

NASSAU URBAN COUNTY CONSORTIUM

Program Year 2024 DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)



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Program Year 2024

CAPER
2024

CR-05 - Goals and Outcomes

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

91.520(a)

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

Program Year 2024 was the fifth year of the Nassau Urban County Consortium's Five-Year Consolidated Plan (2020-2024). Nassau County made every effort to attain the goals outlined in the Consolidated Plan and the One Year Action Plan. The following accomplishments are for Program Year 2024 from September 1, 2024, through August 31, 2025 using three HUD Entitlement Sources (CDBG, HOME and ESG).

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

During the program year, significant infrastructure initiatives were undertaken in numerous areas, including the Cities of Glen Cove and Long Beach, the Towns of Hempstead (specifically the hamlets of Uniondale, Baldwin, Elmont, Inwood, Franklin Square, Roosevelt and Oceanside), Oyster Bay (specifically the hamlets of Hicksville and Massapequa) and North Hempstead (notably the hamlets of New Cassel, Manhasset, Port Washington and Roslyn Heights), as well as the Villages of Farmingdale, Freeport, Hempstead, Island Park Lynbrook, Manorhaven, Mineola, and Rockville Centre. Housing initiatives were implemented Consortium-wide, focusing on housing development and services addressing various housing issues. Additionally, public services were made available to both special needs populations and the general public, offering support such as employment training, food distribution, and youth services. The OCD encourages consortium members to seek out transit-oriented development projects to increase the tax base, stir economic development, and grow the affordable housing stock.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration and Planning	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG HOME ESG	Other	Other	1	2	200%	1	1	100%
CHDO Set-Aside HOME	Affordable Housing	HOME	Homeowner Housing Added/Rehabilitated	Household Housing Unit	5	0	0%	1	0	0%
Direct Homeownership Assistance	Affordable Housing	CDBG HOME	Direct Financial Assistance to Homebuyers	Households Assisted	75	6	8%	12	1	8%
Economic Development	Non-Housing Community Development	CDBG	Businesses assisted	Businesses Assisted	5	423	8,460%	1	1	100%
Elimination of Blight - Demolition/Brownfield Rem	Affordable Housing Non-Housing Community Development	CDBG	Buildings Demolished	Buildings	5	4	80%	4	0	0%
Expansion of Housing for Special Needs Population	Non-Homeless Special Needs	CDBG HOME	Rental units rehabilitated	Household Housing Unit	11	13	118%	0	0	0%
Expansion of Housing	Affordable	CDBG	Homeowner Housing Added	Household	4	4	100%	2	2	100%

New Construction - Owned	Housing	HOME		Housing Unit						
Expansion of Housing New Construction - Rental	Affordable Housing	CDBG HOME	Rental units constructed	Household Housing Unit	55	68	124%	3	8	267%
Housing Code Enforcement	Affordable Housing Non-Housing Community Development	CDBG:	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	75	101	135%	15	0	0%
Housing Support Services - HMIS	Homeless	ESG	Other	Other	1	1	100%	1	1	100%
Housing Support Services - Homeless Prevention	Homeless	ESG	Homelessness Prevention	Persons Assisted	40	23	58%	5	0	0%
Housing Support Services - Rapid Re-Housing	Homeless	ESG	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1000	140	14%	28	0	0%
Housing Support Services - Street Outreach	Homeless	ESG	Homelessness Prevention	Persons Assisted	5	474	9,480%	300	0	0%
Housing Support Services Homeless Persons- Shelter	Homeless	ESG	Homeless Person Overnight Shelter	Persons Assisted	7500	9,142	122%	1,800	0	0%
Housing Support Services Low/Mod Income Households	Affordable Housing	CDBG	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	2,935	587%	12,445	0	0%
Owner Occupied Housing Rehab/Lead Paint Abatement	Affordable Housing Non-Homeless Special Needs	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	375	348	93%	227	36	16%
Provision of General	Non-Homeless	CDBG	Public service activities other	Persons	10000	179,882	1,799%	3,000	15,517	517%

Public Services	Special Needs		than Low/Moderate Income Housing Benefit	Assisted						
Provision of Services for Special Needs Population	Non-Homeless Special Needs Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,000	10,316	516%	2,252	4,702	209%
Provision of Services for Special Needs Population	Non-Homeless Special Needs Non-Housing Community Development	CDBG	HIV/AIDS Housing Operations	Household Housing Unit	0	17	-	36	0	0%
Public Facility and Improvements Projects	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500000	190,035	38%	150,000	65,415	44%
Public Housing Modernization	Public Housing	CDBG	Rental units rehabilitated	Household Housing Unit	500	758	152%	500	0	0%
Rehabilitation of Rental Housing	Affordable Housing	CDBG	Rental units rehabilitated	Household Housing Unit	9	1	11%	10	0	0%
Upgrade the Physical Condition of Local Businesses	Non-Housing Community Development	CDBG	Facade treatment/business building rehabilitation	Business	50	60	120%	20	21	105%
Upgrade the Physical Condition of Local Businesses	Non-Housing Community Development	CDBG	Businesses assisted	Businesses Assisted	0	35	-	0	0	0%

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

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

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

The objectives outlined in the Consolidated Plan are diverse, addressing a wide range of housing, community development, and public service needs, though significant challenges persist. Chief among these is the high cost of housing across the region, which poses a substantial barrier to securing adequate housing for residents. Additionally, mental health and substance abuse issues continue to be prevalent. Businesses also face ongoing difficulties related to the high costs of construction and operating expenses.

The County consortium prioritized utilizing CDBG funds on:

- Food Banks and Food Distribution
- Workforce Development
- Mental Health and Substance Abuse Counseling
- Residential Rehabilitation
- Affordable Rental and Home Ownership Opportunities
- General Infrastructure Improvements
- Handicapped Accessibility Improvements
- Public Services for Special Need Populations

The County carried out CDBG activities to meet the needs of Nassau County’s low to moderate income population. Investing in infrastructure provides long-term economic benefit to low and moderate-income communities. There were 74 separate public facility and improvement projects undertaken consortium-wide which directly addresses community assets in low/mod income communities. Projects included street and sidewalk improvements, parking improvements, community park and playground improvements, lighting, and handicapped accessibility improvements.

Funding organizations that can address the County’s priorities such as providing services for the elderly, physically and mentally challenged, at-risk youth, substance abuse, and the homeless continue to be prioritized and were identified as a high need in the Consolidated Plan. These services are consistently part of the County’s Action Plans.

Through Nassau County's residential rehabilitation program, NC OCD and local municipalities reach out

to low/mod income homeowners in need of weatherization and other health and safety improvements to their homes. During the reporting period, residential rehabilitation activities occurred to several homes, many of them occupied by the elderly and/or handicapped. This program has proven extremely successful since inception. Additionally, creating affordable housing continues to be the utmost priority for both rental and homeownership housing. Nassau County has been actively seeking out housing projects in High Opportunity Areas (HOA's). NC OCD issues a yearly Affordable Housing Initiative application for consortium members for this purpose. This has proven to be a difficult task due to the high cost of homes in HOA's as well as high construction costs. HOME funding has assisted with the creation of new homeowner and rental housing units through new construction and substantial rehabilitation activities.

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CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG
White	21,827	4	144
Black or African American	8,886	5	395
Asian	802	0	16
American Indian or American Native	31	0	6
Native Hawaiian or Other Pacific Islander	19	0	0
Total	38,775	23	695
Hispanic	11,039	4	75
Not Hispanic	27,736	19	620

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

Narrative

The table above, which is provided through the IDIS template, does not contain categories for other races or individuals/families that identify as more than one race. Missing from the table above are individuals of other or more than one race, including 16,948 served through CDBG activities, 14 individuals served through HOME activities, and 134 individuals served through ESG activities.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	49,033,623.20	\$17,939,917.34
HOME	public - federal	2,271,807.84	\$1,806,118.15
ESG	public - federal	1,179,293	\$1,386,024.01

Table 3 - Resources Made Available

Narrative

Nassau County utilizes funding resources to carry out goals and priorities identified in the Consolidated Plan, Annual Actions Plan, and any Substantial Amendments. Funds are used in a way that benefit low to moderate Nassau County residents. CDBG, HOME and ESG funds are distributed via a competitive application process and are monitored for eligibility. Resources made available include prior year unexpended funds for CDBG and program income received through HOME activities.

During PY2024, Nassau County expended \$7,818,099.11 on public facilities and infrastructure projects, \$2,246,916.82 on public services, \$5,227,450.92 on housing activities (including acquisition, disposition, down payment assistance, residential rehabilitation, code enforcement, and administration of housing activities), \$240,190.38 on commercial rehabilitation, \$2,374,672.52 on program planning and administration, and \$32,587.59 on economic development.

Nassau County expended \$61,113.57 in remaining CDBG-CV funds during the program year for a public facility and improvement project in the Town of North Hempstead to improve the HVAC system in a community center. The County also spent \$1,734.64 in CDBG-CV funding on administration of the CDBG-CV program.

HOME funds are used expressly for affordable housing with at least 15% set-aside for CHDO projects. In PY2024, the County expended \$1,474,475.32 towards the new construction of affordable rental units, including 26 HOME assisted units, \$96,584.60 on down payment assistance for first-time homebuyers, \$3,406.08 on new construction of three affordable single-family homes, \$832.74 on rehabilitation of a single-family home to be sold as an affordable unit, and \$230,819.41 on administration.

ESG funds are used to address homeless and at risk of being homeless households with a 7.5% set aside for administrative costs. In PY2024, the County expended \$350,318.99 towards shelter, \$275,313.02 towards rapid rehousing, \$173,577.04 on street outreach, \$71,328.84 on homelessness prevention, and \$1,200 on data collection (HMIS). Remaining ESG-CV funds of \$50,867.75 were expended on administrative costs.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

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Leveraging

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

The vast majority of CDBG activities are undertaken by municipal members of the Nassau Urban County Consortium, and non-profit organizations rather than by County departments.

Depending on the project, municipalities regularly leverage CDBG funds with local capital dollars and state funds to complete streetscape improvement programs, other public facility improvement projects, and housing. The Nassau County Legislature also provides infrastructure funding for streetscapes, parks and other improvements through its Community Revitalization Program (CRP) which is part of the County's capital fund program. Communities leverage CRP funds with CDBG to finance infrastructure projects. Restore New York funding (Empire State Development Corporation) provides grants each year for workforce housing.

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

The County routinely issues RFPs for the development of County-owned properties. Developers are vetted to determine the best use of the land and if it includes an affordable housing component. To leverage HOME funding, OCD also encourages the use of the Nassau County Industrial Development Agency's (NCIDA) tax benefits for projects which include the development of housing and/or job creation projects.

OCD contracts and works closely with Grow America, a national non-profit organization whose mission is to increase the flow of capital for investment in low-income communities. Grow America directs capital to support the development and preservation of affordable housing, the creation of jobs through training and small business lending and the advancement of livable communities through investment in social infrastructure. Grow America provides technical assistance to OCD and consortium members.

CDBG funds do not require a match, but HOME funds require a 25% match, which is usually accomplished by a cash match of a non-federal source. The tables below show that the County

continuously exceeds its match requirements and provided over \$9 million in match in PY2024 from cash and appraised land/real property.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	75,076,817.95
2. Match contributed during current Federal fiscal year	9,700,350.56
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	84,777,168.51
4. Match liability for current Federal fiscal year	448,787.17
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	84,328,381.34

Table 5 – Fiscal Year Summary - HOME Match Report

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
HOME44-03 – Garvies Point	PY2024	6,068,529	0	0	0	0	0	6,068,529
HOME45-06 – Sterling Green at Farmingdale	PY2024	0	0	3,350,000	0	0	0	3,350,000
HOME68-42 – 40 Byrd St	PY2024		49,321.56	231,500		1,000	0	281,821.56

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
0	0	0	0	0

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	200	N/A
Number of Non-Homeless households to be provided affordable housing units	56	N/A
Number of Special-Needs households to be provided affordable housing units	25	N/A
Total	281	N/A

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	N/A
Number of households supported through The Production of New Units	12	N/A
Number of households supported through Rehab of Existing Units	94	N/A
Number of households supported through Acquisition of Existing Units	1	N/A
Total	112	N/A

Table 12 – Number of Households Supported

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

NC OCD made every effort to reach the affordable housing goals. HOME accomplishments include the construction of two new affordable single-family homes for ownership, down payment assistance to one homeowner, and the construction of eight new rental units at the Sterling Green at Farmingdale development which contains 70 units of mixed-income housing.

A total of eight acquisition activities took place during the 2024 Program Year. These activities took place in the City of Glen Cove, Town of North Hempstead, Village of Hempstead and Town of Hempstead. These activities involve the purchasing of properties to eventually be used in rehabilitation or redevelopment to produce affordable housing opportunities. The soft costs required to complete an acquisition is usually funded which includes appraisals, attorney fees, courts costs and inspections. The

clearance and demolition of these properties is funded under a separate activity which also occurred in the Town of North Hempstead and Village of Hempstead.

The rehabilitation of existing homeowner units overperformed at 36 units. Most of the owner-occupied residential rehabilitation is performed on homes owned by senior citizens.

Discuss how these outcomes will impact future annual action plans.

Future Action Plans should include more attainable goals if inflation continues to negatively impact households and businesses.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	22	0
Low-income	181	16
Moderate-income	30	7
Total	233	23

Table 13 – Number of Households Served

Narrative Information

Nassau County addresses the needs of extremely low, low, and moderate-income households via various public service and housing programs. Most public services funded by the County are categorized as low/mod limited clientele – based on household size and income. As for housing programs, OCD funds the Down payment Assistance Program (DPA) and administers the Residential Rehabilitation Program.

HUD’s Worst-Case Housing Needs, 2023 Report to Congress (<https://www.huduser.gov/portal/publications/Worst-Case-Housing-Needs-2023.html>) collected national data and analyzed critical housing problems facing very low-income renting families. This Worst-Case Housing Needs report is the nineteenth in a multi-decade series providing national data and analysis of critical housing problems facing very low-income renting families. Renter households with very low incomes who do not receive government housing assistance are defined as having worst case needs for adequate, affordable rental housing if they pay more than one-half of their income for rent, live in severely inadequate conditions, or both. Current economic conditions and inflation have taken away any increased income households had seen as the cost of living has greatly exceeded the uptick in wages.

The key to ending worst case housing needs is to build more affordable housing. This has proven very difficult due the high cost of construction and Nassau County’s high taxes. The County continues to seek

out developers and properties for this purpose and works closely with the Nassau IDA to marry tax incentives to increased number of affordable units. In addition to seeking opportunities to increase the number of affordable units, the County seeks to aid those households that currently receive some sort of government subsidy. This can be accomplished by extending CD-LI's Housing Choice Voucher (HCV) Program to households on the waiting list as vouchers become available. The ESG Homeless Prevention Program can assist with those very low-income renters with rental assistance by providing housing relocation and stabilization services and short- and/or medium-term rental assistance. This is necessary to prevent an individual or family from moving into an emergency shelter. Although the eviction moratorium was lifted in 2022, finding affordable rental units in Nassau County proves close to impossible. OCD funds subrecipients tasked with assisting low-income tenants with housing and ongoing case management.

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

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

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

Through ESG funding, NC OCD was able to provide funding for homelessness prevention, rapid rehousing, emergency shelter, street outreach, and data collection through the HMIS system.

Street Outreach workers connect with homeless individuals and case workers have adapted a "housing first" policy. In addition to meeting immediate needs, the outreach workers focus on housing-related services and goals. Outreach workers assist with obtaining benefits completing housing applications and enrolling in services. Long Island Cares also addresses the immediate needs of homeless individuals; meals and other essentials are provided and through continued contact, housing and other needs are addressed as well. There remains constant coordination between the street outreach programs; the LICH and LI Cares. CoC Outreach receives referrals from the CoC Street Homeless Hotline, from homeless persons directly, places of worship, social services agencies and other community advocates. CoC Outreach also provides basic needs items from the LICH Boutique to persons living on the street. CoC Outreach workers document client engagements and uses secure digital file cabinets to store disability and housing documentation, and refers client to housing, all directly in/through HMIS. All ESG funded street outreach providers are utilizing the HMIS data system in order to enter data regarding people they have been serving. However, even with these street outreach programs, it continues to be challenging to connect homeless persons to permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

ESG funding supports a small portion of the emergency shelters in Nassau County. NC OCD continues to support the work of some of the most established non-profits in Nassau County dedicated to serving the homeless through operating emergency shelter programs. NC OCD is continually discovering resources and developing referral channels to support the housing security of our lowest income Nassau County residents. OCD shares this network and information with the ESG funded shelters. OCD believes that these non-profits are the most qualified to move shelter stayers to permanent housing, and ESG continues to supplement the monies paid by DSS to these non-profits to ensure that the most highly skilled and reputable providers keep their shelter doors open. ESG funds several transitional housing programs, including one for pregnant or parenting young mothers, and another for runaway youth.

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

programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

OCD continues to believe strongly in the Homeless Prevention component of ESG. Over the course of several years, OCD in partnership with DSS, has developed into a well-known and often relied on resource for residents of Nassau County who are unstably housed. OCD, through the ESG Homeless Prevention program serves as an informal Coordinated Entry for Homeless Prevention in Nassau County. OCD works closely with non-profits in Nassau County, the legislative offices of local and state officials, Nassau County Department of Social Services, Health Home Care Coordinators, hospitals, senior centers, nursing homes, assisted living facilities, pro bono attorneys, and churches. NC OCD provides direct support to Nassau County residents who are at risk of losing their housing.

NC OCD works closely with local non-profit legal services agency (Nassau Suffolk Law Services) to protect the housing of highly vulnerable Nassau County residents with serious mental illness, physical disabilities, developmental disabilities, HIV/AIDS diagnoses, as well as seniors, who are increasingly presenting as housing insecure. Additionally, ESG Homeless Prevention works with veteran agencies in Nassau County and Long Island.

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

NC OCD continues to fund rapid rehousing programs. Despite the many challenges to finding permanent housing in Nassau County, the County's non-profit organizations continue to house clients and work with them to achieve their goals. These organizations receive referrals from the LICH Coordinated Entry List and work with families and individuals to place them into permanent housing. Case managers work with these clients to connect them to benefits/entitlements, Section 8, EHV, or other subsidy programs, and other resources that will help the resident become and stay stably housed. Rapid rehousing programs work with landlords to identify units that are affordable and will provide long term housing stability to households.

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

Actions taken to address the needs of public housing

The range of needs identified by the Public Housing Authorities (PHAs) within the County include the 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, therefore undiagnosed or untreated mental illness is a common issue. The PHAs do not have the resources to provide the services that many of these tenants require. Evaluations of whether seniors should be in assisted living or nursing home facilities need to take place to ensure they are getting the care they need. PHAs need case managers to connect residents with services, including medical, mental health, substance abuse, and transportation services.

Actions taken to address these needs include funding the LI FQHC Mobile Health Unit which coordinates with PHA's and offer medical services and referrals. Additionally, coordinating meetings with all County PHA's and discussing funding sources they can tap into including CDBG funds. The meetings also allowed each PHA to discuss creative ways to stretch the dollar and keep residents safely housed.

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

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

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

The Housing Authorities' five-year plans often include housing choice voucher homeownership as a goal with objectives to expand housing opportunities. Housing Authorities often make referrals to Nassau County and Community Development Corporation of Long Island ("CDLI") for the homeownership

programs.

Actions taken to provide assistance to troubled PHAs

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

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

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

New York State is a “home rule state” delegating authority over land use directly to local towns, cities, and villages. In Nassau County, there are 69 separate municipalities governing land use within their towns (unincorporated areas), villages, or cities. Applications for a change of zone, a special use permit, or for a variance requires approvals at a local level. Each municipality establishes its own area regulations, including height and density, and each municipality establishes its own procedures for approvals and review.

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

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

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

NC OCD also works closely with the Nassau County Industrial Development Agency (NCIDA) which encourages the development of increased affordable housing options within the County. This is accomplished through the inclusion of affordable units in any proposed development of multi-family residential rental units which comes before the agency for financial assistance.

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

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

Nassau County OCD allocates CDBG funding across a wide range of activities which directly address obstacles to meeting underserved needs. Nassau County's social service agencies continue to record a high rate of residents with mental health and substance abuse issues.

Additionally, food insecurity continues to persist throughout the County particularly for seniors, veterans, and people with disabilities, due to high inflation. NC OCD assists with this endeavor by

funding food distribution organizations and food pantries.

The County also funds programs for youth, seniors, counseling, employment, individuals with disabilities, and other programs that assist with meeting underserved community needs.

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

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

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

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

Specifically reaching out to youth to attempt to stop the cycle of poverty can be very effective. Several non-profits' partners provide services that include self-esteem building, financial literacy, volunteerism, identification of educational goals, entrepreneurship, career exploration, and cultural & performing arts. These skills carry into adulthood and help foster a generation of skilled leaders and entrepreneurs. Consortium communities have continued to leverage CDBG funds for public services such as tutoring, mentoring, counseling, and job training in support of families seeking to attain self-sufficiency. Much more is needed to reduce the number of poverty-level households but providing funding for transformative programs can address some of the disparities and decrease the number of families/individuals experiencing poverty.

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

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

At the County level, OCD administers and coordinates the CDBG, CDBG-CV, ESG, ESG-CV and HOME, and HOME-ARP programs. Funding for the CDBG program, which constitutes the largest of the programs in

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

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

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

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

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

The OCD continues to work with municipalities, not-for profit organizations, for-profit developers, Public Housing Authorities, homeless providers, and other County agencies to provide linkages and coordination between these organizations. All projects listed in the Annual Plan go toward addressing priority needs that were identified in the Five-Year Consolidated Plan. As OCD carried out its fifth year of the 2020-2024 Plan, meetings continued with these agencies to ascertain whether goals were being attained.

Nassau County is a member of National Association for County Community and Economic Development (NACCED). NACCED was established as an affiliate of the National Association of Counties (NACo) in 1978 to develop the technical capacity of county government practitioners that administer federally-

funded affordable housing, community development, and economic development programs benefiting low- and moderate-income households. NACCED serves members who receive direct assistance from the Department of Housing and Urban Development's (HUD's) Community Planning and Development (CPD) programs, including CDBG, HOME, and ESG programs; as well as not-for-profit organizations and technology providers in the community development space.

Nassau OCD is also a member of the Long Island Community Development Organization (LICDO). LICDO brings together HUD officials, community development, economic development, and social services professionals to exchange ideas and best practices for Long Island.

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

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

The "Analysis of Impediments to Fair Housing Choice" (AI) was submitted to HUD and FHEO in July 2020 along with the Five-Year Consolidated Plan. Some of the actions that Nassau County has undertaken during the program year to address the identified impediments are as follows:

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

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

Nassau County Industrial Development Agency (NCIDA) - OCD refers affordable housing developers to

apply for Payment in Lieu of Taxes (PILOT) with IDA. These tax benefits can greatly reduce the overall cost of developing housing in Nassau County. The IDA encourages developments to have an affordable component. The NCIDA encourages the development of increased affordable housing options within the County through the inclusion of affordable units in any proposed development of multi-family residential rental units which comes before the agency for financial assistance.

Affirmative Marketing Plan - Organizations developing new housing are required to develop an Affirmative Marketing Plan. Essentially, the Affirmative Marketing Plan requires special outreach for segments of the population least likely to apply for the proposed affordable housing development and who are from very low- and low-income households, especially minorities within those income groups. Organizations developing affordable housing often work with the Long Island Housing Partnership (LIHP), which may assist with marketing and outreach, conduct a lottery if necessary, and provide housing counseling.

Fair Housing Counseling and Enforcement - Nassau County provides yearly funding for Long Island Housing Services (LIHS). LIHS's mission is the elimination of unlawful discrimination and promotion of decent and affordable housing through advocacy and education. A primary service is investigation of housing discrimination complaints in the context of rentals, sales, lending and insurance.

Fair Housing Training - Nassau County continues to participate in fair housing conferences and trainings for consortium members and non-profit agencies. It is Nassau County's intention to consistently communicate information regarding the federal regulations and fair housing.

CR-40 - Monitoring 91.220 and 91.230

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

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.

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

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

As per Nassau County's Citizen Participation Plan, a public notice was placed in the official newspaper of Nassau County in as well as on the NC OCD website, which allowed for a 30-day comment period on the Consolidated Annual Performance and Evaluation Report (CAPER). It was available for download on the OCD website and/or in person at 1 West Street, Suite 365, Mineola, NY. After the 30-day comment period, the CAPER was submitted in IDIS for HUD review.

CR-45 - CDBG 91.520(c)

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

The program objectives remain viable and active. The PY2024 Action Plan goals and objectives have not changed.

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

No

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

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CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The following HOME projects were monitored during PY2024. For each project, based on the leases and income verifications, and HQS inspection, all were found satisfactory. There were no scheduled monitoring's that did not take place.

2024 HOME Monitoring

Home Activity #	IDIS #	Activity Name
HOME32-06	3276	AHRC
HOME35-10	4815	AHRC Group Home Rehab
HOME34-06	4335	AHRC Supportive Housing Rehabilitation
HOME26-06	1697	APEX I - NH-NEW CASSEL SR HOUSING
HOME34-05	3847	Bedell Terrace Apts. Rehabilitation
HOME44-04	6169	Bergen Place Senior Housing Development
HOME26-05A	2299	Cathedral Place
HOME COLONNA	6	COLONNA HOUSE
HOME44-03	6468	Garvies Point Workforce Housing
HOME35-07	4614	Landmark on Main Street
HOME28-13B	3014	NEW CASSEL SITE B 733-735 Prospect Ave Apts
HOME28-13C	3017	NEW CASSEL SITE C 816-822 PROSPECT AVE APTS
HOME32-09	3562	OLD MILL COURT REDEVELOPMENT
HOME31-07A	3780	SPINNEY HILL HOMES I
HOME31-07B	3564	SPINNEY HILL HOMES II

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

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

- Require all HOME applicants to submit their affirmative marketing policy and plan for approval by NC OCD.
- Offer training to consortium members.
- Utilize the fair housing logo in housing advertisements.
- Develop and implement outreach programs targeting interested qualified persons looking for homeownership opportunities
- Provide homeownership opportunities to income and mortgage eligible households.

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

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

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

The County received \$177,975.07 in program income for HOME in 2024. Project income was spent on the following affordable rental housing projects:

IDIS #6633 Sterling Green at Farmingdale Affordable Housing - \$29,786.06

IDIS #7035 Baldwin Commons – Park Grove - \$64,641.70

IDIS #6820 Carmen Place Apartments - \$64,000.01

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

In order to foster more affordable housing, Nassau County encourages developers to apply for the State of New York's federal Low Income Housing Tax Credit allotment. This comes in the form of both 9% competitive credits and 4% "as-of-right" credits. The federal Low Income Housing Tax Credit ("LIHTC") Program is frequently used in conjunction with New York State Housing Finance Agency ("HFA") financing. OCD will provide support letters and HOME funding commitment letters as part of a developer's application for these tax credits. Often a project is not viable without these tax credits, so Nassau County makes every effort to support those applications.

Nassau County OCD works very closely with The Nassau County Industrial Development Agency which encourages the development of increased affordable housing options within the County through the insistence of the inclusion of affordable units in any proposed development of multi-family residential rental units which comes before the agency for financial assistance. NC OCD has forged close working relationships with many developers, both non-profit and for-profit, and routinely discuss HOME and CDBG funding opportunities.

The Nassau County OCD has a goal to foster affordable housing by funding the purchasing of abandoned and/or foreclosed properties for rehabilitation and re-sale. Many Consortium communities have identified properties that are considered "Zombie Homes" and are working with the Nassau County OCD to increase the stock of affordable housing.

Furthermore, Nassau County OCD works with Uniondale Community Land Trust (UCLT) to assist with the purchase of properties in the Uniondale area to help them keep homes affordable in perpetuity. Typically in these cases, UCLT will purchase property, construct or rehabilitate a housing unit, and sell the home to an income-eligible family earning no more than 80% of the Area Median Income, adjusted for family size. Ownership of the land is retained by UCLT, which along with a Ground Lease guarantees that the property remains permanently affordable to the homeowner, and all owners of the home in the future. Uniondale Community Land Trust does the following:

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

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

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CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	1	0	0	0
Total Labor Hours		26,075			
Total Section 3 Worker Hours		6,710			
Total Targeted Section 3 Worker Hours		2,425			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

During the program year, a total of 6,710 Section 3 worker hours were provided for the HOME project Sterling Green at Farmingdale Affordable Housing Development (IDIS #6633). Of these hours, 2,425 were Targeted Section 3 worker hours. All Section 3 benchmarks were thus met for this project.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

Prefix	Mrs
First Name	Mia
Middle Name	
Last Name	Baines
Suffix	
Title	Program Coordinator

ESG Contact Address

Street Address 1	1 West Street, Suite 365
Street Address 2	
City	Mineola
State	NY
ZIP Code	-
Phone Number	5165714281
Extension	
Fax Number	
Email Address	MBaines@nassaucountyny.gov

ESG Secondary Contact

Prefix	Mr
First Name	Jeff
Last Name	Clark
Suffix	
Title	Executive Director
Phone Number	5165721916
Extension	
Email Address	jclark@nassaucountyny.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	09/01/2024
Program Year End Date	08/31/2025

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CR-65 - Persons Assisted

4. Persons Served

Note that the Sage report provided only totals for individuals served and did not break down by homelessness prevention, rapid rehousing, shelter, or street outreach activities.

4a. Complete for Homelessness Prevention Activities

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

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	530
Children	163
Don't Know/Refused/Other	0
Missing Information	2
Total	695

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	4
Female	18
Transgender	0
Don't Know/Refused/Other	0
Missing Information	673
Total	695

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	163
18-24	94
25 and over	436
Don't Know/Refused/Other	0
Missing Information	2
Total	695

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	6	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	33	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	

Table 24 – Shelter Capacity

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

PY2024 ESG expenditures included \$350,318.99 for emergency shelter, \$275,313.02 for rapid rehousing, \$173,577.04 for street outreach, \$71,328.84 for homelessness prevention, and \$1,200 for data collection through HMIS. Nassau County continues to face a challenge due to the lack of affordable housing in the region, where many rental units exceed Fair Market Rent set forth by HUD. ESG is currently working with CoC and providers to provide essential street outreach services to individuals who are unsheltered, and coordinating to create winter shelter programs to serve those who cannot access traditional shelter. The programs currently funded for street outreach work closely together to coordinate services, and make referrals as appropriate to housing and services within the region.

Note that the information provided through the Sage reports does not break down the number of individuals served by emergency shelter, rapid rehousing, and homelessness prevention, only total individuals served were provided.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2020	2021	2022
	0	0	0

Table 29 - Total ESG Funds Expended

11f. Match Source

	2020	2021	2022
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	0

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2020	2021	2022
	0	0	0

Table 31 - Total Amount of Funds Expended on ESG Activities