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NASSAU URBAN COUNTY  
CONSORTIUM

FISCAL YEAR 2024  
ANNUAL ACTION PLAN



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Federal Fiscal Year 2024

Annual Action Plan  
2024

# 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 fifth year of the Nassau County's Five-Year Consolidated Plan – 2020-2024, to address housing and community revitalization needs within the 29-member Urban County Consortium. Nassau Urban County Consortium's projected FY2024 allocations include \$13,407,154 plus \$25,000 in program income for CDBG, \$2,093,832 plus \$156,975 in program income for HOME, and \$1,179,293 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, Cedarhurst, East Rockaway, 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.

While the influences of the global COVID-19 pandemic have subsided, there still is some collateral damage that continues to impact businesses, homeowners, and renters. While the federal interest rate has remained steady in recent months, inflation continues to persist.. Higher fuel and food costs has

exacerbated the hardship for low and/or extremely low income residents. Nassau County continues to address the most pressing issues for residents which include housing instability, food insecurity, acute mental health issues, and business struggles. OCD has been working closely with Consortium members, stakeholders, and the public to move towards economic recovery.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic 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:

### Availability/Accessibility/Provision of Decent, Affordable Housing

- Expansion of housing through new construction of rental housing
- Expansion of housing for special needs populations

### Affordability/Provision of Decent, Affordable Housing

- Expansion of housing through new construction of ownership housing
- Direct homeownership assistance
- Substantial rehabilitation for homeownership
- Rehabilitation for rental housing
- Expansion of housing for very/extremely low income
- Public Housing modernization

### Availability/Accessibility/Create Suitable Living Environment

- Owner occupied housing rehabilitation and lead paint abatement
- Housing support services for homeless persons
- Public facilities and improvement projects

#### Sustainability/Provide Decent, Affordable Housing

- Housing support services for low/mod income households, including increasing compliance and public education of Fair Housing Laws
- Housing support services – rapid re-housing

#### Sustainability/Create Suitable Living Environment

- Housing support services for homeless prevention.
- Provision of services for special needs population
- Provision of general public services
- Elimination of blight through demolition or brownfield remediation
- Housing code enforcement

#### Sustainability/Create Economic Opportunities

- Upgrade physical condition of local businesses
- Economic development

### **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 2022 Consolidated Annual Performance and Evaluation Report (CAPER).

- 11 businesses assisted via economic development
- 4 properties were acquired for the purpose of affordable housing
- 54 households assisted through rental assistance for low income households
- 1,575 households assisted through public service activities for low/moderate income housing benefit for non-homeless special needs
- 52 special needs persons were assisted with housing
- 2,009 homeless persons assisted through overnight shelter
- 13 homeless special needs persons were housed
- 251 households were moved from a shelter/motel to permanent affordable housing
- 279 households were assisted via ESG Street Outreach Program
- 74 ownership housing units have received rehabilitation assistance
- 12 businesses have been assisted through physical upgrades to local business areas
- 40 public facilities and improvements projects had been completed
- Of the 40 handicapped accessibility projects were undertaken

- Approximately 30,000 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 six committees to inform the Consolidated Plan and coordinate information gathering. These committees each met three times over the course of the Consolidated Plan process and provided invaluable information that is contained within this Consolidated Plan. These committees included three Housing Needs Committees (individually focused on homelessness, development, and public housing), a Public Services Committee, a Non-Housing Needs Committee, and a Fair Housing Committee. Based on input from all of these Stakeholders, this Action Plan relies heavily on those recommendations, priorities and goals. However, OCD continues to seek yearly input from the public, consortium communities, non-profits, County Agencies, Developers, and Legislative leaders via a two-prong public participation process and 30-day public comment period.

Two public hearings were held and were broadly publicized in a County-wide newspaper (*Newsday*), on the OCD website, and via e-mails and other outreach methods. The first public hearing was held on January 24, 2024 and the second one was held on May 15, 2024. Prior to the second hearing, a draft of the Action Plan was available for public review for a 30-day period. Citizen comments received during each hearing, and in writing, are recorded and are part of the final Plan which is submitted to HUD. The first public hearing was a hybrid affair, with Microsoft Teams online platform and in person meeting. The second public hearing took place in person at Nassau County's Legislative Chambers.

In addition, this Plan was submitted to the Nassau County Legislature for review and approval during two consecutive Legislative sessions held on June 10, 2024 and June 24, 2024. The Legislature has approved the Plan.

#### **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 from the public hearings are provided as an attached document entitled "Citizen Participation." Please refer to this document for public comments.

## **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).

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**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**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

In the preparation of the FY2024 Action Plan, OCD referred to the product of the consultation and coordination that took place while preparing the 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/or materials described the Consolidated Plan process, delineates HUD's intent in consolidating grant submissions, and the importance of participation by interested agencies in providing input on housing and community development needs and strategies. OCD created three Consolidated Plan Housing Needs Committees (focused individually on homelessness, general housing needs, and public housing needs). The Consolidated Plan Non-Housing Needs Committee focused on the non-housing capital improvement needs of the Consortium members. The Consolidated Plan Public Services Committee focused on social services need of Nassau County residents. The Fair Housing/Analysis of Impediments Committee dealt with identifying impediments to fair housing choice. These committee meetings brought a diversity of experience and expertise together to identify critical needs, strategies, and opportunities for the housing and non-housing community issues currently faced by the County.

OCD conducted further outreach to prepare for the FY2024 Action Plan. This included engaging with County Agencies, Consortium members, non-profits, developers, fair housing advocates, and planners.

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

The Nassau 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 in order 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 Nassau/Suffolk Continuum of Care (CoC) to try to meet the housing and health related needs of the most vulnerable people.

**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 (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.

Counted in the 2021 Point in Time (PIT) counts from the CoC, there were 173 sheltered families with 625 sheltered persons in families, 508 sheltered single adults, and an estimated 60-150 unsheltered individuals in Nassau County. As of 2023, the CoC estimates a total of 462 single adults ages 55+ on Long Island (both Nassau and Suffolk Counties), approximately 55% of whom are currently in Nassau County. This notably includes a large group of aging adults who have resided in Nassau County motels for several year. The CoC notes that the aging population is growing in both Nassau and Suffolk Counties, both in shelter and on the street. Of homeless individuals in all of Long Island (Nassau and Suffolk Counties), approximately 57% identify as Black or African American, 35% as White, 5% as Multiple Race, 2% as American Indian, and less than 1% for Asian and Native Hawaiian. Approximately 80% of homeless on Long Island identify as Non-Hispanic and 20% 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 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 in order to prevent these persons from becoming homeless. Through community organization collaborations, opportunities for permanent supportive housing and other subsidized, supportive housing are identified. NC OCD will administer the Homelessness Prevention Program and will fund two

non-profit organizations to administer Street Outreach programs to address the needs of those individuals to locate, identify and build relationships with individuals or families living in unsheltered settings for the purpose of providing immediate support, intervention, and connections with homeless assistance programs or mainstream social services and housing programs.

**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, promoting equity and inclusion, and serving as a platform for the exchange of ideas on how to better address the needs of the homeless in the County. The OCD Executive Director and/or Program Coordinator attend these meetings. The CoC attends 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**

**Table 2 – Agencies, groups, organizations who participated**

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1	<b>Agency/Group/Organization</b>	Long Beach Department of Community Development
	<b>Agency/Group/Organization Type</b>	Local Government
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the City of Long Beach Department of Community Development attended the public hearing held by NC OCD on January 24, 2024.
2	<b>Agency/Group/Organization</b>	SCO Family of Services
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Family Services – Persons with Disabilities Services – Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the SCO Family of Services attended the public hearing held by NC OCD on January 24, 2024.
3	<b>Agency/Group/Organization</b>	Town of Hempstead Department of Planning and Economic Development
	<b>Agency/Group/Organization Type</b>	Local Government
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the Town of Hempstead Department of Planning and Economic Development attended the public hearing held by NC OCD on January 24, 2024.
4	<b>Agency/Group/Organization</b>	Economic Opportunity Commission of Nassau County
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Family Services – Employment Services – Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Homeless Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the Economic Opportunity Commission of Nassau County attended the public hearing held by NC OCD on January 24, 2024.
5	<b>Agency/Group/Organization</b>	The INN
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Services – Homeless Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from The INN attended the public hearing held by NC OCD on January 24, 2024.

6	<b>Agency/Group/Organization</b>	Glen Cove Community Development Agency
	<b>Agency/Group/Organization Type</b>	Local Government
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the Glen Cove Community Development Agency attended the public hearing held by NC OCD on January 24, 2024.
7	<b>Agency/Group/Organization</b>	Community Mainstreaming Associates
	<b>Agency/Group/Organization Type</b>	Services – Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Disabilities Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from Community Mainstreaming Associates attended the public hearing held by NC OCD on January 24, 2024.
8	<b>Agency/Group/Organization</b>	Options for Community Living
	<b>Agency/Group/Organization Type</b>	Services – Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from Options for Community Living attended the public hearing held by NC OCD on January 24, 2024.
9	<b>Agency/Group/Organization</b>	Mill Neck Family of Organizations
	<b>Agency/Group/Organization Type</b>	Services – Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	Disabilities Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from Mill Neck Family of Organizations attended the public hearing held by NC OCD on January 24, 2024.
10	<b>Agency/Group/Organization</b>	The Viscardi Center
	<b>Agency/Group/Organization Type</b>	Services – Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Disabilities Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from the Viscardi Center attended the public hearing held by NC OCD on January 24, 2024.
11	<b>Agency/Group/Organization</b>	MOMMAS House
	<b>Agency/Group/Organization Type</b>	Services – Health Services – Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from MOMMAS House attended the public hearing held by NC OCD on January 24, 2024.
12	<b>Agency/Group/Organization</b>	Conifer Realty
	<b>Agency/Group/Organization Type</b>	Services – Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from Conifer Realty attended the public hearing held by NC OCD on January 24, 2024.
13	<b>Agency/Group/Organization</b>	Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Services – Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from Habitat for Humanity attended the public hearing held by NC OCD on January 24, 2024.

**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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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.
LI Downtowns - New Strategy for a Post COVID World	Rauch Foundation	This Study addresses the Strategic Plan goals to create multifamily housing in the downtown area to support businesses. Businesses had to re-group and discover how to maintain profitability in an increasingly online shopping world partly due to COVID-19.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Complete Streets in Nassau County	Nassau County DPW	A goal of the Strategic Plan is to use community development funding to create a walkable, accessible and vibrant downtowns. The Complete Streets Plan provides the information on how to do that.

**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.

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## **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 Nassau County Office of Community Development (OCD) consulted and coordinated with certain 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 are required to be held and are to be broadly publicized in a County-wide newspaper (*Newsday*), on the OCD website, and via e-mails and other outreach. The first public hearing was held on January 24, 2024 and the second one took place on May 15, 2024. Prior to the second hearing, a draft of the Action Plan was available for public review for a 30-day period. Citizen comments received during each hearing, and in writing, are recorded and are part of the final Plan which is submitted to HUD. The first public hearing was a hybrid affair via Microsoft Teams, an online platform and in person. The Microsoft Teams part of the hearing included Spanish translation services and closed captioning for the hearing impaired. Additionally, the public notice announcing the hearing date and time offered other translation services and offered other reasonable accommodations should they be requested. The second public hearing was held in person at Nassau County’s Legislative Chambers. The public notice announcing the hearing date and time again offered other translation services and other reasonable accommodations should they be requested.

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, we suggest 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 during two Legislative sessions held on June 10, 2024 and June 24, 2024, giving the Legislature time to review the Action Plan after all public comments have been submitted. A Citizen Participation Plan accompanies the Action Plan document. The Nassau County Legislature approved the Plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	The First Public Hearing was held on January 24, 2024 at the at 6:00 pm. There were 57 participants including members of the public, Nassau County Agencies, Nassau County Legislature, Consortium Members, Homeless Providers, Civic Association members, Non-Profit Agencies, Developers, Consultants, Realtors, Fair Housing Advocates, Chamber of Commerce Members, and Community Development Corporations.	No comments or questions were made during the Q&A period.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The Second Public Hearing is on May 15, 2024 at 10:00 am.</p> <p>Participants include members of the public, Nassau County Agencies, Nassau County Administration, Consortium Members, non-Profit Agencies, Developers, Homeless Providers, Fair Housing Advocates, and Consultants.</p>	<p>The comments and Q &amp; A can be found as an attachment to this Action Plan.</p>	<p>All comments were accepted.</p>	

Table 4 – Citizen Participation Outreach

## 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.

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Allocations for FY2024 are still pending release. As such, the resources listed below are only estimates based on FY2023. Upon HUD releasing the official allocations, the information provided below will be updated.

**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	13,407,154	25,000		13,432,154	0	Community development and housing rehabilitation programs serving low- and moderate-income families. The County Plans on receiving \$25,000 in Program Income for a total of \$13,432,154 in expected CDBG 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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,093,832	156,975	0	2,250,807	0	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 HOME program is administered by the Nassau County Office of Community Development.

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	1,179,293	0	0	1,179,283	0	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**

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

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

**Discussion**

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

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## 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	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Administration	Administration, Regulatory Compliance and Planning	CDBG: \$2,686,400 HOME: \$225,000 ESG: \$88,446.98	Other: 1 Other
2	Direct Homeownership Assistance	2020	2024	Affordable Housing	Nassau County Consortium	Affordable Housing	CDBG: \$6,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted

3	Owner Occupied Housing Rehab/Lead Paint Abatement	2020	2024	Affordable Housing Non-Homeless Special Needs	Nassau County Consortium Freeport Village Glen Cove City Hempstead Town Hempstead Village Massapequa Park Village Mineola Village North Hempstead Town Oyster Bay Town  Valley Stream Village  New Hyde Park Village  Long Beach City	Rehabilitation of Substandard Housing	CDBG: \$2,846,000	Homeowner Housing Rehabilitated: 227 Households
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Rockville Centre Village			
4	Expansion of Housing New Construction - Owned	2020	2024	Affordable Housing	Glen Cove City Hempstead Village North Hempstead Town	Affordable Housing	CDBG: \$400,000	Homeowner Housing Added: 2 Household Housing Unit
5	Expansion of Housing New Construction - Rental	2020	2024	Affordable Housing	Glen Cove City North Hempstead Town	Affordable Housing	CDBG: \$110,000 HOME: \$1,587,350	Rental units constructed: 3 Household Housing Unit TBD – Based on final funding decision
6	Rehabilitation of Rental Housing	2020	2024	Affordable Housing	Rockville Centre Village	Rehabilitation of Substandard Housing	CDBG: \$14,000	Rental units benefiting: 50 Households Housing Unit
7	Public Housing Modernization	2020	2024	Public Housing	Hempstead Town Oyster Bay Town	Rehabilitation of Public Housing Complexes Rehabilitation of Substandard Housing	CDBG: \$150,000	Rental units rehabilitated: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Housing Support Services Homeless Persons-Shelter	2020	2024	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$597,216.02	Homeless Person Overnight Shelter: 1800 Persons Assisted
9	Housing Support Services - Homeless Prevention	2020	2024	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$60,432	Homelessness Prevention: 5 Persons Assisted
10	Housing Support Services - Rapid Re-Housing	2020	2024	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$361,198	Tenant-based rental assistance / Rapid Rehousing: 28 Households Assisted
11	Provision of Services for Special Needs Population	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Nassau County Consortium	Address Special Needs Public Services	CDBG: \$300,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,252 Persons Assisted HIV/AIDS Housing Operations: 36 Household Housing Unit
12	Provision of General Public Services	2020	2024	Non-Homeless Special Needs	Nassau County Consortium	Public Services	CDBG: \$1,364,150	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
13	Public Facility and Improvements Projects	2020	2024	Non-Housing Community Development	Nassau County Consortium	Community Development Needs	CDBG: \$4,257,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Upgrade the Physical Condition of Local Businesses	2020	2024	Non-Housing Community Development	Farmingdale Village Glen Cove City  Lynbrook Mineola Village North Hempstead Town	Community Development Needs	CDBG: \$530,000	Facade treatment/business building rehabilitation: 20 Business
15	Elimination of Blight - Demolition/Brownfield Rem	2020	2024	Affordable Housing Non-Housing Community Development	Hempstead Village North Hempstead Town	Affordable Housing Community Development Needs	CDBG: \$105,000	Buildings Demolished: 4 Buildings
16	Housing Code Enforcement	2020	2024	Affordable Housing Non-Housing Community Development	Hempstead Village North Hempstead Town  Long Beach City	Rehabilitation of Substandard Housing	CDBG: \$22,500	Housing Code Enforcement/Foreclosed Property Care: 15 Household Housing Unit
17	Economic Development	2020	2024	Non-Housing Community Development	North Hempstead Town	Community Development Needs	CDBG: \$20,000	Businesses assisted: 1 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	CHDO Set-Aside HOME	2020	2024	Affordable Housing	Nassau County Consortium	Affordable Housing	HOME: \$337,621	TBD – Based on final funding decision
19	Housing Support Services Low/Mod Income Households	2020	2024	Affordable Housing	Nassau County Consortium	Affordable Housing Assist Cost Burdened Households Public Services	CDBG: \$125,000	Public services activities for Low/Moderate Income Housing Benefit: 12,445 households assisted
20	Housing Support Services - Street Outreach	2020	2024	Homeless	Nassau County Consortium	Address Homeless Needs	CDBG: \$150,000 ESG: \$70,000	Homelessness Prevention: 300 Persons Assisted
21	Housing Support Services - HMIS	2020	2024	Homeless	Nassau County Consortium	Address Homeless Needs	ESG: \$2,000	Other: 1 Other

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Administration and Planning
	<b>Goal Description</b>	General program management, oversight and monitoring of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grants (ESG) Programs as well as Planning.

2	<b>Goal Name</b>	Direct Homeownership Assistance
	<b>Goal Description</b>	The Village of Hempstead and the Town of Hempstead have both created down payment assistance programs, following a stringent application process and marketing plan. The mission is to provide affordable housing opportunities to low/moderate income first-time homebuyers.
3	<b>Goal Name</b>	Owner Occupied Housing Rehab/Lead Paint Abatement
	<b>Goal Description</b>	Maintain the stock of affordable housing by providing loans and/or grants to low and moderate income homeowners for weatherization improvements, elimination of code violations, lead based paint abatement, handicapped accessibility, and to make other needed improvements to their homes. It is anticipated that 50 homeowner units will be rehabilitated.
4	<b>Goal Name</b>	Expansion of Housing New Construction - Owned
	<b>Goal Description</b>	. The Village of Hempstead, Town of North Hempstead and City of Glen Cove are looking to acquire blighted and/or abandoned properties in high opportunity areas with CDBG funding to create potential homeownership projects . It is anticipated that at least two households will be acquired through these activities. const
5	<b>Goal Name</b>	Expansion of Housing New Construction - Rental
	<b>Goal Description</b>	Nassau County is committed to expanding affordable housing opportunities for low income senior citizens and families. 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 senior citizens and families. The County will continue to identify and provide HOME funding to these projects. Additionally, CDBG funds are used to acquire blighted properties which can be rehabilitated or reconstructed to support affordable rental housing.
6	<b>Goal Name</b>	Rehabilitation of Rental Housing
	<b>Goal Description</b>	Maintaining the stock of affordable rental housing is crucial as there is currently very little developable land to purchase and build new. CDBG funds will be used to replace and upgrade the internal and external security cameras at Rockville Manor, which is the RVC Housing Authority’s facility for senior and non-senior disabled residents. Funds will also be used to relocate some residents to facilitate rehabilitation.

7	<b>Goal Name</b>	Public Housing Modernization
	<b>Goal Description</b>	Public Housing within the Oyster Bay Town houses low income seniors and families. The public housing consists of Ten (10) complexes totaling 910 units consisting of 852 senior and 58 family units. The public housing has many needs for updating which CDBG provides funds to increase energy efficiency, remove architectural barriers and eliminate unsafe conditions.
8	<b>Goal Name</b>	Housing Support Services Homeless Persons-Shelter
	<b>Goal Description</b>	<p>HUD expects all entities in our community to be working together to decrease our homeless numbers by accessing community services in new and innovative ways to house our homeless. Using the housing first model, resources should be used to take people out of shelters and place them in appropriate permanent housing based on their individual needs. The guidance that the CoC and ESG is getting at the federal level is specifically designed to influence, guide and determine how localities use these federal funds. OCD works closely with our local DSS, our non-profit providers, the Continuum of Care (CoC), as well as reaching out for support and evidenced-based research from administrators of successful rapid re-housing and homeless prevention programs across the country.</p> <p>Nassau County, through an annual application process, funds homeless shelters directly in the form of Emergency Solutions Grants for operations, essential services, and minor rehabilitation.</p> <p>The Homeless Hotline 1-866-Warm-Bed continues to be in operation from December 1 through March 31. This is a 24/7 homeless hotline available to serve families and individuals seeking housing relief during the cold winter months.</p> <p>Emergency Shelter providers who are funded by this office carry out a variety of services for the homeless population.</p>

9	<b>Goal Name</b>	Housing Support Services - Homeless Prevention
	<b>Goal Description</b>	<p>OCD will continue to administer the Homelessness Prevention (HP) Program through our offices at 1 West Street Mineola NY. OCD hopes to be able to expand the scope of the Homelessness Prevention program to offer a fuller array of the services allowed under the grant. The first qualification for assistance under Homeless Prevention is that household gross income must fall below the 30% AMI for Nassau County at the time of application.</p> <p>The Emergency Solutions Grants (ESG) Program provides services to very low-income residents (at or below 30% of AMI) to remain in their rental apartments while reassessing their finances. NC OCD serves as the coordinated entry point for Homeless Prevention in Nassau County providing referrals for services and programs that will help households achieve housing stability. The Homeless Prevention program is primarily a rental arrears program which provides rental assistance for up to six (6) months, giving residents time to regain stability. The HP program can also provide help with move in assistance, such as a security deposit, moving costs and short-term rental assistance.</p> <p>When an individual or family is at risk of becoming homeless, an immediate contact and assessment is made to begin the process of stability. OCD works with Nassau Suffolk Law Services to connect eligible clients to legal help, when needed. OCD also works with landlords in order to advocate for the tenant remaining in the unit, when possible.</p>
10	<b>Goal Name</b>	Housing Support Services - Rapid Re-Housing
	<b>Goal Description</b>	<p>ESG subrecipients are directed to coordinate with the CoC and to contribute in a meaningful way to the successful outcomes in reducing homelessness. Especially since the COVID-19 pandemic, ESG funds have been shifting to a housing first model, and rapid rehousing is a mechanism to achieve permanent housing. To meet the demands of increasing homelessness as well as the HUD regulations, OCD awarded Nassau County ESG funds to The Economic Opportunity Commission (EOC) of Nassau County to run an Rapid Re-Housing (RRH) program. EOC has created a program to undertake rapid- re-housing services. The program receive referrals from the CoC's Coordinated Entry System (CES). Case Managers work closely with eligible individuals and families to find appropriate permanent housing and provide the support needed in order to connect clients with entitlements and benefits needed in order to help the client to maintain permanent housing.</p> <p>Rapid-Re-Housing activities are used to provide housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.</p>

11	<b>Goal Name</b>	Provision of Services for Special Needs Population
	<b>Goal Description</b>	<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 of the following populations will take place during FY 2024:</p> <ul style="list-style-type: none"> <li>• Frail elderly need assistance with activities of daily living and transportation, and access to housing alternatives that integrate age accommodating design features and access to supportive assistance.</li> <li>• Severely developmentally disabled adults require extra care and assistance with daily life activities.</li> <li>• The physically disabled require adaptive housing free of architectural barriers.</li> <li>• Persons with mental and developmental disabilities need residential facilities and day treatment programs to provide supportive services. These populations also need access to supportive programs including education, counseling, psychiatric services, habilitation programs, recreation, various therapies, and other services. There is a need for outpatient treatment services, as well as substance abuse programs.</li> <li>• Victims of domestic violence need safe emergency housing and permanent housing and services such as counseling, legal advocacy and crisis intervention.</li> <li>• Persons with HIV/AIDS need access to safe housing, health care, and transportation.</li> </ul> <p>Employment opportunities and transportation are also needed for special needs populations.</p>
12	<b>Goal Name</b>	Provision of General Public Services
	<b>Goal Description</b>	<p>The Consortium continues to address the needs of extremely low, low and moderate-income persons throughout Nassau County by providing funding for programs and services.</p> <p>Public service funding will be provided to assist with employment training, food pantries/soup kitchens, substance abuse prevention, English as a Second Language (ESL) training, veteran’s organizations, youth programs, senior programs, transportation services, fair housing, and for public health and mental health.</p>

13	<b>Goal Name</b>	Public Facility and Improvements Projects
	<b>Goal Description</b>	Program Year 2024 anticipates using CDBG dollars to fund various public facility and improvement projects throughout the consortium. Projects include handicapped accessibility improvements to public buildings, street and sidewalk replacements, LED light conversion, flood and drainage improvements, parks and playground upgrades, parking lot replacements, traffic calming, and community 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 factors 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 is targeting those areas most in need.
14	<b>Goal Name</b>	Upgrade the Physical Condition of Local Businesses
	<b>Goal Description</b>	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 to attract residents to eat and shop locally. Commercial façade improvements enhance the physical condition of local business areas to eliminate and prevent blight, create and retain jobs, and provide accessibility.
15	<b>Goal Name</b>	Elimination of Blight - Demolition/Brownfield Rem
	<b>Goal Description</b>	Consortium members continue to identify blighted and underutilized sites for redevelopment. These parcels must be demolished and/or remediated in order to undertake housing or other community development activities.
16	<b>Goal Name</b>	Housing Code Enforcement
	<b>Goal Description</b>	Code enforcement activities are undertaken in neighborhoods with overcrowding and code violations. These properties are identified and are brought to code with either CDBG dollars or private funding.
17	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The purpose of an economic development activity is to assist local businesses with grants, loans, and/or technical assistance to retain and create jobs and stabilize downtown areas. North Hempstead CDA focuses on minority and women owned micro-enterprises who have had challenges in opening a business, finding the necessary resources and opportunities, and accessing capital.

18	<b>Goal Name</b>	CHDO Set-Aside HOME
	<b>Goal Description</b>	It is a HUD requirement that 15% of 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). The total CHDO set-aside for PY2024 is \$337,621. Nassau County is continuing to seek a viable CHDO project for this funding.
19	<b>Goal Name</b>	Housing Support Services Low/Mod Income Households
	<b>Goal Description</b>	Housing support services for low/mod income households are funded by Nassau County and carried out by non-profit organizations. Hispanic Brotherhood, Inc. provides foreclosure prevention services, Section 8 assistance, landlord/tenant services, and other services. Long Island Housing Services (LIHS) provides a wide range of fair housing services to County residents including mortgage counseling, landlord tenant mediation, discrimination testing, and similar activities. LIHS continues to affirmatively reach out to potential victims of discrimination in mortgage lending, redlining, appraisal and homeowner's insurance. La Fuerza Unida, Inc. provided rental counseling to low income residents most of whom are non-English speaking. Language services are provided in order to bridge the communication barrier.

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20	<b>Goal Name</b>	Housing Support Services - Street Outreach
	<b>Goal Description</b>	<p>The Long Island Coalition for the Homeless (LICH) and Long Island Cares have been awarded ESG funds to conduct street outreach in Nassau County. Street Outreach teams will identify and work directly with unsheltered homeless persons with a housing first model, in order to help them obtain permanent housing. The teams will coordinate with the Department of Social Services, representatives from drop-in centers, libraries, soup kitchens, food pantries, and other places where unsheltered homeless persons access assistance, and link unsheltered persons to services including Care Coordination.</p> <p>Through continued engagement and basic needs assistance, the team develops a rapport with each unsheltered homeless person and explains services/housing that are available to him/her. Upon the client's approval and agreement, the team will connect the client to services, offer resources, and begin collecting the documentation necessary to establish eligibility for housing. They may assist with transportation to appointments, screenings and intakes, as appropriate and needed to further the client's ability to access permanent housing. Throughout the process, the client is an active participant, including continued discussions about the client's needs, housing preferences, barriers to housing, and what kind of housing might be available. Upon referral for housing and through the intake process, the outreach team remains engaged with the client, and may continue assistance for a period during that client's transition into permanent housing until the client has established a relationship with the new program's staff.</p>
21	<b>Goal Name</b>	Housing Support Services - HMIS
	<b>Goal Description</b>	A Homeless Management Information System ( <b>HMIS</b> ) is a local database system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

## 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/or addressing urgent community development needs. \$13,407,154 plus \$25,000 of program income, in CDBG funds will be 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 is expected to receive \$2,093,832 in HOME funds in Federal fiscal year 2024. In addition, \$156,975 in HOME program income is expected to be received. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low-, low- and moderate-income households through new construction, acquisition, and substantial rehabilitation activities.

**Emergency Solutions Grants Program (ESG).** The ESG Program is a Federal entitlement program which provides funding to improve the quality of existing emergency shelters and to restrict the increase of homelessness through the funding of homeless prevention, rapid re-housing, and street outreach programs. In FFY 2024, Nassau County is expected to receive \$1,179,293 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 program. 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, and street outreach.

#### Projects

#	Project Name
1	Administration and Planning
2	Residential Rehabilitation - Owner Occupied
3	Down Payment Assistance
4	Expansion of Housing - New Construction - Rental
5	Residential Rehabilitation -Multifamily Rehabilitation

#	Project Name
6	CHDO Set-Aside
7	Acquisition
8	Disposition
9	Relocation
10	Clearance and Demolition
11	Code Enforcement
12	Commercial Rehabilitation
13	Economic Development
14	Public Facilities & Improvements
15	Public Services - General
16	Public Services - Special Needs
17	Public Service - Housing Support Services
18	HESG FY2024 Nassau County
19	Public Housing Modernization
20	Project Delivery

**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.

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

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1	<b>Project Name</b>	Administration and Planning
	<b>Target Area</b>	Administration Nassau County Consortium
	<b>Goals Supported</b>	Administration and Planning
	<b>Needs Addressed</b>	Administration, Regulatory Compliance and Planning
	<b>Funding</b>	CDBG: \$2,761,400 HOME: \$225,000
	<b>Description</b>	General management, oversight, coordination, monitoring, evaluation, costs and carrying charges related to planning and execution of community development activities. Nassau County and the Big "8" communities receive administrative and planning funds on a yearly basis. These Consortium Communities include: The Towns of Hempstead, North Hempstead and Oyster Bay, the Cities of Glen Cove and Long Beach, and the Villages of Freeport, Hempstead, and Rockville Centre.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Consortium-Wide
	<b>Planned Activities</b>	General management, oversight, coordination, monitoring and evaluation costs and carrying charges related to planning and execution of community development activities.
2	<b>Project Name</b>	Residential Rehabilitation - Owner Occupied
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Owner Occupied Housing Rehab/Lead Paint Abatement
	<b>Needs Addressed</b>	Rehabilitation of Substandard Housing Assist Cost Burdened Households
	<b>Funding</b>	CDBG: \$2,846,000
	<b>Description</b>	Maintain the stock of affordable housing by providing loans and/or grants to low and moderate income homeowners to eliminate code violations and make other needed improvements to their homes.
	<b>Target Date</b>	8/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 227 households will benefit from this activity. 227 households will receive owner occupied rehabilitation primarily through weatherization improvements and handicapped accessibility improvements. In addition, each home will have lead testing and remediation if necessary. Participants are primarily senior residents who are living on social security and are income eligible at or below 80% AMI.
	<b>Location Description</b>	Consortium-Wide
	<b>Planned Activities</b>	The residential rehabilitation program will be marketed to low to moderate income households in Nassau County. Nassau County administers the residential rehabilitation program for the small Villages, and the City of Glen Cove. The Town of Hempstead, North Hempstead and Oyster Bay carry out their own rehabilitation programs and follow all HUD regulations.
3	<b>Project Name</b>	Down Payment Assistance
	<b>Target Area</b>	North Hempstead Town
	<b>Goals Supported</b>	Direct Homeownership Assistance
	<b>Needs Addressed</b>	Assist Cost Burdened Households Affordable Housing
	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	Provision of first-time homebuyer down payment and closing cost assistance.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3 households of varying sizes will be assisted via direct homeowner assistance. All households assisted will be at 80% AMI or below in order to qualify for a down payment assistance grant.
	<b>Location Description</b>	North Hempstead Town
<b>Planned Activities</b>	The Town of North Hempstead continues to allocate funding for down payment assistance to eligible households to purchase a home.	
4	<b>Project Name</b>	Expansion of Housing - New Construction - Rental
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Expansion of Housing New Construction - Rental

	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,587,350
	<b>Description</b>	New construction of affordable rental housing units.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined based on final funding decision.
	<b>Location Description</b>	Potential projects are located in Roslyn Heights, Freeport, Great Neck, Glen Cove and Valley Stream.
	<b>Planned Activities</b>	FY2024 – 50 <sup>th</sup> Year awards have yet to be determined. However, projects that are under consideration include new construction of both rental and owned affordable housing developments located throughout the Nassau County Consortium.
<b>5</b>	<b>Project Name</b>	Residential Rehabilitation -Multifamily Rehabilitation
	<b>Target Area</b>	Rockville Centre Village
	<b>Goals Supported</b>	Rehabilitation of Rental Housing
	<b>Needs Addressed</b>	Rehabilitation of Substandard Housing
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Rehabilitation of rental housing in order to preserve existing units.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 senior households will benefit from this activity.
	<b>Location Description</b>	Rockville Manor housing development
	<b>Planned Activities</b>	CDBG funds will be used to replace and upgrade the internal and external security cameras at Rockville Manor, which is the RVC Housing Authority's facility for senior and non-senior disabled residents. The facility has 50 units that house approximately 70 individuals.
	<b>Project Name</b>	CHDO Set-Aside

6	<b>Target Area</b>	Hempstead Town
	<b>Goals Supported</b>	CHDO Set-Aside HOME
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$337,621
	<b>Description</b>	FY2024 – 50 <sup>th</sup> Year awards have yet to be determined. However, the County is currently in the process of identifying a viable HOME CHDO project.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	TBD
7	<b>Project Name</b>	Acquisition
	<b>Target Area</b>	Glen Cove City Hempstead Village North Hempstead Town
	<b>Goals Supported</b>	Expansion of Housing New Construction - Rental Elimination of Blight – Demolition/Brownfield Removal
	<b>Needs Addressed</b>	Assist Cost Burdened Households Affordable Housing
	<b>Funding</b>	CDBG: \$130,000
	<b>Description</b>	Acquisition of Real Property and Acquisition Spot Blight for a public benefit purpose, including affordable housing, open space, parking facilities, etc. and to purchase and remove blighted structures. Projects will take place in North Hempstead Town, Hempstead Village and Glen Cove City.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that three blighted properties will be acquired from the proposed activities.

	<b>Location Description</b>	North Hempstead Town – Westbury, Garden City Park, New Hyde Park Hempstead Village - Village-wide for the purpose of blight removal. Glen Cove City - Orchard Brownfield Opportunity Area
	<b>Planned Activities</b>	The planned activities are to purchase blighted and abandoned structures for the purpose of building affordable housing. Priority will be placed on seeking out and purchasing properties in High Opportunity Areas (HOA's) within Nassau County.
8	<b>Project Name</b>	Disposition
	<b>Target Area</b>	Glen Cove City  Hempstead Village North Hempstead Town
	<b>Goals Supported</b>	Expansion of Housing New Construction - Owned
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	Proposed disposition of properties owned by the Town of North Hempstead, the Glen Cove Community Development Agency, and Hempstead Village Community Development Agency.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2 households will benefit from disposition activities.
	<b>Location Description</b>	Glen Cove City - Proposed disposition activities may occur in the area known as The Orchard located in the Brownfield Opportunity Area (BOA) for the rear property at the former Coles School site. The subject of current Disposition activity is the City retained rear portion of the property at 27 Cedar Swamp Road, Glen Cove.  North Hempstead Town - CDA Owned Sites in New Cassell - 987 Prospect Ave., 746 Prospect Ave., 740 Prospect Ave., 184 Catherine St., 212 Sheridan St., 243 Sheridan Street, Westbury, NY 11590  Hempstead Village - 40 Byrd Street, 38 Thorne Street, 1 Remsen Avenue, 172-174 South Franklin Street and 21 Linden Avenue.
<b>Planned Activities</b>	Disposition of properties.	

9	<b>Project Name</b>	Relocation
	<b>Target Area</b>	North Hempstead Town
	<b>Goals Supported</b>	Rehabilitation of Rental Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$4,000
	<b>Description</b>	Relocation of residents from unsafe or unsanitary dwellings. All Uniform Relocation Act requirements will be adhered to should relocation be necessary.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two income eligible households 80% AMI or lower, may benefit from proposed activity should relocation be necessary.
	<b>Location Description</b>	North Hempstead Town
	<b>Planned Activities</b>	Relocate occupants from uninhabitable building acquired for rehabilitation and redevelopment.
10	<b>Project Name</b>	Clearance and Demolition
	<b>Target Area</b>	Hempstead Village North Hempstead Town
	<b>Goals Supported</b>	Elimination of Blight - Demolition/Brownfield Rem
	<b>Needs Addressed</b>	Community Development Needs Affordable Housing
	<b>Funding</b>	CDBG: \$85,000
	<b>Description</b>	Clearance or demolition of buildings for the elimination of blight and affordable housing.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately four income eligible household will benefit from the proposed activity at 80% AMI or below.

	<b>Location Description</b>	North Hempstead Town - 212 Sheridan, 243 Sheridan, 184 Catherine Street, 179 Grant Street, and 1 Floral Lane, Westbury, NY, and 76 Fourth Street, Garden City Park, NY  Hempstead Village - Village-Wide
	<b>Planned Activities</b>	Demolish abandoned structures for the purpose of affordable housing and elimination of blight.
<b>11</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	Hempstead Village North Hempstead Town  Long Beach City
	<b>Goals Supported</b>	Housing Code Enforcement
	<b>Needs Addressed</b>	Rehabilitation of Substandard Housing Assist Cost Burdened Households
	<b>Funding</b>	CDBG: \$22,500
	<b>Description</b>	Expansion of housing opportunities through code enforcement. Cost associated with property inspection and follow-up action such as legal proceedings. Funds may be used to address code violations.
	<b>Target Date</b>	8/24/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 15 low income families 50-80% AMI in the New Cassel area and the Village of Hempstead will benefit from the proposed activities.
	<b>Location Description</b>	North Hempstead Town - New Cassel area  Hempstead Village - Village-Wide  Long Beach City – City-Wide
	<b>Planned Activities</b>	Targeted code enforcement activities in neighborhoods experiencing overcrowding, and health and safety violations.
<b>12</b>	<b>Project Name</b>	Commercial Rehabilitation
	<b>Target Area</b>	Farmingdale Village Glen Cove City  Lynbrook Village Mineola Village North Hempstead Town

	<b>Goals Supported</b>	Upgrade the Physical Condition of Local Businesses
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$530,000
	<b>Description</b>	Upgrade the physical condition of local business areas to eliminate and prevent blight, create and retain jobs, and improve accessibility.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 businesses will benefit from the commercial rehabilitation program. All businesses will serve a low to moderate income population as an area benefit activity.
	<b>Location Description</b>	Farmingdale Village - Main Street and Conklin Avenue Glen Cove City - Glen Cove Business District Lynbrook Village – Village-Wide existing storefronts Mineola Village - Jericho Turnpike North Hempstead Town - Prospect Avenue, Westbury (New Cassel)
	<b>Planned Activities</b>	Consortium members wish to provide grants and/or loans to commercial business in eligible areas to create a harmonious environment to create economic opportunities. Funds will be used for signs, lighting, canopies, and other needed facade improvements.
<b>13</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	North Hempstead Town
	<b>Goals Supported</b>	Upgrade the Physical Condition of Local Businesses
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Technical assistance to for-profit businesses, including workshops, assistance in developing business plans, marketing, and referrals to lenders or technical resources.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 business will benefit from the proposed economic development activity.

	<b>Location Description</b>	North Hempstead Town - New Cassel Urban Renewal Area
	<b>Planned Activities</b>	North Hempstead is working with realtors, building owners, and businesses on retaining, expanding, and attracting businesses to the New Cassel Urban Renewal Area. North Hempstead will provide technical assistance to businesses and economic development incentives, leveraging resources and grants. North Hempstead established a local steering committee has been established to help with an NYS DOS BOA-funded market analysis and market study. North Hempstead will outreach to the real estate and business community to let them know about the availability of our programs.
<b>14</b>	<b>Project Name</b>	Public Facilities & Improvements
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Public Facility and Improvements Projects
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$4,257,500
	<b>Description</b>	Provision of new and improved public facilities and infrastructure improvements to improve the environment for very low, low and moderate income households in identified target areas.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 150,000 people with benefit from public facility and improvement projects during the program year. All types of families and individuals will benefit from these improvements, including those with accessibility needs. Most projects are undertaken on an Low Income Area Benefit eligibility basis.
	<b>Location Description</b>	Nassau County Consortium
	<b>Planned Activities</b>	Projects include handicapped accessibility improvements, street improvements, park and playground improvements, sidewalk enhancements, neighborhood facility improvements, recreation and senior center improvements, lighting and parking improvements, drainage improvements, equipment purchases and green energy improvements.
<b>15</b>	<b>Project Name</b>	Public Services - General
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Provision of General Public Services
	<b>Needs Addressed</b>	Public Services

	<b>Funding</b>	CDBG: \$1,364,150
	<b>Description</b>	Provision of public services for low/mod youth, seniors, and families.
	<b>Target Date</b>	8/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3,000 low to moderate income families will benefit from public service activities.
	<b>Location Description</b>	County-Wide
	<b>Planned Activities</b>	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. These programs are especially vital during the still lingering effects of the COVID pandemic which has exacerbated many community needs such as food insecurity and the need for job training and employment services. Public service funding will be provided to assist with employment training; food pantries/soup kitchens; substance abuse prevention; English as a Second Language (ESL) training; veteran’s organizations; youth programs; senior programs; transportation services; fair housing; and for public health and mental health.
16	<b>Project Name</b>	Public Services - Special Needs
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Provision of Services for Special Needs Population Housing Support Services - Street Outreach
	<b>Needs Addressed</b>	Address Homeless Needs Address Special Needs Public Services
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Provide programs and services to address the needs of extremely low, low and moderate income special needs individuals.
	<b>Target Date</b>	8/31/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,252 individuals and families will be assisted from these activities. This includes low income physically and developmentally disabled residents and an additional 36 households will be assisted by providing operational funding to Options for Community Living which houses person with AIDS. Central Nassau Guidance will address homeless needs via its Street Outreach Program.
	<b>Location Description</b>	County-Wide
	<b>Planned Activities</b>	Activities will include employment, social living activities, and physical assistance for special needs populations. In addition operating expenses for 36 Housing units with Persons of AIDS.
<b>17</b>	<b>Project Name</b>	Public Service - Housing Support Services
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Housing Support Services Low/Mod Income Households
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$215,000
	<b>Description</b>	Housing support services including foreclosure prevention, landlord tenant counseling, discrimination counseling.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 12,445 low income households of all types will benefit from these activities.
	<b>Location Description</b>	County-Wide
	<b>Planned Activities</b>	Housing support services are supported by Nassau County and provided by non-profit organizations. Hispanic Brotherhood, Inc. provides foreclosure prevention services, Section 8 assistance, landlord/tenant services, and other services. Long Island Housing Services (LIHS) provides a wide range of fair housing services to County residents including mortgage counseling, landlord tenant mediation, discrimination testing, and similar activities. LIHS continues to affirmatively reach out to potential victims of discrimination in mortgage lending, redlining, appraisal and homeowner’s insurance. La Fuerza Unida, Inc. provides rental counseling.
<b>18</b>	<b>Project Name</b>	HESG FY2024 Nassau County
	<b>Target Area</b>	Nassau County Consortium

	<b>Goals Supported</b>	Housing Support Services Homeless Persons-Shelter Housing Support Services - Homeless Prevention Housing Support Services - Rapid Re-Housing Housing Support Services - Street Outreach Housing Support Services - HMIS
	<b>Needs Addressed</b>	Address Homeless Needs
	<b>Funding</b>	ESG: \$1,179,293
	<b>Description</b>	This project includes Emergency Solutions Grants (ESG) funding received for 2024. Funds can be used in a variety of ways including Administration, Emergency Shelter Operations and Services, Homeless Prevention, Rapid-Rehousing, Street Outreach, and HMIS.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 1,800 individuals will be served at shelters. Street Outreach will benefit approximately 300 street homeless. Rapid Re-Housing will serve approximately 28 households. All households will be at or below 30% AMI.
	<b>Location Description</b>	County-Wide
	<b>Planned Activities</b>	ESG funding for 2024 will be used to fund various non-profit organizations for homelessness prevention, rapid re-housing, street outreach, HMIS, and shelter activities. Homelessness prevention activities will be provided by Nassau County OCD and emergency shelter will be provided by: The Safe Center LI; Family and Children's Association (FCA); The Interfaith Nutrition Network (The INN); Bethany House; MOMMAS, Inc.; Glory House; Peace Valley Haven; Community Housing Innovations, Bridges of Greater NY; and Gospel of Peace will carry out case management services for the shelters. Street outreach activities will be carried out by LI Cares and Long Island Coalition for the Homeless.
19	<b>Project Name</b>	Public Housing Modernization
	<b>Target Area</b>	Oyster Bay Town
	<b>Goals Supported</b>	Public Housing Modernization
	<b>Needs Addressed</b>	Rehabilitation of Public Housing Complexes
	<b>Funding</b>	CDBG: \$150,000

	<b>Description</b>	Upgrade Nassau County Housing Authorities to meet code requirements and improve accessibility for residents.
	<b>Target Date</b>	8/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 500 households living in Public Housing Authorities will benefit from this activity.
	<b>Location Description</b>	Town of Oyster Bay
	<b>Planned Activities</b>	Public Housing within the Town of Oyster Bay serves low income seniors and families. The Public Housing consists of Ten (10) complexes totaling 910 units with 852 senior and 58 family units. The public Housing has many needs. CDBG Funds will be used to help offset some of the very high construction costs of materials. The Housing Authority has many needs for improvements, however they are in need of additional assistance to complete these improvements which will benefit very low to low income people.
20	<b>Project Name</b>	Project Delivery
	<b>Target Area</b>	Nassau County Consortium
	<b>Goals Supported</b>	Expansion of Housing New Construction – Owned Expansion of Housing New Construction – Rental Rehabilitation of Rental Housing Expansion of Housing for Special Needs Population Public Housing Modernization Provision of General Public Services Public Facility and Improvements Projects Upgrade the Physical Condition of Local Businesses Elimination of Blight – Demolition/Brownfield Removal
	<b>Needs Addressed</b>	Community Development Needs Administration, Regulatory Compliance and Planning

<b>Funding</b>	CDBG: \$40,000 HOME: \$100,836
<b>Description</b>	Nassau County Office of Community Development delivery of services.
<b>Target Date</b>	8/31/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Environmental reviews are required for all CDBG, HOME and ESG activities. Thousands of families of all types and sizes will benefit from the environmental review being undertaken from housing activities, homeless activities and various public service activities. The environmental review allows the projects to proceed.
<b>Location Description</b>	Nassau County Consortium
<b>Planned Activities</b>	Nassau County Office of Community Development delivery of services, including environmental reviews for HOME and CDBG projects necessary for activity delivery.

DRAFT

## 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, Cedarhurst, East Rockaway, 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, Elmont, Franklin Square, Roosevelt and Uniondale), North Hempstead Town (hamlet of New Cassel), Oyster Bay Town (hamlet of East Massapequa), the Cities of Glen Cove and Long Beach, and in the Villages of Farmingdale, Freeport, Great Neck Plaza, Hempstead, Lynbrook, Mineola, Valley Stream, Westbury, and Williston Park. Public Service 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 (Black or African-American concentrations over 11.7 percent; Hispanic concentrations over 16.6 percent; and Asian population over 9.3 percent). The low-income minority populations that will be serviced by consortium members and non-profit agencies include:

- The Cities of Glen Cove and Long Beach
- Town of Hempstead hamlets: Baldwin, Elmont, Franklin Square, Roosevelt, Uniondale
- Town of North Hempstead hamlet: New Cassel
- Town of Oyster Bay: hamlet of East Massapequa
- Village of Hempstead, Freeport, Rockville Centre, Valley Stream

### 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 dollars 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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	1,833
Non-Homeless	335
Special-Needs	36
Total	2,204

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	3
The Production of New Units	5
Rehab of Existing Units	327
Acquisition of Existing Units	3
Total	338

**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 227 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. Nassau County sets aside both CDBG and HOME funds to encourage Consortium members and Developers to utilize to produce affordable housing in High Opportunity Areas, thus trying to create mixed-income communities. Homeless households that will receive shelter assistance is estimated to be 1,800 while 28 will receive rapid rehousing assistance. Additionally, HIV/AIDS households will be supported through 36 housing units.

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

### **Introduction**

The nine public housing authorities/agencies (PHA) within the Nassau Urban County Consortium operate and manage 3,750 public housing units. Of these, 3,002 are identified as senior housing units and 748 are identified as family housing units. There are over 6,000 entries on waiting lists among the public housing authorities and most of those waiting lists are currently closed.

### **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 FY2020-2024. Each representative identified several pressing needs, including ramped up security, interior and exterior improvements, as well as social service programs for residents. Public housing in the Town of Oyster Bay will be receiving \$150,000 for necessary facility improvements which include architectural barrier removal, energy efficiency and safety upgrades.

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

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

Generally, the PHAs within the County indicated that they include up to 2 tenant representatives on their Board of Commissioners. The PHAs typically hold meetings with residents on a regular basis (usually monthly) in order for them to be informed of the activities within the PHAs and provide residents the opportunity to give their feedback. The PHAs also encourage the creation of tenant committees, such as a resident watch program.

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 PHA's that have a "troubled" designation.

## **Discussion**

Overall, the public housing units in Nassau County are adequately operated and maintained. 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. Although, the Town of Hempstead Housing Authority is looking into acquiring additional land for more housing.

The nine public housing authorities will continue to utilize available funding and implement structural and programmatic improvements to their public housing developments in order to continuously improve the living environment of the families who reside there. Many of the housing authorities are considering 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. Long Island Federally Qualified Health Center has received CDBG funding to institute a "mobile health unit" and have been in contact with Nassau County Housing Authorities to assist residents with medical needs.

## **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 coordinates with Continuum of Care of Nassau-Suffolk Counties 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 50th year funding to Long Island Coalition for the Homeless (LICH) and LI Cares for Street Outreach. These non-profits will be able to continue the work they have been doing under the ESG COVID funding. The teams are tasked with identifying, locating, and engaging unsheltered homeless persons. Through continued engagement and a housing first model, the teams will develop a rapport with each unsheltered homeless person and explain services/housing that are available to him/her. The team will have the ability to connect the client to services, offer resources, and begin collecting the documentation necessary to establish eligibility for housing. Once eligible clients are added to the Coordinated Entry list, they will also be eligible for Rapid Rehousing.

Additionally, LICH employs a Benefits and Entitlements Specialist (BES) to continue to work with clients who have disabilities but are not yet receiving SSDI. Despite having eligible, documented disabilities, a large percentage of first-time applicants are denied benefits because their applications are incomplete or lack crucial documentation proving eligibility. The BES, who is SOAR-certified, will meet with homeless households, conduct screenings and assessments, obtain the necessary consents to gather documentation from medical professionals, hospitals, clinics and treatment specialists, along with other necessary information to complete and submit applications for SSD/SSI on behalf of their clients. The BES will also identify clients who may be eligible for benefits based upon specific status or disabilities (including Veterans, persons with developmental disabilities or HIV), and assist them in obtaining such benefits, either directly or through linkages with organizations specializing in services for those

populations.

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

ESG will continue to support the work of several non-profits who operate emergency shelters in Nassau County. Each shelter addresses the specific needs of the populations that they serve as follows:

**Bethany House** - provides a safe place for healing and personal growth for women, and women with children, experiencing homeless. It is built on a foundation of community support to provide a continuum of care, from uncertainty to stability.

**Bridges of Greater NY** – provides resources and shelter to the re-entry population including a continuum of care in Residential Substance Abuse Treatment Programs, Transition Centers, Community Release Centers, and Community Re-Entry Services Transitional Housing for offenders, ex-felons, and probation populations.

**Community Housing Innovations** – shelters homeless men, woman and families.

**Glory House Recovery, Inc** – is an emergency housing program for women and men who are struggling to recover from addiction.

**Gospel of Peace International's (GOPI House)** - provides emergency housing and supportive transitional services to the chronically homeless men to help them successfully reintegrate into stable and sustainable permanency with their families and communities with economic and educational sustainability.

**Family & Children's Association** – operates the following facilities:

1. A 12-bed co-ed emergency shelter providing short-term housing, case management and crisis intervention to run away and homeless youth:
2. A Transitional Independent Living residence in Freeport, serving 10 homeless adolescents and young adults providing housing, life skills training and support services for up to 24 months;
3. An OMH Community Residence program that provides a therapeutic environment for adolescents with serious emotional disturbances ages 13-18; and
4. An OMH Community Residence in Elmont for adults.

**MOMMAS House** - provides emergency and transitional housing to pregnant and/or parenting young women and their children. The mission is to give them the tools to transition to independent living in permanent housing through comprehensive assessment, intensive case management and educational

programs.

**Peace Valley Haven** – provides shelters for families.

**The Interfaith Nutrition Network Inc.** - serves individuals and families who are homeless, those at the risk of becoming homeless, the unemployed, low-wage workers and the underemployed.

**The Safe Center** - shelters and works with victims of interpersonal violence, including domestic violence, sexual assault, human trafficking and child abuse.

The shelters combined expect to shelter over 1,800 individuals (this number includes individuals and families). ESG money is used to help maintain the physical building and help 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**

NC OCD is funding EOC to continue to run the Rapid Re-Housing (RRH) program in the 50th year. They will continue to utilize the Coordinated Entry System (CES) to help eligible individuals and families locate permanent housing. They can serve households with up to twenty-four months of financial assistance to allow them to obtain and maintain permanent housing. Due to the tight housing market and the high cost of units, NC OCD expects our RRH program to face challenges. However, EOC has proved to be a successful partner with NC OCD, as they continue to work with landlords, brokers and property managers to identify vacant units. EOC will continue to assist with up to 24 months of a rental subsidy, which allows the case manager to work closely with the family to try and connect them with the employment opportunities, benefits and entitlements etc. which will eventually allow the family to become self-sustainable. While some families can be expected to develop self-sufficiency in a short amount of time, some families will need a longer period of assistance, which RRH will be able to provide.

**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.**

As discussed above, NC OCD funds several shelters who cater to these populations, such as the re-entry population, foster youth, and mentally unstable individuals. These shelters assist with ongoing case management and transitional and permanent housing to reduce homelessness.

Affordable housing is in short supply, especially in New York. On Long Island, apartment blocks are rare. In addition, HUD designated FMRs are considered quite low in Nassau County, given the tight housing market. Therefore, keeping people in their current housing is imperative. OCD works with DSS, non-profit agencies, health care organizations and other community resources to identify households that are in arrears or some state of housing instability and are in danger of eviction. For those tenants at 30% AMI, and who meet all eligibility criteria, OCD can provide financial assistance, such as payment of 6 months or arrears, last month's rent, rental application fees, moving costs, short term rental assistance, and utility arrears.

**Discussion**

Nassau County OCD will continue to assess and address the needs of the homeless and its subpopulations.

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

### **Introduction:**

The high cost of housing, land, property taxes, limited availability of vacant land, and high demand, are barriers to affordable housing. The 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 non-profit organizations are searching for ways to secure parcels of land through non-conventional sources, such as land donations.

Although New York State mandates that a 10% set-aside of affordable units must be included in any development that receives a density bonus, developers may not request the density bonus and thus the affordable component is not required. Additionally, the 10% set-aside can be used to attract households that make up to 130% AMI. They do not market to those who are considered low/mod by HUD's standards.

The Nassau County Industrial Development Agency (NCIDA) encourages the development of increased affordable housing options within the County through the encouragement of the inclusion of affordable units in any proposed development of multi-family residential rental units which comes before the agency for financial assistance.

Other Federal and State funds are also limited. Non-profit and for-profit developers seeking to build affordable housing are competing for the same limited pool of funds. The application and receipt of Low Income Tax Credits (LITC) is very competitive and if not awarded makes the development possibly unattainable. In those cases, additional HOME and/or CDBG funds may be awarded. Limited funding for not-profits hampers their capacity to provide essential services. Zoning is another barrier to affordable housing. New York State is a "home rule state" delegating authority over land use directly to local municipalities.

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

Inadequate lending performance and practices result in long-term and far-ranging community problems and disinvestment. Disinvestment in a neighborhood by its lenders reduces housing financing options for borrowers and weakens competition in the mortgage market for low and moderate income neighborhoods. High mortgage costs, less favorable mortgage loan terms, deteriorating neighborhoods, reduced opportunities for home ownership or home improvement, and the lack of affordable housing are some of the consequences of inadequate lending performance. Discrimination in the local housing market remains a significant impediment to fair housing. Most often discrimination in Nassau County is

based on race, disability and source of income, although other forms of discrimination are also present.

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

Transportation links are an essential component to successful fair housing. Residents who do not have access to commercial areas or employment centers are limited in where they can seek employment or shop for goods and services. Also, inadequate transportation routes limit the selection of housing to neighborhoods within transportation service areas.

**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**

Initiatives are being undertaken by several communities in the Consortium to overcome some of these conditions. These include incentive zoning/density bonuses; streamlining regulations to expedite approvals; creative use of public subsidies and tax credits; provision of extensive technical assistance to non-profit housing organizations; 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 order to meet this need. When feasible, the County and communities will 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. Community meetings will continue to be held throughout the County to address local issues and concerns.

The Analysis of Impediments to Fair Housing Choice outlines strategies to remove or ameliorate the barriers to affordable housing in greater detail. The 2020 Analysis of Impediments can be found at:

<https://www.nassaucountyny.gov/5013/Analysis-of-Impediments-Final-Version--M>

**Discussion:**

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 Federal fiscal year 2024 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 dead-end minimum wage occupations can advance into a career that offers better wages and mobility. Training in the healthcare industry has been well-received especially with the shortage of healthcare workers noted during the pandemic. Other programs, such as technical training in HVAC, electric, and plumbing also allow residents to apply for good paying jobs, bringing households out of poverty.

To address the needs of a diverse Nassau County population, the County has adopted a robust Language Access Plan (“LAP”) and training which is in place to improve the language barriers many residents encounter. The County currently has language translators who are available for public meetings and government buildings open to the public. There are six identified languages which include: Spanish, Chinese (traditional), Italian, Persian (Farsi), Korean and Haitian Creole. We also provide closed captioning for the hearing impaired and language translation services.

### **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. The HOME program regulations have strict affordability requirements for each HOME assisted unit. The CDBG Residential Rehabilitation program has a five-year recapture mortgage encouraging

people to remain in their homes.

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

The County will continue its efforts to notify owners of pre-1978 housing who participate in CDBG, HOME, ESG, and Housing Choice Voucher funded housing programs of potential lead-based paint hazards. The County will also continue to provide lead/asbestos testing and abatement services through its Residential Rehabilitation Program.

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

The Housing Choice Voucher Program and the Nassau County Family Self Sufficiency Programs, carried out by Community Development Corporation of LI (CDC-LI) and the 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 contribute to 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.

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 Nassau County Consortium, through the Office of Community Development, 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 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 CHDO's.

### **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.

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## 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
<b>Total Program Income:</b>	<b>25,000</b>

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(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:

**HOME Recapture Guidelines.** As per 24 CFR 92.254, the HOME-assisted housing units must meet certain affordability requirements. The regulation states:

*(4) Periods of affordability.* The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. 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.

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:

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.
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:

No existing debt will be refinanced with HOME funds.

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)).
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)).
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).

### **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. The CoC, OCD, and DSS are collaborating to provide closer guidance and training for shelter staff to assist in learning the skill sets required to achieve housing permanence for their clients.

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