

SIGN IN SHEET

NAME	ORGANIZATION	EMAIL	SIGNATURE
ELISSA JANSEN	VILLOF EAST WILLISTON	DEPUTY VILLAGE CLERK @ EAST WILLISTON, NY	
George Graf	Town of Oyster Bay	GGRAF@Oysterbay-NY.Gov	
Scott Solomon	VHB	SSOLOMON@VHB.COM	
Shirley Moore	Feed the Hungry Campaign	Feed-the-Hungry@yahoo.com	
MARK MARCELLUS	Individual	markmreader@yahoo.com	
Lorie Taylor	EOC of Nassau County	LTaylor@eoc-nassau.org	
Laura Hardy	Hardy Help	Laura@hardyhelpinc.org	
DIANE KRASNOFF	BETHANY HOUSE	dtkrasnoff@bhny.org	
Katie Swanson	Bethany House	Kswanson@bhny.org	
Aussa D. Moore	County Executive	AMoore1@nassaucountry.org	
Donna O'Hearon	Mercy Haven	dohearon@mercyhaven	

NASSAU COUNTY  
OFFICE OF COMMUNITY DEVELOPMENT  
SECOND PUBLIC HEARING  
TUESDAY, MAY 13, 2025, 6PM

SIGN IN SHEET

NAME	ORGANIZATION	EMAIL	SIGNATURE
<del>IM</del> WILPER	LI (HUSING)	IM@LITHOLG.ORG	
Lindsay Drotman	VHB	ldrotman@vnb.com	
<del>Anita</del>			
Anne Phillips	CEC Healthcare	Phillipsa@charles-evans-center.org	
Robert Boyce	Rise Well	rboyce@rise-well.org	
Melva Morales	Village of Hempstead	DMorales@villageofhempstead.cda.org	
Nicole Ferrara	Nicholas Center	nicole@nicholascenterusa.org	
Eric Paulson	EOC of Nassau County, Inc	epaulson@eoc-nassau.org	
Elissa Kyle	Vision LI	ek@visionli.org	



**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

07/15/2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

Nassau County

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

116000463

\* c. UEI:

JK71MWEMHHZ3

**d. Address:**

\* Street1:

One West Street, Suite 365

Street2:

\* City:

Mineola

County/Parish:

Nassau

\* State:

NY: New York

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

11501-4813

**e. Organizational Unit:**

Department Name:

Office of Community Developmen

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mr.

\* First Name:

Jeffrey

Middle Name:

M

\* Last Name:

Clark

Suffix:

Title:

Executive Director

Organizational Affiliation:

\* Telephone Number:

516-571-1916

Fax Number:

516-571-1096

\* Email:

jclark@nassaucountyny.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Assistance Listing Number:**

14.218

Assistance Listing Title:

Community Development Block Grants/Entitlement Grants

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

CDBG program includes a wide range of activities intended to create suitable living environments, provide housing and create economic opportunities, primarily for persons of low-moderate income.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="13,259,692.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="25,000.00"/>
* g. TOTAL	<input type="text" value="13,284,692.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

\* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:

Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed:

Attachment to Section 16 of SF-424

NY-002

NY-003

NY-004

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

07/15/2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

Nassau County

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

116000463

\* c. UEI:

JK71MWEMHHZ3

**d. Address:**

\* Street1:

One West Street, Suite 365

Street2:

\* City:

Mineola

County/Parish:

Nassau

\* State:

NY: New York

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

11501-4813

**e. Organizational Unit:**

Department Name:

Office of Community Developmen

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mr.

\* First Name:

Jeffrey

Middle Name:

M

\* Last Name:

Clark

Suffix:

Title:

Executive Director

Organizational Affiliation:

\* Telephone Number:

516-571-1916

Fax Number:

516-571-1096

\* Email:

jclark@nassaucountyny.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Assistance Listing Number:**

14.239

Assistance Listing Title:

HOME Investments Partnerships Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

HOME Investments Partnerships Program includes a range of affordable housing activities designed to increase the affordable housing options available to persons of low and moderate income.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="2,052,125.24"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="157,875.00"/>
* g. TOTAL	<input type="text" value="2,210,000.24"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed:

Attachment to Section 16 of SF-424

NY-002

NY-003

NY-004

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

07/15/2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

Nassau County

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

116000463

\* c. UEI:

JK71MWEMHHZ3

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Nassau

\* State:

NY: New York

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

11501-4813

**e. Organizational Unit:**

Department Name:

Office of Community Developmen

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Mr.

\* First Name:

Jeffrey

Middle Name:

M

\* Last Name:

Clark

Suffix:

Title:

Executive Director

Organizational Affiliation:

\* Telephone Number:

516-571-1916

Fax Number:

516-571-1096

\* Email:

jclark@nassaucountyny.gov

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Assistance Listing Number:**

14.231

Assistance Listing Title:

Emergency Solutions Grants Program

**\* 12. Funding Opportunity Number:**

\* Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

ESG includes a range of activities including homelessness prevention, rapid rehousing, emergency shelter, street outreach and HMIS maintenance.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,178,324.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,178,324.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

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**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

Attachment to Section 16 of SF-424

NY-002

NY-003

NY-004

**Applicant and Recipient  
Assurances and Certifications**

**U.S. Department of Housing  
and Urban Development**

OMB Number: 2501-0044  
Expiration Date: 02/28/2027

**Instructions for the HUD-424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

\*Authorized Representative Name:

Prefix:  \*First Name:

Middle Name:

\*Last Name:

Suffix:

\*Title:

\*Applicant Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

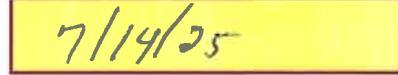
I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

**WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).**

\*Signature:

A yellow rectangular box containing a handwritten signature in black ink.

\*Date:

A yellow rectangular box containing the handwritten date "7/14/25" in black ink.

**Applicant and Recipient  
Assurances and Certifications****U.S. Department of Housing  
and Urban Development**OMB Number: 2501-0044  
Expiration Date: 02/28/2027**Instructions for the HUD-424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

**\*Authorized Representative Name:**

Prefix:  \*First Name:   
 Middle Name:   
 \*Last Name:   
 Suffix:

\*Title:

\*Applicant Organization:

- Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.
- Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).
- Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.
- Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

- Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.
- Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.
- Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.
- Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.
- That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

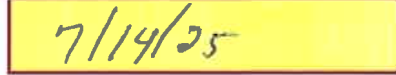
I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

**WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

\*Signature:

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\*Date:

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**Applicant and Recipient  
Assurances and Certifications**

**U.S. Department of Housing  
and Urban Development**

OMB Number: 2501-0044  
Expiration Date: 02/28/2027

**Instructions for the HUD-424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

\*Authorized Representative Name:

Prefix:  \*First Name:   
 Middle Name:   
 \*Last Name:   
 Suffix:

\*Title:

\*Applicant Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.
2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).
3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.
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  6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.
  7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.
  8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.
  9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

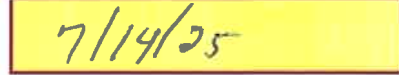
I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

**WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).**

\*Signature:

A yellow rectangular box containing a handwritten signature in black ink.

\*Date:

A yellow rectangular box containing the handwritten date "7/14/25" in black ink.

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

  
\_\_\_\_\_  
Signature of Authorized Official

7/14/25  
\_\_\_\_\_  
Date

EXECUTIVE DIRECTOR  
\_\_\_\_\_  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025, 2026, 2027 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

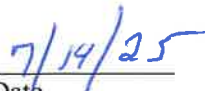
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature of Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature of Authorized Official

7/14/25  
Date

EXECUTIVE DIRECTOR  
Title

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature of Authorized Official

7/14/25  
Date

EXECUTIVE DIRECTOR  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.