

NASSAU URBAN COUNTY
CONSORTIUM
FISCAL YEAR 2026
DRAFT ANNUAL ACTION PLAN



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County Executive

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Executive Director
Office of Community Development

Executive Summary

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

1. Introduction

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

This is the second year of the Nassau County's 2025-2029 Five-Year Consolidated Plan to address housing and community revitalization needs within the 29-member Urban County Consortium. Nassau Urban County Consortium's projected FY2026 allocations include \$13,273,792 plus \$25,000 in program income for CDBG, \$1,984,938.32 plus \$100,000 in program income for HOME, and \$1,165,387 in ESG funds to be used on housing, community development, homelessness, and program administration and planning.

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

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

2. Summarize the objectives and outcomes identified in the Plan

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

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

Provision of Decent, Affordable Housing

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

Create Suitable Living Environment

- Public facilities and improvement projects
- Housing code enforcement
- Elimination of Blight

Develop Economic Opportunities

- Local Business Assistance
- Public Services

Program Administration and Planning

- Administration and Planning
- Section 108 Repayment

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Following are the accomplishments of the OCD as outlined in the PY 2024 Consolidated Annual Performance and Evaluation Report (CAPER).

- 18 properties were disposed for the purpose of redevelopment and affordable housing
- 1 household assisted through down payment assistance
- 695 homeless persons assisted through overnight shelter, homelessness prevention, or rapid rehousing
- 40 ownership housing units have received rehabilitation assistance
- 2 ownership housing units added
- 22 businesses have been assisted including through physical upgrades to local businesses
- 8 rental housing units constructed
- 4,702 special needs persons assisted with public service activities
- 65,415 persons assisted with public facility or infrastructure activities
- 3,500 households assisted through housing code enforcement
- Approximately 16,000 low and moderate income persons continue to be served annually through public services

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In preparation of the Consolidated Plan, OCD consulted and coordinated with several agencies serving the County, including Consortium communities, public housing authorities, numerous County departments, housing developers and managers, not-for-profit organizations, and homeless citizens interested in providing input on housing and community development needs and strategies. OCD, which is responsible for program administration (including preparation of the Consolidated Plan and Annual Action Plan), established four stakeholder committees to inform the Consolidated Plan and coordinate information gathering, hosted a Fair Housing Forum, undertook a public survey, and held two public hearings.

For the 2026 Annual Action Plan, OCD conducted two public hearings, which were broadly publicized in a County-wide newspaper, on the OCD website, and via e-mails and other outreach methods. The first public hearing was held on January 27, 2026 and the second one was held on May 12, 2026. Prior to the second hearing, a draft of the Action Plan was available for public review for a 30-day period. In addition, this Plan was submitted to the Nassau County Legislature for review and approval prior to its submission to HUD.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments have been incorporated into the Annual Action Plan as appropriate.

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

All public comments have been accepted at this time.

7. Summary

The one-year Action Plan is the guide for receiving funding through the Department of Housing and Urban Development (HUD). It outlines how funds will be utilized from the Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) programs for the communities within Nassau County.

This Action Plan process incorporates citizen engagement and outreach. The citizen participation process has helped to ensure that the Plan meets the needs of various populations within the Consortium including racial and ethnic minorities, disabled individuals, homeless, and other persons who have special needs. The Plan also outlines the goals and objectives to be achieved within the next year regarding housing (including affordable and public housing) and community development needs (including homeless needs, public services, economic development, and infrastructure).

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Nassau County OCD administers the CDBG, HOME and ESG program with seasoned community development, housing, and homeless professionals.

Consolidated Plan Public Contact Information

Jeffrey Clark, Executive Director – HOME, CDBG, ESG

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

In the preparation of the FY2026 Action Plan, OCD referred to the Annual Plan public hearings and the consultation and coordination that took place while preparing the 2025 Five-Year Consolidated Plan. This consultation encompassed several public and private agencies to assure that the Plan was a comprehensive document that addressed statutory requirements as well as the priority needs identified during the process. Efforts included outreach in person, by mail, e-mail and/or by telephone, to several agencies serving Nassau County including the member communities of the Nassau Urban County Consortium, public housing authorities, emergency shelter providers, Nassau County agencies, Nassau County Legislature, non-profit community development/social service agencies, local civic associations, and homeless citizens. Outreach meetings and materials state HUD's intent in consolidating grant submissions and the importance of participation by interested agencies in providing input on housing and community development needs and strategies.

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

The Nassau Urban County Consortium, through the Office of Community Development works with municipalities, not-for-profit organizations, and other County agencies to provide supportive services and housing for individuals who are in need. OCD works closely with the Housing Authorities to determine if their annual plans are consistent with Nassau County's Five-Year Consolidated Plan. Certifications of Consistency are analyzed and signed off on by this office. OCD routinely funds a wide variety of non-profit organizations and meets with a multitude of organizations to assess how OCD can assist in meeting the needs of low-income residents. OCD coordinates with Nassau County Department of Social Services, Nassau County Office of the Aging, Nassau County Department of Health, Office of the Physically Challenged, as well as the Long Island Continuum of Care (CoC) to try to meet the housing and health related needs of the most vulnerable people. During the 2025 Consolidated Plan Process, OCD met with four separate committees, including two Housing Needs Committees (focused on homelessness, public housing, public services, and other housing needs), a Non-Housing Needs Committee, and Fair Housing/Analysis of Impediments Committee. These committees included Nassau County agencies, Consortium communities, not-for-profit organizations, and public housing authorities. The main purpose of these meetings was to inform the Consolidated Plan and Analysis of Impediments and assist with information gathering, however, these meetings also served to enhance coordination between the various agencies and organizations.

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

The NC OCD continues to work closely with the Long Island Continuum of Care (CoC), which serves all of Long Island. The CoC, whose Lead Agency is the Long Island Coalition for the Homeless (LICH), identifies and addresses the needs of the homeless within the Consortium. They coordinate the Point In Time (PIT) counts annually in order to assess the total number of homeless on Long Island.

The Point in Time (PIT) Count from January 2024, as coordinated by the CoC and included in the 2025 Consolidated Plan, showed 838 sheltered persons in families, 879 sheltered single adults, and an estimated 57 unsheltered individuals in Nassau County. Of homeless individuals in Nassau County, approximately 62% identify as Black or African American, 20% as White, 12% as Other, 3.5% as American Indian, and 1% for Asian and Native Hawaiian. Approximately 86% of homeless on Long Island identify as Non-Hispanic and 14% as Hispanic/Latino. Trends in homelessness show that family homelessness continues to decrease while single adult homelessness continues to increase. A leading cause of homelessness amongst single adults continues to be individuals exiting jail or prison to homelessness. Unsheltered/street homelessness has continued to increase. The population of unsheltered/street homeless is primarily single adults. The CoC notes there are more households with only adults experiencing homelessness each year than households with adults and children. However, there are still significant amounts of households with adults and children. Though not reflected in the PIT Count, Nassau County CDA staff and department commissioners note that there are likely individuals experiencing unsheltered homelessness who may be facing challenges such as mental health issues and financial illiteracy, mirroring the broader at-risk populations.

The CoC has encouraged and facilitated information-sharing, planning and strategizing among Nassau County's various public and private agencies, community and religious organizations, banks, foundations, and advisory committees concerned with housing services for the homeless populations, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Nassau County seeks to fund shelters who can provide services and shelter for the varied homeless populations to address the findings of the CoC.

Additionally, the ongoing needs for persons at-risk of homelessness are also assessed and addressed to prevent these persons from becoming homeless. Through community organization collaborations, opportunities for supportive housing and services are identified. The OCD will fund non-profit organizations that provide services to prevent homelessness.

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

The Continuum of Care maintains and administers the Homeless Management Information System (HMIS). HMIS provides the CoC the ability to assess the performance of emergency shelters, to identify and track persons who are chronically homeless, and to manage the needs of homeless facilities. HMIS

further allows the CoC to track data and trends in homelessness which assists the CoC in identifying targeted solutions and support. ESG funding is utilized for emergency shelter, homelessness prevention, street outreach, and rapid re-housing services through qualified non-profit providers.

The CoC hosts monthly business meetings with the goal of sharing information, trainings, and serving as a platform for the exchange of ideas on how to better address the needs of the homeless in the County. OCD staff attend these meetings and public hearings, as they relate to ESG funding opportunities. NC OCD maintains an excellent working relationship with the CoC and requests their input on funding decisions and program outcomes.

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

1	Agency/Group/Organization	Town of Hempstead Department of Planning and Economic Development
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the Town of Hempstead Department of Planning and Economic Development attended the public hearing held by NC OCD on January 27, 2026.
2	Agency/Group/Organization	Economic Opportunity Commission of Nassau County
	Agency/Group/Organization Type	Services – Housing Services – Family Services – Employment Services – Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Homeless Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the Economic Opportunity Commission of Nassau County attended the public hearing held by NC OCD on January 27, 2026.
3	Agency/Group/Organization	The INN
	Agency/Group/Organization Type	Services-Homeless

	What section of the Plan was addressed by Consultation?	Housing Services – Homeless Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from The INN attended the public hearing held by NC OCD on January 27, 2026.
4	Agency/Group/Organization	Glen Cove Community Development Agency
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the Glen Cove Community Development Agency attended the public hearing held by NC OCD on January 27, 2026.
5	Agency/Group/Organization	Valley Stream Community and Economic Development Department
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the Valley Stream Community and Economic Development Department attended the public hearing held by NC OCD on January 27, 2026.
6	Agency/Group/Organization	Village of Hempstead Community Development Agency
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the Village of Hempstead Community Development Agency attended the public hearing held by NC OCD on January 27, 2026.
7	Agency/Group/Organization	Bethany House
	Agency/Group/Organization Type	Services – Children Services- Family
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Bethany House attended the public hearing held by NC OCD on January 27, 2026.
8	Agency/Group/Organization	Town of North Hempstead Community Development Agency
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the Town of North Hempstead Community Development Agency attended the public hearing held by NC OCD on January 27, 2026.
9	Agency/Group/Organization	Disability Opportunity Fund
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Disabilities Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Disability Opportunity Fund attended the public hearing held by NC OCD on January 27, 2026.
10	Agency/Group/Organization	Community Mainstreaming Associates
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Disabilities Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Community Mainstreaming Associates attended the public hearing held by NC OCD on January 27, 2026.
11	Agency/Group/Organization	Long Island Housing Partnership
	Agency/Group/Organization Type	Services – Housing Services – Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Long Island Housing Partnership attended the public hearing held by NC OCD on January 27, 2026.
12	Agency/Group/Organization	Haitian American Family of Long Island
	Agency/Group/Organization Type	Services – Education Services – Health
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Haitian American Family of Long Island attended the public hearing held by NC OCD on January 27, 2026.

Table 2 – Agencies, groups, organizations who participated

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

No agency was specifically excluded from the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Long Island Coalition for the Homeless	The goals of the CoC group are consistent with the goals of the Strategic Plan as their input was vast.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Nassau County OCD consulted and coordinated with other County agencies, non-profits, fair housing advocates, developers, and homeless housing providers in preparing the Action Plan. Additionally, other units of local government who are members of the Nassau Urban County

Consortium provided valuable input on the needs of their communities. Each community articulated how the federal funding can assist with meeting those needs.

AP-12 Participation – 91.105, 91.200(c)

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

During the Action Plan planning process, the NC OCD consulted and coordinated with agencies serving the County, as well as Consortium communities, public housing authorities, developers, and not-for-profit organizations for input on housing and community development needs. Two public hearings were held and broadly publicized in a County-wide newspaper, on the OCD website, and via e-mails and other outreach. The public notices announcing the hearing dates and times offered translation services and other reasonable accommodations should they be requested. The first public hearing was held on January 27, 2026 and the second one took place on May 12, 2026. A 30-day comment period was held for public review of the draft Action Plan following the second public hearing.

In addition to the Nassau County Public Hearings, the Big “8” communities are required to hold their own public hearings according to the Nassau County Citizen Participation Plan. These include The Cities of Glen Cove and Long Beach; the Towns of Hempstead, North Hempstead and Oyster Bay; and the Villages of Hempstead, Freeport and Rockville Centre. Although the smaller municipalities are not required to hold public hearings, OCD suggests that they engage residents in the process and hold their own public hearings. This further allows the public, at the local level, to vocalize the needs of the community. Nassau County Legislators representing districts within each consortium community are also notified of when each public hearing will be held in order to alert their constituents. The Action Plan was submitted to the Nassau County Legislature for review and approval prior to submission to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Language interpretation available for Spanish, Chinese, Italian, Persian, Haitian Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Civic Associations and Local Governments</p>	<p>The First Public Hearing was held on January 27, 2026 at 10:00 am. There were approximately 30 participants including members of the public, Nassau County Agencies, Nassau County Legislature, Consortium Members, Homeless Providers, Civic Association members, Non-Profit Agencies, Developers, Consultants, Fair Housing Advocates, and Community Development Corporations.</p>	<p>Comments received have been incorporated into the Annual Action Plan.</p>	<p>All public comments have been accepted. All questions were answered by appropriate NC OCD staff present.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Language interpretation available for Spanish, Chinese, Italian, Persian, Haitian Creole Persons with disabilities Non-targeted/broad community Civic Associations and Local Governments	N/A	None	None	

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Language interpretation available for Spanish, Chinese, Italian, Persian, Haitian Creole Persons with disabilities Non-targeted/broad community Civic Associations and Local Governments	The Second Public Hearing was held on May 10, 2026.	Comments received have been incorporated into the Annual Action Plan.	All public comments have been accepted. All questions were answered by appropriate NC OCD staff present.	

Expected Resources

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	13,273,792	25,000	0	13,298,792	39,839,976	Community development and housing rehabilitation programs serving low- and moderate-income families. The County plans on receiving \$25,000 in Program Income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,984,938.32	100,000	0	2,084,938.32	7,218,862	The HOME Investment Partnerships (HOME) Program is a Federal entitlement housing initiative with the primary objectives of expanding the supply of owner and rental housing for low income households. The County plans on receiving \$100,000 in Program Income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,165,387	0	0	1,165,387	3,547,909	The Emergency Solutions Grants (ESG) Program is a Federal entitlement program which provides funding to help individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. Additionally, the funds are allocated to homeless shelters to undertake minor shelter rehabilitation, operations and essential services. Eligible applicants under the ESG Program include units of local government and private non-profit organizations. Other eligible uses for ESG funding are Homeless Prevention, Rapid Re-Housing, and Street Outreach.

Table 5 - Expected Resources – Priority Table

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

Nassau County anticipates that funding will be available from federal, state and private sources during the full five-year period covered by the 2025-2029 Consolidated Plan. In awarding funds under the CDBG, HOME, and ESG Programs, the County considers leveraging other sources of funds as additional funding is needed to make projects financially feasible.

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

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

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

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

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

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

Additionally, the County works with Long Island Housing Partnership (LIHP), and other non-profit

organizations when possible, to rehabilitate single-family houses transferred to LIHP by New York State under the New York Rising Program to address the affordable housing needs in Nassau County.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Administration	Administration, Regulatory Compliance and Planning	CDBG: \$2,659,758.40 HOME: \$208,493.83 ESG: \$87,404.03	Other: 0 Other
2	Expansion of Housing	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	HOME: \$1,163,703.74	Homeowner Housing Added: 4 Household Housing Unit
3	Direct Homeownership Assistance	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$5,000.00	Direct Financial Assistance to Homebuyers: 1 Household Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Owner Occupied Housing Rehab/Lead Paint Abatement	2025	2029	Affordable Housing Non-Homeless Special Needs	Nassau County Consortium Freeport Village Glen Cove City Hempstead Town Hempstead Village Massapequa Park Village New Hyde Park Village North Hempstead Town Oyster Bay Town	Affordable Housing Address Special Needs	CDBG: \$2,635,000.00	Homeowner Housing Rehabilitated: 70 Households
5	Rehabilitation of Rental Housing	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$25,000.00 HOME: \$400,000.00	Rental units rehabilitated: 9 Households Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Housing Modernization	2025	2029	Public Housing	Oyster Bay Town	Affordable Housing Address Special Needs	CDBG: \$150,000.00	Housing Benefit: 950 Household Benefit
7	Homeless Services	2025	2029	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$1,077,982.97	Tenant-based rental assistance / Rapid Rehousing: 51 Households Assisted Homeless Person Overnight Shelter: 1,595 Persons Assisted Homelessness Prevention: 20 Persons Assisted Street Outreach/Other: 277
8	Housing Support Services	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$48,000.00	Other: 640 Other
9	Public Services	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Nassau County Consortium	Address Special Needs Public Services	CDBG: \$1,829,450.00	Public service activities other than Low/Moderate Income Housing Benefit: 17,000 Persons Assisted
10	Public Facility and Improvements	2025	2029	Non-Housing Community Development	Nassau County Consortium	Non-Housing Community Development Needs	CDBG: \$5,101,583.60	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 470,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Local Business Assistance	2025	2029	Non-Housing Community Development	Nassau County Consortium Farmingdale Village Glen Cove City Hempstead Village Lynbrook Village North	Non-Housing Community Development Needs	CDBG: \$395,000.00	Facade treatment/business building rehabilitation: 23 Business Other: Economic Development: 500 Businesses
12	Housing Code Enforcement	2025	2029	Affordable Housing Non-Housing Community Development	Hempstead Village Long Beach City North Hempstead Town	Non-Housing Community Development Needs	CDBG: \$25,000.00	Housing Code Enforcement/Foreclosed Property Care: 5,105 Household Housing Unit
13	Elimination of Blight	2025	2029	Affordable Housing Non-Housing Community Development	Hempstead Village	Affordable Housing Non-Housing Community Development Needs	CDBG: \$425,000.00	Buildings Acquired: 2 Buildings Buildings Disposed: 2 Buildings Buildings Demolished: 5 Buildings
14	CHDO Set-Aside	2025	2029	Affordable Housing	Nassau County Consortium	Affordable Housing	HOME: \$312,740.75	Homeowner Housing Rehabilitated: 2 Households

Table 6 – Goals Summary

Goal Descriptions

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

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

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

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

Projects

AP-35 Projects – 91.220(d)

Introduction

Community Development Block Grant Program (CDBG). The CDBG Program is a federal entitlement program with the objective of assisting low- and moderate-income persons, eliminating slums and blight and addressing urgent community development needs. \$13,273,792 plus \$25,000 of program income, in CDBG funds were provided to Nassau County and allocated to participating municipalities and other eligible entities. An estimated 80% of these funds will be used to benefit extremely low-, low- and moderate-income persons. CDBG funds, and program income, can be used for a wide range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities.

HOME Investment Partnerships Program. The HOME Program is a federal housing initiative with the primary objectives of expanding the supply of owner and rental housing for low-income households. Nassau County was allocated \$1,984,938.32 in HOME funds. In addition, \$100,000 in HOME program income is expected to be received. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low-, low- and moderate-income households through new construction, acquisition, and substantial rehabilitation activities.

Emergency Solutions Grants Program (ESG). The ESG Program is a federal entitlement program which provides funding to improve the quality of existing emergency shelters and to restrict the increase of homelessness through the funding of homeless prevention, rapid re-housing, and street outreach programs. Nassau County was awarded \$1,165,387 in ESG funds, which will be allocated to non-profit homeless providers in the County as well as the County's homeless prevention and rapid re-housing programs. The ESG Program requires a 100% match of non-federal funds to ESG funds. The match can be provided through State and local funds, contributions, and value of real property. ESG funds will be used for renovation, conversion of buildings, rehabilitation, essential services/social services, operating costs, homelessness prevention, rapid re-housing, street outreach, and maintenance of the HMIS system as needed.

Projects

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

#	Project Name
7	Economic Development
8	Housing Development
9	Program Administration and Planning
10	Project Delivery
11	Public Facilities and Improvements
12	Public Services
13	Public Housing Rehabilitation / Modernization
14	Restoration of Historic Home
15	Single-Family Rehabilitation
16	HOME - Rental Rehabilitation
17	CHDO Set-Aside Home Funds
18	HOME - Owner-occupied Rehabilitation
19	HESG FY2026 Nassau County

Table 7 - Project Information

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

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

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

HOME - The program's primary objective is to expand the supply of owner and rental housing for low income households. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low, low and moderate income households through new construction and substantial rehabilitation activities. HOME funds can be used for housing related activities including

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

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Acquisition of Real Property
	Target Area	Nassau County Consortium Glen Cove City North Hempstead Town
	Goals Supported	Elimination of Blight
	Needs Addressed	Affordable Housing Non-Housing Community Development Needs
	Funding	CDBG: \$80,000.00
	Description	Acquisition of Real Property and Acquisition Spot Blight for a public benefit purpose, including affordable housing, open space, parking facilities, etc. and to purchase and remove blighted structures.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2 properties will be acquired.
	Location Description	Glen Cove City – Orchard Brownfield Opportunity Area (BOA). North Hempstead – New Cassel area and hamlet of Roslyn Heights.
Planned Activities	The proposed activities include acquiring blighted and abandoned structures to develop affordable housing and other public benefits.	
2	Project Name	Clearance and Demolition
	Target Area	Hempstead Village
	Goals Supported	Elimination of Blight
	Needs Addressed	Affordable Housing Non-Housing Community Development Needs
	Funding	CDBG: \$50,000.00
	Description	Clearance or demolition of buildings and improvements, or the movement of structures to other sites.
	Target Date	8/31/2028

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 buildings will be demolished.
	Location Description	Hempstead Village – Possible Locations: 24 Moore Ave., 148 Yale St., 113 Darthmouth St., 497 Fulton Ave., 503 Fulton Ave., 505 Fulton Ave., 262 Windsor Pkwy, 261 Elmwood Ave., 48 Cliff Ave., 56 Belmont Pkwy.
	Planned Activities	Demolish abandoned structures/reconstruction for the purpose of affordable housing and elimination of blight.
3	Project Name	Code Enforcement
	Target Area	Hempstead Village Long Beach City North Hempstead Town
	Goals Supported	Housing Code Enforcement
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$25,000.00
	Description	Expansion of housing opportunities through code enforcement. Cost associated with property inspection and follow-up action such as legal proceedings.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Activities will benefit approximately 5,105 households.
	Location Description	Exact locations in Hempstead Village, Long Beach City, and North Hempstead Town to be determined.
Planned Activities	Targeted code enforcement activities in neighborhoods experiencing overcrowding, and health and safety violations.	
4	Project Name	Commercial Rehabilitation
	Target Area	Farmingdale Village Glen Cove City Hempstead Village

		Lynbrook Village North Hempstead Town
	Goals Supported	Local Business Assistance
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG: \$350,000.00
	Description	Upgrade the Physical Condition of Local Businesses.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Activities will benefit approximately 23 businesses.
	Location Description	Proposed locations are as follows: <ul style="list-style-type: none"> • Farmingdale Village – Main Street and Conklin Street • Glen Cove City – Downtown Central District, Garvies Point Urban Renewal Area, Seacliff Avenue, Cedar Swamp Road • North Hempstead Town – Prospect Avenue, Westbury
	Planned Activities	Consortium members wish to provide grants and/or loans to commercial businesses in eligible areas to create a harmonious environment to further economic opportunities. Funds will be used for signs, lighting, canopies, and other needed facade improvements.
5	Project Name	Disposition
	Target Area	Glen Cove City Hempstead Village North Hempstead Town
	Goals Supported	Elimination of Blight
	Needs Addressed	Affordable Housing Non-Housing Community Development Needs
	Funding	CDBG: \$295,000.00
	Description	Disposition of properties owned by Hempstead Village, North Hempstead Town and Glen Cove Community Development Agencies.

	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2 properties will be disposed.
	Location Description	Proposed locations are as follows: <ul style="list-style-type: none"> Glen Cove City - Orchard Brownfield Opportunity Area (BOA) – former Cole School Site Hempstead Village - Village-wide CDA owned properties North Hempstead – New Cassel, Westbury and Roslyn Heights
	Planned Activities	The proposed activities include the disposition and repurpose of properties owned by the Town of North Hempstead CDA, Hempstead Village CDA, and the City of Glen Cove CDA Agency will focus on facilitating the development of affordable housing and other public benefits.
6	Project Name	Down Payment Assistance
	Target Area	North Hempstead Town
	Goals Supported	Direct Homeownership Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$5,000.00
	Description	Provision of first-time homebuyer downpayment and closing cost assistance.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	1 Household will benefit.
	Location Description	North Hempstead Town – New Cassel, Westbury
	Planned Activities	Grant assistance will be used to coordinate the home sales and subsidize the closing costs for first-time homebuyers.
	Project Name	Economic Development

7	Target Area	North Hempstead Town and Consortium Wide
	Goals Supported	Local Business Assistance
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG: \$45,000.00
	Description	Grant, loan and technical assistance for new and existing businesses.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Activities in the Town of North Hempstead will benefit approximately 3-5 businesses and the La Fuerza Community Development Corporation will benefit 500 Nassau County businesses and individuals.
	Location Description	New Cassel Urban Renewal Area, Nassau County Consortium-Wide.
	Planned Activities	Grant, loan and/or technical assistance for new businesses and business retention. The purpose is to establish, retain or expand businesses that will create and retain jobs and provide services to the community. Funds to be used for project delivery costs related to economic development.
8	Project Name	Housing Development
	Target Area	Nassau County Consortium
	Goals Supported	Expansion of Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$936,444.49
	Description	Funding set-aside for Nassau County Consortium Members or developers for the purpose of affordable housing development.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	2 low-income households will benefit.
	Location Description	Possible locations are the Town of North Hempstead – New Cassel, Westbury Area and the City of Glen Cove Orchard Area.

	Planned Activities	Funding for Nassau County Consortium Members for affordable housing development.
9	Project Name	Program Administration and Planning
	Target Area	Nassau County Consortium Freeport Village Glen Cove City Hempstead Town Hempstead Village Long Beach City North Hempstead Town Oyster Bay Town Rockville Centre Village
	Goals Supported	Administration and Planning
	Needs Addressed	Administration, Regulatory Compliance and Planning
	Funding	CDBG: \$2,659,758.40 HOME: \$208,493.83
	Description	General management, oversight, coordination, monitoring, evaluation, costs and carrying charges related to planning and execution of community development activities. These administration and planning amounts include \$25,000.00 in anticipated CDBG program income and \$100,000.00 in anticipated HOME program income.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Activities include program administration and planning; therefore, no households directly benefit.
	Location Description	Nassau County, Freeport Village, Glen Cove City, Hempstead Town, Hempstead Village, Long Beach City, North Hempstead Town, Oyster Bay Town, and Rockville Centre Village.
	Planned Activities	General management, oversight, coordination, monitoring and evaluation costs and carrying charges related to planning and execution of community development, economic development, and housing activities. ESG administrative costs are described in HESG project line.

10	Project Name	Project Delivery
	Target Area	Nassau County Consortium
	Goals Supported	Public Facilities and Improvements Expansion of Housing
	Needs Addressed	Affordable Housing Non-Housing Community Development Needs
	Funding	CDBG: \$40,000.00 HOME: \$40,000.00
	Description	Nassau County Office of Community Development delivery of services.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Environmental reviews are required for all CDBG, HOME and ESG activities. Thousands of families of all types and sizes will benefit from the environmental review being undertaken from housing activities, homeless activities and various public service activities. The environmental review allows projects to proceed.
	Location Description	Nassau County - County-Wide
	Planned Activities	Nassau County Office of Community Development delivery of services, including environmental reviews for HOME, CDBG, and ESG projects necessary for activity delivery.
11	Project Name	Public Facilities and Improvements
	Target Area	Nassau County Consortium
	Goals Supported	Public Facility and Improvements
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG: \$5,011,583.60
	Description	Provision of new and improved public facilities and infrastructure improvements to improve the environment for very low-, low- and moderate-income households in identified target areas. This includes project delivery costs.
	Target Date	8/31/2028

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Activities will benefit approximately 470,000 low/mod income households.</p>
	<p>Location Description</p>	<p>Locations include:</p> <p>Nassau County Consortium</p> <p>Farmingdale Village</p> <ul style="list-style-type: none"> • STEP Program – ADA accessible sidewalk improvements Village-Wide. <p>Freeport Village</p> <ul style="list-style-type: none"> • Street and drainage improvements: <ol style="list-style-type: none"> 1. North Bayview Avenue between Pennsylvania Avenue and Brookside Avenue 2. Pine Street between Guy Lombardo Avenue and Church Street 3. Commercial Street between Rutland Road and Harrison Avenue 4. Church Street between Merrick Road and Sunrise Highway • Installation of decorative lights and flags Village-Wide. <p>Glen Cove City</p> <ul style="list-style-type: none"> • Window Replacement at the Glen Cove Senior Center located at 130 Glen Street • Downtown Street and Sidewalk Improvements located at Bridge Street Corners at Police Department and Post Office to School Street, Glen Cove • City Stadium Walkway Improvements located at Morris Avenue and Glen Cove Avenue • Morgan Park Improvements located at McLoughlin St/Barry Drive - Section 31, Block 67, Lot 56

		<p>Great Neck Plaza Village</p> <ul style="list-style-type: none"> • Street and sidewalk improvements on Grace Avenue between Park Place and Barstow Road. <p>Hempstead Town</p> <ul style="list-style-type: none"> • Town-Wide ADA Bathroom upgrades throughout the Town of Hempstead • Island Park hamlet - Park Improvements at Shell Creek Park located at Shell Creek Park, 1 Vanderbilt Avenue, Island Park, NY 11558 • Levittown hamlet- Streetscape and Sidewalk improvements located at 151 Center Ln, Levittown, NY 11756 to 185 Center Lane, Levittown, NY 11756 • Oceanside hamlet - Streetscape and Sidewalk Improvements located at 2994 Long Beach Rd, Oceanside, NY 11572 to 3124 Long Beach Rd, Oceanside, NY 11572 • Uniondale hamlet - Park Improvements (Uniondale Avenue Park) located at 710 Uniondale Avenue, Uniondale, NY 11553 • Roosevelt hamlet – Disabled Veterans Housing located on vacant land in Roosevelt between - (east of) Denton Place, (south of) E. Clinton Avenue, (west of) Roberts Place and (north of) Mirin Avenue. • Roosevelt hamlet – Street and Sidewalk improvements located at 1 Valdur Court, Roosevelt, NY 11575 to 263 Nassau Road, Roosevelt, NY 11575 <p>Hempstead Village</p> <ul style="list-style-type: none"> • Mirschel Park improvements located at 90 Atlantic Avenue • Downtown Street Improvements with a focus on Main Street, Washington Street, James A. Garner Way, Fulton Avenue, N. Franklin Street, Clinton Street, Jackson Street, Front Street, Cooper Square, Centre Street, Bedell Street, and West Columbia Street. • Wayfinding Signage located at Main Street, James A. Garner Way, North Franklin Street, Fulton Avenue, Front Street, Cent Street, Jackson Street, Cooper Square, Washington Street, and Clinton Street. <p>Long Beach City</p> <ul style="list-style-type: none"> • Fire Station Upgrades located at 1 W. Chester Street
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		<ul style="list-style-type: none"> • MLK Recreation Center Upgrades located at 615 Riverside Blvd • Recreation Center Upgrades located at 700 Magnolia Blvd. • Streetscape Improvements. Located at 700 Magnolia Blvd. and 615 Riverside Blvd. <p>Lynbrook Village</p> <ul style="list-style-type: none"> • Ocean Avenue Soccer Field Parking Lot Improvements located at Southeast corner of Ocean Avenue and Lakeview Avenue <p>Mineola Village</p> <ul style="list-style-type: none"> • Fire Protection System Upgrades at the Community center-village hall complex located at 155 Washington Avenue • Community Gateway Welcome Signage located to be determined <p>New Hyde Park Village</p> <ul style="list-style-type: none"> • ADA Bathroom Upgrades at Nuzzi Park located at 77 Jericho Tpke. <p>North Hempstead Town</p> <ul style="list-style-type: none"> • Street and sidewalk improvement in the New Cassel Urban Renewal Area <p>Oyster Bay Town</p> <ul style="list-style-type: none"> • Street and Sidewalk Improvements - Hicksville DRI area. The DRI Boundary area is bordered by John Street to the north and old country road to the south. Its eastern border extends northward along East Railroad Lane and Bay Avenue. Its westward border extends from Newbridge Road in the downtown’s southernmost corner to Maple Place in its northwest corner. <p>Rockville Centre Village</p> <ul style="list-style-type: none"> • North Village Avenue Downtown Streetscaping Improvements located at North Village Avenue between Front Street and Parking Field 10 <p>South Floral Park Village</p> <ul style="list-style-type: none"> • Handicapped Elevator project in Village Hall located at 383 Roquette Avenue, South Floral Park
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		<p>Westbury Village</p> <ul style="list-style-type: none"> • Village-wide Sidewalk Improvement Program. Locations are: <ol style="list-style-type: none"> 1. DARTMOUTH STREET-School to Brush Hollow Road 2. RUTLAND STREET-School to Cambridge 3. PEPPERIDGE ROAD-McKenna Rd. (paved limit) to Eastfield Rd 4. PEPPERIDGE ROAD-Sudbury La to Baldwin Rd 5. MCKENNA ROAD-The half road not done by Nat Grid. 6. ELLISON AVENUE-Bet Whitney St & Manchester St. 7. LEONARD DRIVE- Duncan to Dead End 8. DUNCAN DRIVE-Judith to Dead End 9. JUDITH LANE- whole road 10. MARC CT-Leonard Drive to Marc 11. JANE CT-Leonard to Pepperidge 12. WESTBURY LANE-Jericho To Leonard 13. MAY AVENUE-Nursery to Sylvan • Recreation & Community Center Complex Building & Grounds Upgrades located at 360 Post Avenue, Westbury, NY 11590; 348 Post Avenue, Westbury, NY 11590; and 360 Post Avenue, Westbury, New York (Village Recreation Complex) <p>Williston Park Village</p> <ul style="list-style-type: none"> • Fordham Street Parking Lot and Park Improvements located at the intersection of Fordham Street and Willis Avenue
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	Planned Activities	Projects include handicapped accessibility improvements, street improvements, park and playground improvements, sidewalk enhancements, neighborhood facility improvements, recreation and senior center improvements, lighting and parking improvements, tree removal and replacement, burying overhead utilities to improve accessibility and sustainability.
12	Project Name	Public Services
	Target Area	Nassau County Consortium
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$1,877,450.00
	Description	Provide programs and services to address the needs of extremely low-, low- and moderate-income persons, including youth, seniors, special needs individuals, and others.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Activities will benefit approximately 17,000 individuals.
	Location Description	Public service activities will take place Consortium-wide.
	Planned Activities	CDBG funds will be used to fund various programs that address the needs of youth, seniors, individuals with substance abuse issues, homeless, mentally disabled, domestic abuse victims, veterans, and fair housing.
13	Project Name	Public Housing Rehabilitation / Modernization
	Target Area	Oyster Bay Town
	Goals Supported	Public Housing Modernization
	Needs Addressed	Rehabilitation of Public Housing Complexes
	Funding	CDBG: \$150,000.00
	Description	The Town of Oyster Bay Housing Authority maintains 921 units of low-income housing for seniors and families at locations throughout the Town of Oyster Bay. The Authority is seeking funding for major repairs and improvements in many of their complexes.

	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Oyster Bay Town: the over 950 public housing residents in the Town of Oyster Bay will benefit from the proposed activities.
	Location Description	NY55-2 Bethpage, NY55-3 Plainedge, NY55-4 Clocks Blvd., NY55-8 Oakley Ave, NY55-9 Plainview. Other properties may also be identified for modernization as well.
	Planned Activities	The Town of Oyster Bay public housing authorities serve low-income seniors and families. The public housing consists of (10) complexes totaling 921 units of senior and family units. The public housing has many needs. CDBG funds will be used to help offset some of the very high construction cost of materials. The CDBG funding requested will be for roof and brick repairs, along with intercom replacements.
14	Project Name	Restoration of Historic Home
	Target Area	Farmingdale Village
	Goals Supported	Public Facility and Improvements
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG: \$50,000.00
	Description	Adaptive reuse of a historic carriage house to be used for community events.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Number of households to benefit will be determined based on types of community events offered.
	Location Description	33 Merritts Road, Farmingdale
	Planned Activities	Addressing structural issues of the carriage house to stabilize and prevent collapse. Additional improvements consist of but are not limited to exterior repairs, exterior painting, window replacement, kitchen and bathroom upgrades, and accessibility improvements.

15	Project Name	Single-Family Rehabilitation
	Target Area	Nassau County Consortium
	Goals Supported	Owner Occupied Housing Rehab/Lead Paint Abatement
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$2,635,000.00
	Description	Maintain the stock of affordable housing by providing loans and/or grants to low- and moderate-income homeowners to eliminate code violations and make other needed improvements to their homes.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Activities will benefit approximately 70 households.
	Location Description	Owner-occupied rehabilitation will take place consortium wide.
Planned Activities	The residential rehabilitation program will be marketed to low to moderate income households in Nassau County. Nassau County administers the residential rehabilitation program for the small Villages, the City of Glen Cove, and the City of Long Beach. The Towns of Hempstead, North Hempstead and Oyster Bay carry out their own program and follow all HUD regulations.	
16	Project Name	Rental Rehabilitation
	Target Area	Hempstead Village Nassau County Consortium
	Goals Supported	Rehabilitation of Rental Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$25,000.00 HOME: \$400,000.00

	Description	<p>CDBG: Rehabilitation of a Community Mainstreaming Associates (CMA) residence at 3 Tulip Drive to convert existing bathroom to an accessible bathroom.</p> <p>HOME: The Annex INN is a colonial style 5,520 square foot home built in 1920 and located at 26 Jerusalem Avenue, in Hempstead, New York. The requested funding for this project consists of full-gut renovation and comprehensive interior reconfiguration of the residential property for transitional rental units.</p>
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Approximately nine individuals will benefit from the proposed project.
	Location Description	<p>26 Jerusalem Avenue, Hempstead, NY</p> <p>3 Tulip Drive, Glen Cove, NY</p>
	Planned Activities	Upgrades and improvements to eight current market rate rental units that will be converted into affordable units for low to moderate income families.
17	Project Name	CHDO Set-Aside Home Funds
	Target Area	Town of Hempstead, Hamlet of Uniondale
	Goals Supported	CHDO Set-Aside
	Needs Addressed	Affordable Housing
	Funding	HOME: \$312,740.75
	Description	CHDO set-aside funds may be used for projects that are owned, developed, or sponsored by a nonprofit that qualifies as a CHDO as defined at 24 CFR 92.2. There are 2 CHDO applications from Uniondale Community Land Trust (UCLT).
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Two households will benefit from CHDO projects by Uniondale Community Land Trust (UCLT).

	Location Description	594 Cedar Street and 870 Southern Parkway, Uniondale
	Planned Activities	Acquisition and rehabilitation of two single family homes. HOME assisted units will be made affordable to 80% or less AMI.
18	Project Name	HOME – Owner Occupied Rehabilitation
	Target Area	Town of Hempstead – hamlet of Uniondale
	Goals Supported	Expansion of Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$187,259.25
	Description	Uniondale Community Land Trust (UCLT) will acquire and rehabilitate two properties in Uniondale. These projects will be funded with CHDO set-aside funding as well.
	Target Date	8/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	Two households will benefit from HOME/CHDO projects by Uniondale Community Land Trust (UCLT).
	Location Description	594 Cedar Street and 870 Southern Parkway, Uniondale
	Planned Activities	Acquisition and rehabilitation of two single family homes. HOME assisted units will be made affordable to 80% or less AMI.
19	Project Name	HESG FY2026 Nassau County
	Target Area	Administration Nassau County Consortium
	Goals Supported	Administration and Planning Homeless Services Public Services
	Needs Addressed	Address Homeless Needs Administration, Regulatory Compliance and Planning
	Funding	ESG: \$1,165,387.00

<p>Description</p>	<p>ESG funding for 2026 will be used to fund various non-profit organizations for homelessness prevention and shelter activities. Funds can be used in a variety of ways including Administration, Emergency Shelter Operations and Services, Homeless Prevention, Rapid Re-housing, and Street Outreach. Approximately \$62,000.00 will be spent on homelessness prevention, \$335,982.00 will be spent on rapid re-housing, \$105,000 will be spent on street outreach, \$575,000.97 will be spent on emergency shelter, and \$87,404.03 will be spent on administration and HMIS registration.</p>
<p>Target Date</p>	<p>8/31/2028</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Approximately 1,943 homeless individuals will benefit from HESG funding.</p>
<p>Location Description</p>	<p>Activities will take place county-wide.</p>
<p>Planned Activities</p>	<p>ESG funding for 2026 will be used to fund various non-profit organizations to address homelessness issues. Nassau OCD will undertake homeless prevention activities. Rapid-rehousing will be undertaken by EOC of Nassau County. Street outreach will be undertaken by LI Cares and LI Coalition for the Homeless. Emergency shelter funding will be provided to Gospel of Peace, Family & Children’s Association, Bethany House, Mommas House, Peace Valley Haven, Community Housing Innovations, Bridges of Greater NY, the Interfaith Nutrition Network (INN), and Brighter Tomorrow.</p>

AP-50 Geographic Distribution – 91.220(f)

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

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

Various community development activities meeting the national objective of low- and moderate-income benefit on an area-wide basis have been funded in the following communities: Hempstead Town (hamlets of Baldwin, Barnum Island, Bellerose Terrace, Carle Place, East Meadow, Elmont, Franklin Square, Inwood, Levittown, North Valley Stream, Oceanside, Roosevelt, Salisbury, South Valley Stream, Uniondale and West Hempstead), North Hempstead Town (hamlets of Manhasset, New Cassel, New Hyde Park, North New Hyde Park, Roslyn Heights and Westbury), Oyster Bay Town (hamlets of East Massapequa, Hicksville, Jericho, Oyster Bay, Plainview, Plainedge and Syosset), the Cities of Glen Cove and Long Beach, and in the Villages of Bellerose, Floral Park, Freeport, Hempstead, Island Park, Rockville Centre and Valley Stream. Activities meeting the national objective of low- and moderate-income benefit on a limited clientele basis or via housing have been funded throughout the Consortium. Concentrations of racial/ethnic minorities within the County are defined as areas with a higher percentage of minority populations than the overall County-wide percentages. The low-income minority populations that will be serviced by consortium members and non-profit agencies include all or portions of the City of Glen Cove, the City of Long Beach, Baldwin, Barnum Island, Bellerose, Bellerose Terrace, Carle Place, East Meadow, East Massapequa, Elmont, Floral Park, Franklin Square, Freeport, Hempstead, Hicksville, Inwood, Island Park, Jericho, Levittown, Manhasset, New Cassel, New Hyde Park, North New Hyde Park, North Valley Stream, Oceanside, Oyster Bay, Plainview, Plainedge, Rockville Centre, Roosevelt, Roslyn Heights, Salisbury, South Valley Stream, Syosset, Uniondale, Valley Stream, Westbury, and West Hempstead.

Geographic Distribution

Target Area	Percentage of Funds
Administration	20
Nassau County Consortium	80

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG Program funds are allocated via an application process. Municipal consortium members submit

funding applications in response to local concerns to address locally identified needs. Consortium members prioritize the geographic investment of CDBG funding based on community input, area or clientele eligibility and need, and in alignment with the Five-Year Consolidated Plan. Nassau County OCD reviews applications for consistency with the Plan and that each project put forth by a consortium member or non-profit agency meets a Nation Objective and provides evidence of ability to complete planned projects in a timely fashion.

HOME funds are also awarded to projects through an application process. Factors considered include the type of development (owner/renter; new construction/rehab/conversion), degree of low/mod income benefit, location, need, leveraging of resources, project location (priority on High Opportunity Areas – HOA's), and readiness to proceed. Because of the lack of affordable vacant land and high property costs, it has been very difficult to award HOME funds to projects in HOA's. NC OCD has conducted outreach and hosted forums to engage developers to build in Nassau County by providing HOME funds as a funding source.

ESG funds are geared towards very low income communities and shelters. Homelessness however is not limited to those geographic areas, as street homeless tend to congregate around train stations and in parks where they are not in plain sight. Resources are spread to agencies around the County.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	88
Special-Needs	0
Total	88

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	4
Rehab of Existing Units	81
Acquisition of Existing Units	3
Total	88

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The County allocates CDBG funds for its single-family, owner-occupied residential rehabilitation program. Generally, the focus of the program is on weatherization improvements. Handicapped accessibility improvements are also undertaken for residents to remain comfortably and safely in their homes, thereby preserving the stock of affordable housing. CDBG funds are also used for rehabilitation of group homes for the elderly and special needs populations. Approximately 70 homeowner units will be rehabilitated during the program year. Consortium members will often use CDBG funds to acquire blighted properties and develop the affordable housing using HOME funds, as such several activities for acquisition, demolition, and disposition are included in this plan. Nassau County sets aside both CDBG and HOME funds to encourage Consortium members and developers to produce affordable housing.

Though not reflected in the table above, homeless households that will receive shelter assistance or rapid rehousing assistance, along with those benefiting from homelessness prevention activities, is estimated to be 1,943.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Nassau County OCD met with all nine housing authorities when preparing the Five-Year Consolidated Plan for FY2025-2029. Each representative identified several pressing needs, including enhanced security, interior and exterior improvements, as well as social service programs for residents.

The Town of Oyster Bay Housing Authority maintains ten complexes consisting of 910 units of low-income housing for seniors (852 units) and families (58 units) at locations throughout the Town of Oyster Bay. The Housing Authority has been allocated funding in the 2026 Annual Action Plan for major repairs and improvements in many of their complexes.

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

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

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

- Continuous communication with residents on regular basis regarding current events

and soliciting feedback

- Encourage residents to serve as tenant board members to the Boards of Commissioners
- Encourage and facilitate the creation of tenant committees
- Inform residents of Town services
- Hold events such as family gatherings and movie nights
- Provide amenities such as community gardening, billiards room, exercise/yoga/health programs.

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

There are currently no PHAs that have a “troubled” designation.

Discussion

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

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

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

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

Introduction

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

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

Nassau County OCD receives ESG funding and coordinates with the Long Island Continuum of Care to determine these needs and fund them appropriately.

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

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

Nassau County has allocated ESG 51st year funding to activities for street outreach, emergency shelter, homeless prevention, rapid re-housing assistance, and data collection through the Homeless Management Information System (HMIS).

OCD funds a street outreach program through the CoC. Outreach and assessment are the first components in the continuum of care. Through outreach and assessment, homeless care providers reach people without shelter and try to bring them into the system to begin their transition from homelessness to a more supportive living situation. At this point in the continuum, meals and clean clothes become available as requested. Providers assess the needs of the individuals or family requesting assistance and either direct them further, or wait until the respondent is ready for more help.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

funds for the provision of these services.

Eligible individuals and families can, on an emergency, temporary basis be assisted with shelter and other items of need to meet their emergency. The goal is to provide families and individuals with the tools they need to secure a permanent, stable housing, and move as quickly as possible to a stable self-sufficient role in the community. ESG funding will continue to support the work of several non-profits who operate emergency shelters in Nassau County and will be used to help maintain the physical buildings and meet the operational costs of running a shelter, as well as providing monies to pay qualified staff to conduct allowable activities under ESG, such as case management and life skills training.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

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

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

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

Helping low-income individuals and families avoid becoming homeless, especially extremely

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

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

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

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

Discussion

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

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

Introduction:

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

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

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

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

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

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

the County and communities can leverage other funds to create additional housing units, provide alternate housing arrangements to assist low income households, and encourage the redevelopment of downtown areas with housing.

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

The Analysis of Impediments to Fair Housing Choice outlines strategies to remove or ameliorate the barriers to affordable housing in greater detail. The 2025 Analysis of Impediments can be found at: <https://www.nassaucountyny.gov/DocumentCenter/View/49707/NCAnalysisofImpediments2025final?bidId=>

Discussion:

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

This section outlines other actions Nassau County will carry out during program year 2026 as part of the Annual Plan. These actions include addressing obstacles to meeting underserved needs, fostering and maintaining affordable housing, reducing lead-based paint hazards, reducing the number of poverty-level families, developing institutional structures, and enhancing the coordination among public and private housing and social services agencies.

Actions planned to address obstacles to meeting underserved needs

Homelessness continues to be an issue in Nassau County. Actions to address this are described at length in AP-65 “Homeless and Other Special Needs Activities”. The OCD will continue to improve outreach and support which will in turn diminish this underserved population. The County also funds numerous non-profit agencies that address underserved populations whether they be the frail elderly, physically and mentally challenged individuals, victims of domestic violence and child abuse, persons living with AIDS, and families living in poverty.

The County funds various workforce development programs so residents who are in minimum wage occupations can advance into a career that offers better wages and mobility.

To address the needs of a diverse Nassau County population, the County developed a Language Access Plan (LAP). The County currently has access language translators who are available for public meetings and government buildings open to the public.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

Nassau County will continue implementation of HUD’s Lead Based Paint Poisoning Prevention Act’s regulations (24 CFR Part 35). This includes continuing to test for lead-based paint, coordinate testing information with the County Department of Health Services and enforce lead-based paint abatement. Nassau County and Consortium communities will continue its efforts to notify owners of pre-1978 housing who participate in CDBG, HOME, and ESG funded housing programs of potential lead-based

paint hazards. The County will also continue to utilize CDBG and related funds to provide lead/asbestos testing and abatement services for homeowner and rental housing units through its Residential Rehabilitation Program. The County and Consortium communities will continue to replace abandoned and deteriorating housing with new construction, to the extent possible.

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

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

Housing Choice Voucher/Section 8 Programs are administered by the Town of North Hempstead; the Cities of Glen Cove and Long Beach; and the Villages of Hempstead, Rockville Centre, Freeport, and Sea Cliff; and CDC-LI.

Nassau County's Department of Social Services (DSS) is the County's lead governmental agency with responsibility for meeting the needs of homeless persons. OCD works closely with DSS 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.

Communication and outreach across institutions are imperative to streamline the planning process to address the need of Nassau County residents. The Consortium, through the Nassau County OCD, will work with municipalities, not-for-profits, and other County agencies to provide populations in need with service providers. The Nassau County OCD will conduct individual and group meetings/or discussions with Consortium members on a periodic basis to ensure the timely completion of housing activities as well as to update members on new regulations, program changes, and any other important information.

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

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

Periodic meetings are planned for non-profit organizations as well. The purpose of these meetings is to provide special technical assistance and training to novice organizations in the planning and implementation of activities funded by the OCD through CDBG, HOME and ESG programs. OCD has been seeking and providing opportunities to training staff, subrecipients, developers, contractors and CHDOs.

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

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

Discussion:

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

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

as follows:

The County uses no other form of investment beyond those identified in Section 92.205. These include investing HOME funds as equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies consistent with the HOME program requirements, deferred payment loans or grants.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The following is the Consortium's resale/recapture guidelines for homebuyers assisted through the HOME program:

- Program funds will be secured by a first or second recapture mortgage on all HOME-assisted units. That mortgage will be due and owing during the affordability/recapture period if at any time the unit is not occupied as the principal residence of the mortgagor.
 - In the event of sale or other transfer of the property during the affordability/recapture period, the HOME mortgage shall be due and payable from the net proceeds of the sale. Net proceeds of the sale shall be defined as the resale price, less any remaining outstanding balance on a (non-HOME) first mortgage loan, and less the homeowner's investment.
 - The homeowner's investment shall be defined as the sum of the homeowner's equity, down payment and closing costs, the equity achieved through mortgage principal repayments, and the value of approved capital improvements, if any. Approved capital improvements will be those constructed in conformance with state and local codes, and condominium/cooperative or homeowners association rules where applicable, and for which building permits and certificates of occupancy have been obtained.
 - In the event that the net proceeds less the homeowner's investment shall be insufficient to repay the outstanding HOME mortgage in its entirety, the County shall agree to accept less than the full amount of these proceeds in satisfaction of its mortgage.
 - Repayments will be used to fund additional housing activities consistent with the HOME program regulations at the time of repayment.
 - When determining the initial purchase price or the after-rehabilitation value of a home, Nassau County OCD refers to the HOME Affordable Homeownership Value Limits provided by HUD.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME Recapture Guidelines. As per 24 CFR 92.254(a)(4), the HOME-assisted housing units must meet certain affordability requirements for not less than the applicable period of affordability. Consistent with the HOME Final Rule effective February 5, 2025, the regulation states:

- Projects receiving less than \$25,000 in HOME funds per unit will require a 5-year period of affordability.
- Projects receiving \$25,000 to \$50,000 per unit will require an affordability period of 10 years.
- Projects receiving more than \$50,000 per unit will require an affordability period of 15 years.
- For new construction, the affordability period is 20 years regardless of the amount of HOME-funds provided.

The per unit amount of HOME funds and the affordability period they trigger are described more fully in paragraphs (a)(5)(i) (resale) and (ii) (recapture) of 24 CFR 92.254.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not anticipate using any HOME funds for refinancing of existing debt secured by multifamily housing at this time.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The County does not plan on funding HOME TBRA activities.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The County does not plan on funding HOME TBRA activities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

When applying for HOME funds, each applicant must provide a tenant selection plan as well as their application process and waitlist policy. After the project is completed, during the monitoring stage, Nassau County OCD requests these documents to ensure HUD compliance throughout the period of affordability. Although some activities provide them yearly upon request, these source documents are only required every 7 years. The County does not currently have a preference or limitation for rental housing projects. Any future preferences or limitations would be administered in a manner that does not limit the opportunities of persons on any basis prohibited by federal, state, or local laws.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Nassau County OCD will carry out a significant portion of the prevention component as defined in the new ESG regulations at 24 CFR 576. NC OCD will be conducting the initial evaluation required under § 576.401(a), including verifying and documenting eligibility for individuals and families applying for housing assistance.

Nassau County Office of Community Development (NC OCD) will provide services to those most in need of the temporary assistance, providing case management to assist the program participant to achieve stable housing, whether subsidized or unsubsidized. This program assistance is not intended to provide long-term support for program participants, but to provide critical assistance for the homeless or those at-risk of homelessness to achieve immediate housing stability. The NC OCD will work with local agencies, including the Nassau County Department of Social Services, to help households regain stability. Referrals may be made through community agencies or by self-referral. Applications will be open to the public while funding is available. Applicants must prove they meet federal guidelines for homelessness or at-risk of homelessness and meet income requirements as required. Financial assistance can be provided for rental and/or utility arrears, security deposits, and short-term rental assistance. Payment of rental arrears consists of a one-time payment for up to 6 months of rent in arrears including any late fees on those arrears. In order to qualify for the NC OCD HP program, the client must be at 30% AMI. If a client is at 50% AMI, they will be referred to two of our non-profits who administer the HP program.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

As part of the CoC's coordinated assessment system, providers of ESG homelessness prevention and rapid re-housing assistance must:

- Make assistance available to all eligible households without regard to what agency provides shelter to the household or refers the household.
- Provide clear guidance to other Nassau County providers about eligibility requirements and how to access assistance.
- Undertake targeted outreach to providers who serve victims of domestic violence and create clear pathways for their clients to access assistance.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County utilizes the following criteria in selecting projects and making sub-awards as follows:

- Experience of the applicant in engaging in street outreach to unsheltered homeless individuals and families and connecting them with emergency shelter, housing, or critical services, and providing them with urgent non-facility-based care.
- Experience of the applicant with housing relocation and stabilization services.
- Experience of the applicant in developing and/or operating homeless housing
- Experience of the applicant in working with the federal Emergency Solutions Grants Program, including, but not limited to compliance with reporting and expenditure requirements.
- Administrative capabilities and financial capacity in undertaking proposed projects.
- Proposals that implement recommendations identified in Nassau County's 10 Year Plan to End Homelessness.
- Proposals that invest in the prevention of homelessness including preventing housed families and individuals from becoming homeless; preventing individuals from becoming homeless upon discharge from institutions; and preventing veterans from becoming homeless upon discharge.
- Proposals that meet the needs of homeless subpopulations as defined by HUD including the chronically homeless, veterans, persons with chronic disabilities (physically disabled, severely mentally ill, chronic substance abusers, and HIV/AIDS), victims of domestic violence, youth, and elderly.
- Projects that leverage other resources.
- The availability of matching resources.

Based on the above criteria, each application is reviewed and scored. Funding recommendations are made by staff and approved by the Nassau County Legislature and HUD.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Nassau County will coordinate with the CoC to meet the homeless participation requirement in 24 CFR 576.405(a).

5. Describe performance standards for evaluating ESG.

OCD works closely with DSS to evaluate the performance of the homeless shelters based on their efforts to connect families and individuals with permanent housing.

ESG will evaluate rapid re-Housing by the number of families successfully housed for twelve months after financial assistance from ESG ends. ESG will evaluate the success of homelessness prevention by the number of households that remained stability housed and meet their financial obligations to the LL for twelve months after financial assistance from ESG ends.