



Nassau County Office of Community Development

FY 2026 Public Hearing on Community Development and Housing Needs

January 27, 2026 – 10:00 AM

Bruce A. Blakeman
Nassau County Executive

Jeffrey M. Clark
Executive Director of Community Development

Today's Objectives

- **Overview of the Nassau County Consortium**
- **Review of HUD Consolidated Programs**
 - Community Development Block Grant (CDBG)
 - HOME Investment Partnership Program (HOME)
 - Emergency Solutions Grant (ESG)
- **FY 2026 Application Process**
 - Fair Housing Activity Statement
 - Timeliness Requirements and Important Dates
- **Public Comment**

Nassau Urban County Consortium

- Entitlement community under the U.S. Department of Housing and Urban Development Office of Community Planning and Development's Formula Programs
- The Consortium receives annual allocations of funding under the following programs:
 - Community Development Block Grant Program (CDBG)
 - HOME Investment Partnerships Program (HOME)
 - Emergency Solutions Grants Program (ESG)

Nassau County Consortium Member Municipalities

Towns (3)

- Hempstead
- North Hempstead
- Oyster Bay

Cities (2)

- Glen Cove
- Long Beach

Villages (24)

- 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
- Williston Park

CPD Formula Block Grant Program

As an entitlement community, Nassau County OCD participates in the consolidated planning process which serves as the framework for a community-wide dialogue to identify housing and community development priorities. This process consists of the following:

CONSOLIDATED PLAN	ANNUAL ACTION PLAN	PROJECT IMPLEMENTATION	CAPER
<ul style="list-style-type: none">• Five Year Plan• Analysis of Impediments ("Fair Housing Plan")• Determine 5-Year Goals and Objectives	<ul style="list-style-type: none">• Project Selection• Annual Plan• Annual Goals and Objectives	<ul style="list-style-type: none">• Activity• Reimbursement• Reporting• Monitoring	<ul style="list-style-type: none">• Report on accomplishments and progress toward goals and objectives

2026 Anticipated Available Funding

- **CDBG Program** - \$13,259,000
 - Actual amount unknown at this time
- **HOME Program** - \$2,052,000
 - Actual amount unknown at this time
- **ESG Program** - \$1,178,000
 - Actual amount unknown at this time

CPD Formula Programs

Community Development Block Grant Program (CDBG)

CDBG Basic Information

- **CDBG Background:**
 - The CDBG Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities.
- **HUD CDBG Goals:**
 - Provide decent, safe, and sanitary housing
 - Provide a suitable living environment
 - Expand economic opportunities

Eligible Locations

- HUD has released low/moderate income data for the Nassau County Consortium based on the 2016-2020 ACS Census data
- HUD has adjusted the exception criteria for CDBG low/moderate eligibility to 47.10%
- Consortium Members are advised to confirm eligibility for area-benefit activities prior to requesting funds

Key Eligibility Criteria

Every activity funded under the CDBG Program must meet at least one of the National Objective Criteria

Benefit	Benefit LMI persons (at least 51% of beneficiaries must be LMI individuals or families)
Prevent or Eliminate	Prevent or eliminate slums and blight
Urgency	Have a particular urgency because existing conditions pose a threat to the health or safety of the community

CDBG Eligible Activities

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

Acquisition and Disposition	<ul style="list-style-type: none">• Land Acquisition, Clearance and Demolition
Public Facilities and Improvements	<ul style="list-style-type: none">• Neighborhood Facilities• Parks/Recreation Facilities• ADA Sidewalk Improvements
Public Services	<ul style="list-style-type: none">• Senior Services and Youth Services• Homelessness Assistance, Homelessness Prevention• Behavioral Health Services
Homeownership Assistance	<ul style="list-style-type: none">• Homeownership programs• Owner-Occupied Home Repair
Economic Development	<ul style="list-style-type: none">• Microenterprise Assistance

Priority Needs and Goals: Nassau County Consolidated Plan

2025-2029 Consolidated Plan

Housing Needs

- Affordable housing
- Housing authorities
- Homelessness assistance and prevention
- Housing for special needs populations

Non-Housing Community Development Needs

- Infrastructure: Pedestrian improvements, Parks & Open Space, Downtown Revitalization
 - Public Services: Seniors, Youth, Special Needs, Mental Health, Job Training, Transportation
-



CPD Formula Programs

HOME Investment Partnerships Program (HOME)

HOME Investment Partnerships Program

- Through the HOME Program, HUD provides formula grants for communities to use in partnership with local nonprofit groups to fund a wide range of activities to develop rental and single-family homes for income-eligible persons.
- At least 15% of HOME funds are set aside for specific activities to be undertaken by a Community Housing Development Organization (CHDO).
 - A CHDO is a private nonprofit, community-based service organization that will develop affordable housing for the community it serves.
 - In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.

HOME Eligible Activities

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

- Incentives to develop and support affordable rental and home ownership through:
 - Homeowner Rehabilitation (repair, rehabilitation, and reconstruction)
 - Homebuyer Activities (acquisition, rehabilitation, new construction, and down-payment assistance)
 - Rental Housing (acquisition, rehabilitation, new construction)
 - Tenant Based Rental Assistance (monthly rental assistance, security and utility deposits)

HOME Eligible Beneficiaries

- **Rental housing and rental assistance**
 - At least 90% of households at or below 60% AMI
- **5 or more assisted rental units**
 - At least 20% of households at or below 50% AMI
- **Incomes of households receiving assistance must not exceed 80% AMI**

HOME Project Requirements

- HOME Eligible Housing Must Be Permanent or Transitional
- Project Completion Deadline
 - Any project that has not been completed within 4 years of date of commitment will be considered terminated before completion and HOME funds invested must be repaid.
 - Requirements to ensure timeframes for initial occupancy of rental units are met.

High Priority Projects

- Workforce, senior and disabled housing
- Affordable Mixed-income Rental Housing in High Opportunity Areas
 - Very Low Poverty Rates
 - Very Low Unemployment Rate
 - High Levels of Completed College Among Adults
 - Low African American and Latino Population
 - High Performing Public Schools
 - Low Crime Rates
 - Access to Public Transportation and Employment

High Priority Projects

- **Priority will be given to projects that:**
 - Result in increased ownership and rental housing units
 - Are located in non-impacted areas and in existing downtowns
 - Result in increased number of units accessible to disabled populations
 - Assist Eligible U.S. Military Veterans
 - Can demonstrate firm financial commitment of other funding sources

Criteria for HOME selection process

- **Project Benefits:**

- Number and location of new housing units created or preserved by the proposed project
- Leveraging of other public and private funding and the level of commitment of the other funding
- Compliance with Nassau County's homebuyer income eligibility guidelines
- Degree of low-income benefit that will be derived from the proposed project

Criteria for HOME selection process (Continued)

- **Project Design:**

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

Criteria for HOME selection process (Continued)

- **Community Outreach and Support:**

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

Criteria for HOME selection process (Continued)

- **Organizational Capacity:**

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

CPD Formula Programs

Emergency Solutions Grants Program (ESG)

ESG Eligible Activities

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



Section 3 and Other Federal Requirements

Section 3

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

Other Federal Requirements

- Urban County Qualification/Requalification Process
 - New Cooperation Agreements (every 3 years) – Spring 2026
- National Environmental Policy Act (NEPA)
- Fair Housing Act (FHA)
- Davis-Bacon Wage Rates
- Uniform Relocation Assistance and Real Property Acquisition Policies Act
- HUD Lead-Based Paint Regulations
- Build America, Buy America (Buy America Preferences for Infrastructure Projects)
- Systematic Alien Verification for Entitlements (SAVE)

Systematic Alien Verification for Entitlements (SAVE)

- Based on HUD's November 26, 2025 Federal Register Notice, Nassau County Office of Community Development (OCD) is actively monitoring federal regulations for additional rulemaking and detailed implementation guidance.
- HUD is expected to issue further guidance that may require CDBG municipal subrecipients and HOME subrecipients to use the Systematic Alien Verification for Entitlements (SAVE) system, or another federally approved verification system.
- Nassau County OCD will continue to monitor developments and will provide updates to subrecipients as guidance becomes available.

Fair Housing

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

2026 Application Process

2026 Application Process

NC OCD utilizes an on-line funding application platform hosted by



Link to Neighborly Grants Applications

IS EXPECTED TO BE AVAILABLE ON JANUARY 28 AT OCD WEBSITE:

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

Under "Spotlight" Headings

2026 Application Process

Municipal Applications:

- Application Submission
- Application Review
- Council Approval of Funding
- Submittal of Annual Action Plan to HUD

2026 Application Process - Municipal

Municipal Applications:

- Where applicable, municipalities are to schedule public hearings prior to finalizing funding decisions
- Pre-submission meetings with selected consortium members
- Community Development Reps will contact you to schedule
- *Timely Submission of Funding Applications is Imperative!*

2026 Application Process – Public Service

Public Service Applications:

- Countywide vs. Local Service Area
 - Minimum allocation for public service activities is \$4,000.00 for local programs
 - Countywide service areas will be assessed on an individual basis

Application Process – Important Dates

Applications Released:

Wednesday, January 28, 2026

Applications Due:

Thursday, March 19, 2026

Funding Awards Announced/Draft Annual Action Plan Available for comment:

Tuesday, May 5, 2026

Public Hearing #2:

Tuesday, May 12, 2026 – 6:00 PM

Annual Action Plan Submission to HUD:

Wednesday, July 15, 2026

Program Year Start:

September 1, 2026

2026 Application Process

Fair Housing Activity Statement Update

FY 2026 Fair Housing Activity Statement

- Nassau County has updated the process for consortium member municipalities to complete the required Fair Housing Activity Statement (FHAS).
- The FHAS is now part of the Annual Application in the Neighborly Grant platform.
- The FHAS is required only for Municipal Applications.

Fair Housing Activity Statement – Neighborly Software

STATUS AUDIT LOG

APPLICATION (1 OF 4)

- Program Overview
- A. Municipality Information
- B. Municipal Pre-Application Questions
- C. BABA Compliance
- D. Fair Housing Activity Statement***

Submit

DOCUMENTS (0)


BUDGET \$0.00

TASKS (0)

USERS (0)

D. Fair Housing Activity Statement

Please provide the following information.



NASSAU COUNTY
Office of Community Development
2026 Fair Housing Activity Statement

Recognizing that each consortium member is unique, this Fair Housing Activity Statement is intended to be used in conjunction with the 2025 Analysis of Impediments to Fair Housing. Municipalities perform assessments of their impediments to fair housing choice, plan actions to address identified impediments, and communicate their plans to Nassau County Of the U.S. Department of Housing and Urban Development (HUD).
Before beginning to fill out this form, each consortium member should review the [2025 Fair Housing Plan](#) in detail.

Part I: General Questions

- Has your municipality been involved in any fair housing lawsuits or complaints? If yes, please explain the nature of the lawsuit or complaints (please upload additional documentation)
 Yes
 No
- Review your municipality's website to confirm it provides clear instructions for residents on obtaining fair housing information, including where to file complaints and contact data
 Yes, my municipality's website contains this information
 No, but we will undertake this
- Has your municipality passed a Resolution formally adopting the Long Island Workforce Housing Act? (If yes, upload a copy of the Resolution below)
 Yes
 No
- Other than the Long Island Workforce Housing Act, does your municipality have any inclusionary zoning provisions that require affordable housing units to be produced when applicable, upload a copy of your municipality's Zoning Ordinance?
 Yes
 No

★ **New – Section D.**
Fair Housing Activity Statement

16. Impediment #2: Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance
The consortium member undertakes or plans to undertake the following actions to address this impediment (check all that apply):

- Prioritize CDBG residential rehabilitation projects for handicapped accessibility improvements.
- Undertaking Planned

Indicate year (4 character limit)

Distribute information to the elderly and physically challenged regarding the use of CDBG funds for home modification purposes.

Refer any complaints by the disabled or elderly to relevant agencies.

Share FHA/ADA compliance information via materials, public outreach, and/or training.

Adopt an age-restricted or senior housing zoning provision (e.g., Golden Age Zone) as part of the local zoning ordinance.

Other

17. Impediment #3: Lending Policies, Practices and Disparities
The consortium member undertakes or plans to undertake the following actions to address this impediment (check all that apply):

- Refer residents to Nassau County Housing Counseling Center for homebuyer and mortgage aid.
- Undertaking Planned
- Refer residents to LIHS foreclosure prevention and other fair housing aid.
- Refer residents to Nassau County Human Rights Commission for assistance.
- Other

18. Impediment #4: Extremely High Cost of Housing
The consortium member undertakes or plans to undertake the following actions to address this impediment (check all that apply):

- Identify vacant municipal land for affordable housing.

2026 Application Process

Timeliness Requirements and Important Dates

Activity Timeliness and Targeted Completions

- Contract execution for all CDBG contracts (both municipal and non-profit) will be subject to a 30-day contingency. Contract agreements will be contingent upon the Subrecipient executing and returning it to the County, together with all disclosure documents, within thirty (30) days from the date of the Subrecipient's receipt of the unsigned Agreement.
- In an effort to reduce the number of open activities, HUD is requiring more detailed project descriptions, project timelines, & completion date targets. Funding applications request this information
- Any activity type that is currently flagged by HUD will not be awarded new funds unless a detailed remediation plan acceptable to HUD has been submitted
- Check with your Community Development Representative to determine activity status prior to submitting your application

Timeliness Workout Plans

- CDBG Funding Applications request status reports on prior funded activities.
- Any consortium member municipality that fails to meet the timeliness of expenditure targets will be required to submit a detailed workout plan designed to bring its program into compliance.

Activity Timelines and Targeted Completions

Project schedule for projects involving construction:

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

**Applications submitted without this information will be returned*

Activity Timelines and Targeted Completions

Public Service Activities

- Project Schedule for Public Service Activities will be for two years from September 1, 2026 – August 31, 2028
- Any public service fund balances remaining after two years may be transferred to other activities*

**This may require a contract amendment*

Annual Reporting Requirements

Important Dates:

March 31 st and September 30 th (Semi –Annually)	HUD 4710 Semi-Annual Labor Standards
October 15 th	Section 3 Annual Compliance Report
October 15 th	Consolidated Annual Performance Evaluation Report (CAPER)

Timely submission of all required reports is necessary to ensure County compliance with HUD requirements. Failure to submit required information by the applicable deadlines may affect a subrecipient's continued eligibility for funding.

Public Comment

Community Development and Housing Needs
FY 2026 Annual Action Plan

FY 2026 Community Development and Housing Needs

- Today will begin the public participation process in the development of the FY 2026 Annual Action Plan
- Public comment is requested for:
 1. Housing Needs in Nassau County
 2. Community Development Needs in Nassau County



Questions/Comments?

Public comment is requested for:

1. What are the most significant housing needs in Nassau County?
2. What Fair and Affordable housing issues do you see in Nassau County?
3. What are the housing and service needs of the homeless and at-risk of homelessness populations in Nassau County?
4. What are the needs of those who live in public housing in Nassau County?
5. What are the housing and service needs of special needs populations in Nassau County?
6. What are the non-housing, community development needs in Nassau County?

Public Hearing Schedule

Public Hearing #1

Needs Hearing

January 27th, 2026
10:00 AM

Public Hearing #2

Presentation of Proposed Plan

May 12th, 2026
6:00 PM



Public Comments

Written Comments can be sent to:

Jeffrey Clark, Executive Director
Jclark@nassaucountyny.gov

Donald Crosley, Deputy Director
Dcrosley@nassaucountyny.gov

Nassau County Office of Community Development
1 West Street – Suite 365
Mineola, NY 11501

