

NASSAU COUNTY OFFICE OF HOUSING
AND COMMUNITY DEVELOPMENT



NASSAU URBAN COUNTY CONSORTIUM

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

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PROGRAM YEAR:
FISCAL YEAR 2014
SEPTEMBER 1, 2014 -
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FY2014
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

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I. General CAPER Narratives

Program Year 2014 was the fifth and final year of the Nassau Urban County Consortium's Five-Year Consolidated Plan (2010-2014). The Consolidated Plan included a range of approaches aimed at expanding and upgrading the County's housing supply, improving infrastructure, and providing vital social services for low and moderate income households. Nassau County's priorities continue to mirror those of the U.S. Department of Housing and Urban Development (HUD). Those priorities are providing decent affordable housing, creating suitable living environments, and expanding economic opportunities for low and moderate income residents of Nassau County. Through the Nassau County Office of Housing and Community Development (NC OHCD) and with the administration of the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program, Nassau County is committed to supporting all of the communities within the County consortium, especially those in the areas that have been underserved in the past.

A. ASSESSMENT OF THE FIRST YEAR OF FIVE YEAR GOALS AND OBJECTIVES

1. HOUSING

A. HOUSING REHABILITATION ASSISTANCE FOR LOW AND MODERATE INCOME HOUSEHOLDS.

In order to upgrade the County's housing supply, the Nassau County Office of Housing and Community Development (NC OHCD) has undertaken housing rehabilitation projects directed at improving both owner and renter-occupied units. A high priority is placed on rehabilitating the area's aging housing stock. The goal is to keep Nassau County residents in their homes and apartments while eliminating blight.

Through Nassau County's residential rehabilitation program, NC OHCD outreaches to low/mod income homeowners in need of weatherization and other health and safety repairs to their homes. Typically, upgrades include: windows, roofs, boilers, doors, and siding as well as handicapped accessibility improvements. Without these improvements, many homeowners would not be able to remain in their homes. During the program year, eighteen (18) consortium members allocated all or a portion of their CDBG funds to the residential rehabilitation program.

Nassau County's housing goals, call for the rehabilitation of 453 single-family homeowner units and the substantial rehabilitation of 343 rental units during the five year period covered in the Plan. During the 2014 Program Year (PY) Nassau County's Single Family Homeowner Residential Rehabilitation Program was carried out with Community Development Block Grant (CDBG) Program funds resulting in the lead-based paint testing and rehabilitation of 78 homeowner units. At the end of this reporting period, Nassau County has well exceeded the homeowner rehabilitation goal with 589 units completed and realized the goal of substantially rehabilitating 343 units of rental housing.

A significant number of the residential rehabilitation projects are undertaken by NC OHCD and the consortium in order to assist the elderly and physically challenged who are on fixed incomes. Although the homeowner program is carried out countywide and does not require a match of private funds with federal CDBG, NC OHCD has implemented a Five Year Recapture Mortgage Note. The Note stipulates that the homeowner is obligated to repay the cost of the rehabilitation if the house is sold within five years. This policy was put in place in order to discourage homeowners from using the grant merely to sell the home at a higher value after project completion. Secondary to this is the generation of program income for NC OHCD, thereby increasing funding for additional eligible projects. The Towns of Hempstead, North Hempstead and Oyster Bay administer their own residential rehabilitation programs under which program beneficiaries are required to re-pay the loan once the home is sold. This serves to ensure that funding will be replenished into the program to assist future residents.



Pre-Rehabilitation



Post-Rehabilitation

B. EXPANSION OF HOUSING OPPORTUNITIES FOR LOW INCOME, FIRST TIME HOME BUYERS THROUGH HOMEOWNERSHIP ASSISTANCE.

Through collaboration between Nassau County Office of Housing and Community Development (NC OHCD) and the Long Island Housing Partnership (LIHP), the First-Time Home Buyer Down Payment Assistance Program and the Employer Assisted Housing Program (EAHP) were carried out during the program year. The First-Time Home Buyer Down Payment Assistance Program provides up to \$25,000 in down payment assistance to eligible households to purchase a home. The mission is to provide affordable housing opportunities to low/moderate income first-time homebuyers. The LIHP has leveraged HOME funds with New York State funds and private funding from participating employers for the County Employer Assisted Housing Program. The Employer Assisted Housing Program includes over 120 participating employers on Long Island and provides \$12,000 in down payment assistance to eligible employees.

The Five Year Consolidated Plan anticipated providing assistance to 125 households through the down payment assistance program. During the reporting period, 8 households were assisted with down payment funding through the LIHP, 6 households at \$20,000 in assistance and 2 households at \$12,000 assisted through the Employer Assisted Housing Program (EAHP). Fifty two (52) people received housing counseling for the down payment assistance program and fifteen (15) households received housing counseling for the EAH. The Nassau County First Time Homebuyer Program does not allow for sub-prime or non-traditional mortgages and requires homeownership counseling from a HUD-approved counseling agency. In addition to the LIHP program, the Town of Hempstead applied for and received Affordable Housing Corporation (AHC) funds that were used to provide \$10,000 in down payment assistance to eligible homebuyers for the Inwood scattered site project. A total of five households received this assistance. As an historical perspective, the First Time Homebuyer Down Payment Assistance Program, since its inception in 1997, has assisted 764 households to purchase homes in the area of their choice. Currently, homes have been purchased in approximately 114 different communities within Nassau County.

During the program year the Town, with the use of HOME funds, completed the construction of 5 new affordable homes in the hamlet of Inwood that are occupied by first time homebuyers. The homes are 1,175 square feet, with three bedrooms and 1.5 baths and a one-car garage. The Town conducted a lottery to choose the lucky first-time homebuyers who were able to purchase the home for \$172,000. Affordable Housing Corporation (AHC) funds were also awarded to the Town to provide \$10,000 in down payment assistance to eligible homebuyers. In progress, are the HOME assisted scattered site housing project in the hamlet of Roosevelt. The Town of Hempstead is close to completing seven (7) new homeowner units, again taking abandoned properties and rebuilding homes for first time homebuyers. Once again, homebuyer assistance will be provided via AHC funds from New York State.

The Village of Hempstead closed on the last home related to the Remsen Mews first-time homebuyer HOME project. This project called for the construction of affordable homeownership housing in the Village and homeownership assistance to eight (8) eligible homebuyers.



Remsen Mews – Happy New Homeowner - Last House Sold!

The Town of North Hempstead will be providing homeownership assistance to 15 households under two developments in the New Cassel Urban Renewal Area. The first project is being undertaken by Cornerstone Properties and involves the new construction of eleven (11) townhouse units. Purchasers were selected via a lottery administered by the Long Island Housing Partnership (LIHP). The second development is being undertaken by the North Hempstead Community Development Agency (NH CDA). This project involves the new construction of three (3) single-family houses and the substantial rehabilitation of one (1) additional house. The homebuyer lottery for these four (4) units was conducted in conjunction with the Cornerstone lottery to ensure greater interest and participation.



County Executive Ed Mangano Announcing First Time Homebuyer Program

C. RENTAL ASSISTANCE FOR EXTREMELY LOW AND LOW INCOME HOUSEHOLDS.

Rental assistance needs have been met by an extensive tenant based assistance effort carried out by the Nassau County Office of Housing and Community Development and nine municipal housing authorities with Housing Choice Voucher programs operating in the county. NC OHCD

serves as the local administrator of the New York State Homes & Community Renewal Housing Choice Voucher Program. Nassau County has a long history of serving low and moderate income families and individuals. The Housing Choice Voucher Program increases the availability of affordable rental housing through the use of rental assistance. The program assists eligible families, senior citizens and disabled households to rent decent, safe, sanitary housing in the private rental market. The housing choice voucher gives the family the opportunity to rent affordable housing of their choice anywhere in the County.

The County provides rental housing subsidies through the Housing Choice Voucher program, assisting approximately 3,031 families, providing housing for approximately 9,500 persons each year. The total number of vouchers administered by Housing Authorities and Nassau County, equal 5,177 Housing Choice Vouchers. OHCD assistance was provided county-wide. Typically, families holding vouchers pay no more than 30% of income toward housing.

Community Administering Housing Choice Vouchers or PHA Program	# of Vouchers
Village of Freeport Housing Authority	211
City of Glen Cove Community Development Agency	329
Town of Hempstead Housing Authority	209
Village of Hempstead Housing Authority	475
City of Long Beach Housing Authority	351
Town of North Hempstead Housing Authority	220
Town of Oyster Bay Housing Authority (administered by Nassau County)	50
Village of Rockville Centre	230
Village of Sea Cliff	20
Village of Farmingdale (administered by Nassau County)	20
Village of Island Park (administered by Nassau County)	40
Nassau County	3,031
Total Vouchers	5,177

D. EXPANSION OF HOUSING OPPORTUNITIES THROUGH PRODUCTION OF NEW RENTAL HOUSING AND OWNER-OCCUPIED HOUSING FOR LOW AND VERY LOW INCOME SENIOR CITIZEN AND FAMILY HOUSEHOLDS.

Nassau County's Five Year Consolidated Plan anticipated the construction of 134 units of rental housing and the construction of 86 owner occupied units. While the goal for the production of rental housing has been surpassed, the production of new owner occupied units has proven to be a great challenge. Because of the difficulty that developers are encountering trying to secure financing for the development of ownership housing, many projects are focusing on developing rental housing. This is in conjunction with the lack of available land and local zoning issues. However, several consortium members have local zoning codes which allow for a mixed income approach to housing development with set asides for affordable housing, including the Villages of Great Neck Plaza, Hempstead, Mineola, and Farmingdale.

To address the reality that Nassau County is almost completely built out and available land is prohibitively expensive, developing and/or re-developing blighted and/or abandoned properties is a crucial component to producing affordable housing units. The Towns of Hempstead and North Hempstead, and the Villages of Great Neck Plaza, Farmingdale, Mineola, and Valley Stream each has sought out blighted properties to develop affordable housing units for low/mod income home seekers.

The Town of North Hempstead's New Cassel Urban Renewal Plan's objective is to improve the Prospect Avenue Corridor. As the need for rental housing in the hamlet is being addressed, homeownership projects are moving forward, but on a smaller scale than originally planned. To that end, Site I in New Cassel (aka "Cornerstone Properties") is in the works. HOME funds were provided to assist with the new construction of ownership housing. The approved development will consist of eleven (11) units in two (2) buildings in an attached townhouse style structure. The development will be undertaken in two phases with Phase I consisting of the construction and sale of five (5) townhouses on the west side of the development site. Phase II will include the construction and sale of six (6) townhouses on the east side of the street. Each townhouse will contain three (3) bedrooms, one (1) full bathroom, one (1) half bathroom, and a one (1) car garage. All of the units will be sold to homebuyers who earn no more than 80% of the AMI for Nassau-Suffolk Counties. Homebuyer eligibility must be confirmed prior to actual sale of the units to designated purchasers. The development will comply with all local building codes and with the NYS Homes and Community Renewal Green Building Criteria.



Rendering of Site I Town Houses – New Cassel

During the program year, Site D, 839 Prospect Avenue in New Cassel made significant progress toward obtaining final approvals to finish the development of this site which had been stalled due to legal issues. Under this activity, the new developer has applied for additional HOME funds from the Nassau County Office of Housing and Community Development (NC OCD). The construction of the building was previously assisted with HOME funds but the development was never fully completed. The development will now encompass eighteen rental units. Construction is expected to commence in late 2015.

In addition to the developments above, the Town of North Hempstead has purchased 220 Sheridan Street in the hamlet of New Cassel. This was a blighted property which is to be subdivided into 2 building sites where two (2) three bedroom single family homes will be built. In addition to 220 Sheridan, the Town purchased 160 Urban Avenue which is an abandoned four (4) bedroom home which will be demolished and re-built and sold as an affordable one family home.

The Town of Hempstead routinely seeks to purchase properties that are blighted and/or abandoned for their scattered sites developments. During the program year, the Town, with the use of HOME funds completed the construction of five (5) new affordable homes in the hamlet of Inwood. The homes are 1,175 square feet, with three bedrooms and 1.5 baths and a one-car garage with a purchase price of \$172,000. All units have been purchased and are occupied by low/mod income residents.



Inwood Scattered Site Home

Currently, HOME funds are being used to assist with the new construction of seven (7) units of ownership housing on parcels owned by the Town of Hempstead. The approved development will consist of seven (7) single family 2-story residences with approximately 1,636 sq. ft. of living space. Each home will contain a kitchen, dining room, living room, three (3) bedrooms, 1 1/2 baths, basement and attached garage. The development will comply with all local building codes and with New York State Homes and Community Renewal Green Building Criteria.

The HOME project entitled: Brooke Pointe at Valley Stream located at 94-158 Gibson Blvd and is adjacent to the Gibson Long Island Rail Road station. The development site was an abandoned strip mall that was an eyesore to the area. The Village had several developers interested in the property for the construction of rental units. Construction is underway on this heavily leveraged project. NC OHCD provided HOME funds to assist with the new construction of thirty-nine (39) multi-family units (11 of which shall be affordable to residents earning no more than 50% of the Area Median Income (AMI); 18 of which shall be affordable to residents earning no more than 60% of the AMI and 10 of which shall be affordable to residents earning no more than 90% of AMI) in a four (4) story building to contain nineteen (19) one-bedroom units and twenty (20) two-bedroom units on the 0.54 acre site. The four story building will be rectilinear, double loaded, corridor plan and will be approximately 48, 000 square feet. Six units will be accessible to those with mobility impairments and two (2) units will be accessible to those with visual impairments. All units will include energy star appliances and a common laundry space will be available for tenant use.



Brooke Point under construction – to the right is the LIRR Station

The Village of Hempstead's approved master plan includes modified restrictions on land use, the first major revision since 1993. The change will allow developers to build mixed-use structures within 15 blocks of the central business district including more than 4.4 million square feet for housing. This will include both rental and homeownership. The Village Community Development Agency (CDA) is actively seeking to sell properties owned by the CDA to developers seeking to construct rental or ownership housing, thereby eliminating blight and returning the sites to the tax rolls.

E. SUBSTANTIAL REHABILITATION FOR THE EXPANSION OF RENTAL AND HOME OWNERSHIP OPPORTUNITIES FOR VERY LOW AND OTHER LOW INCOME SENIOR CITIZENS AND FAMILIES.

Nassau County is committed to expanding affordable housing opportunities for low income senior citizens and families. Although affordable housing is often difficult to obtain, Nassau County has made great strides in identifying sites that can be rehabilitated to accommodate low income residents.

In the Town of North Hempstead, New Cassel area, the substantial rehabilitation of 876 Brushollow Road will take place during the next program year. This blighted property will be sold to a low income home buyer. Currently, the Town has received CDBG and HOME financing commitments, town and county zoning and subdivision approvals. It has also completed marketing and home buyer lottery selection, home buyer training, homebuyer mortgage pre-approvals, permits and the general contractor has been selected.

United Veterans Beacon House ("Beacon House") is a non-profit group based in Bay Shore, NY that has provided temporary and permanent residences for more than 7,000 veterans in Nassau and Suffolk counties since 1994. During the program year, NC OHCD provided Beacon House with HOME funds to acquire two properties in Hempstead located at 115 Henry Street and 111 Henry Street, Hempstead.



115 Henry Street consists of a 2-story residential townhouse-style building with five (5) two-bedroom units. These units have undergone substantial rehabilitation to create affordable housing for low income residents. All of the units serve families earning no more than 60% of the Area Median Income (AMI) for Nassau-Suffolk Counties. The development complies with all local building codes.



111 Henry Street is a 2-story single-family residential building containing four bedrooms. The building is currently undergoing substantial rehabilitation. All four bedrooms will be rented to formerly homeless males, earning no more than 60% of the Area Median Income (AMI) for Nassau-Suffolk Counties. The development will comply with all local building codes.

AHRC Nassau is a non-profit organization that is committed to person-centered planning in its approach to providing support and services to people with intellectual and developmental disabilities. Nassau OHCD continues to provide HOME funds to substantially rehabilitate group homes in the area to make them appropriately habitable for the population being served. During the program year, seven (7) homes located in Levittown, Roslyn Village, Seaford, Oceanside, North Bellmore, East Meadow and Wantagh were allocated funding. These houses were in need of rehabilitation in order to provide up to forty three (43) developmentally disabled residents with a safe home environment modified to accommodate their needs. Each home provides single bed accommodations for each of the individuals residing in it. The design of these homes provides each resident with his/her own living space.

In addition to granting AHRC funds to rehabilitate their group homes, Nassau County had awarded funds to Family Residences & Essential Enterprises, Inc. (FREE) for a similar purpose. FREE provides transitional housing for emotionally or mentally disturbed homeless individuals as well as physically disabled individuals. Utilizing an existing and legal two-family home FREE used the HOME funds to substantially rehabilitate the exterior and interior portions of the house to ensure suitable and adequate living conditions in accordance with federal Housing Quality Standards (HQS). FREE utilizes this transitional housing to assist individuals and/or families not exceeding 50% of the area median income (AMI) as determined by HUD.

Furthermore, HOME funds have been committed to a senior citizen housing development located in Port Washington called Landmark on Main. Landmark on Main was awarded \$600,000 in HOME funds to assist with the substantial rehabilitation of forty-seven (47) units at approximately \$13,000 per unit. The building, a former school originally built in 1907, with an addition in 1917, was converted to senior rental apartments in 1995. In addition to the fifty-nine (59) residential units, the building includes a 500 seat theater, child care and after-school programs, a teen center and includes a special needs component of 9 units for elderly developmentally disabled adults. The project entails handicapped accessibility improvements, window replacements, flooring, tiling, energy-efficient kitchens, and bathroom upgrades. These alterations will significantly improve the quality of life for the senior residents.

The Neighborhood Stabilization Program (NSP) was developed by HUD to implement a portion of H.R. 3221, the Housing and Economic Recovery Act of 2008, which was signed into law on July 30, 2008. NSP provides entitlement grants to state and local jurisdictions to purchase, rehabilitate, and resell foreclosed or abandoned homes to help stabilize neighborhoods that are significantly impacted by the housing crisis.

In 2009, Nassau County's Office of Housing and Community Development received nearly \$10 million in Neighborhood Stabilization Program funds, \$7,767,916 from the U.S. Department of Housing and Urban Development (HUD) and \$1,697,577 from the New York State Housing Finance Agency. Additionally, NC OHCD was awarded \$1,365,000 from the New York State Affordable Housing Corporation (AHC) to assist homebuyers in the purchase of the NSP homes.

Houses purchased and rehabilitated under NSP must be sold to a homebuyer that will occupy the house as his/her primary residence for an affordability period as outlined in the chart below:

SUBSIDY PROVIDED	AFFORDABILITY PERIOD
<\$15,000	5 years
\$15,000 - \$40,000	10 years
>\$40,000	15 years

The Consolidated Plan calls for the rehabilitation of a total of thirty five (35) homeowner units by the end of year five. To date, a total of twenty-eight (28) homeowner units were rehabilitated and sold to income eligible homebuyers. The final home is in negotiations to be sold to Habitat for Humanity. While Nassau County had anticipated the rehabilitation and re-sale of thirty five (35) units of affordable housing under the NSP program, this goal has not been attained. While Nassau County made every effort to reach this goal, no one could have predicted the depth of the financial crisis and the delays caused by two major storms (Irene and Sandy). These were indeed factors beyond the County's control.

In addition to NSP homeowner rehabilitation, the Consolidated Plan calls for the rehabilitation of 125 units of rental housing. This goal had been met during year one (2010) of the Plan. The Bedell Terrace project in the Village of Hempstead involved several layers of leveraged funding, one of which was NSP funding. NSP funds were credited with rehabilitating 125 units of rental housing at that location.

F. HOUSING SUPPORT SERVICES FOR LOW AND MODERATE INCOME HOUSEHOLDS.

Housing support services have been provided through the Nassau County Office of Housing and Community Development – Homeownership Center (HOC), NC OHCD Emergency Solutions Grant (ESG) Program, and through non-profit subrecipients. During PY2014, the total number of families and/or individuals that received housing support services is broken down as follows: 1,407 households received assistance from HOC through homeownership educational services, 510 households received various services from Long Island Housing Services, Inc. (LIHS), and 67 households were assisted through Long Island Housing Partnership (LIHP).

The Nassau County Homeownership Center (NCHOC) was established as the first municipally-run U.S. HUD Certified Counseling Comprehensive Housing Agency in New York State. During the program year, the NCHOC received and handled 690 messages left on voicemail and return calls were made. 625 calls were answered directly and 49 requests for information/assistance were requested via e-mail. Additionally, 43 walk-ins were assisted with information. A total of 170 households received in-house assistance through various education/group workshops, pre-purchase homebuyer counseling, mortgage delinquency prevention, home maintenance and financial management, affordability analysis, credit, and spending habits. As Nassau County sees the number of seriously delinquent mortgages dropping¹, it is still an extremely long process until a home can actually be foreclosed on.

Providing housing support services for Nassau County residents is an extremely high priority

¹ Corelogic National Foreclosure Report, August 2015 (Attached)

item. The Nassau County Homeownership Program provides the following:

- Pre-purchase & Post-purchase counseling
- Comprehensive First Time Homebuyer Education Classes
- Housing Choice Voucher Program & Homeownership Program
- Financial Literacy Workshops & Counseling
- Financial Counseling for Renters
- Down Payment Assistance Grant Program (NCDPA)
- Default Prevention Hotline
- Foreclosure Prevention Counseling, Predatory Lending Awareness
- Referral for legal and social services
- Returning Veterans referral services

Assistance and guidance continue to be offered after a person becomes a homeowner. A prevention helpline has been instituted to help homeowners experiencing difficulties with their mortgages. This prevention helpline provides counseling for homeowners at risk of losing their homes. Certified counselors are available to meet with homeowners to review alternatives to foreclosure. During the year 1,315 calls were received via this helpline and over 1,000 mailings were sent out. Nassau County continues to outreach to homeowners to provide default counseling.

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.

LIHS participated in numerous functions during the year including fair housing presentations, foreclosure prevention coalition meetings, tenant rights presentations, public hearings, coalition meetings and trainings. LIHS' Fair Housing mission is "the elimination of unlawful housing discrimination and promotion of decent and affordable housing through advocacy and education".

The Long Island Housing Partnership provides services that include down payment assistance and housing counseling. The program assisted eight (8) individuals with the First-Time Homebuyers Down Payment Assistance, 2 of which were assisted with the Employer Assisted Housing Program. To date, the Employer Assisted Housing Program has created a partnership with over 120 businesses throughout Nassau County. These employers offer monetary benefits to their employees that can be augmented with additional funds from the county, state, and/or federal government. Two noted hospital systems, North Shore/Long Island Jewish Health Care System and Catholic Health Services which have 16 affiliates between them are among those organizations that assist their employees with homeownership.

LIHP provides the following services:

First Home Club

This is a six-month class where potential homeowners learn about the ins and outs of purchasing and financing a home. Every facet of the home-buying process is highlighted up to and including the mortgage, the contract signing and the closing procedure on a home. They also get counseling on life as a homeowner after they are settled in and they learn about their home finances, maintenance and the tax benefits of homeownership. During the six months of classes, clients save money for their home purchase.

Reverse Mortgages for Seniors

LIHP provides reverse mortgage counseling and loans to seniors wishing to borrow against their home. The money is paid back with interest when they sell their home; permanently move from their home, or when they die.

Default and Foreclosure Prevention Counseling

Homeowners who are facing default on a mortgage can avail themselves of this HUD counseling program. The initial counseling sessions focus on determining the amount and extent of the default, cause of the default and whether there is a reasonable possibility that the mortgage holder would be able to bring the account current. If it appears that the account can be brought current, the counselor works with the client and the mortgagor to arrange a mutually agreeable and realistic payment plan.

Home Emergency Mortgage Assistance Program (HEMAP)

The HEMAP program allows LIHP to help homeowners who find themselves in a monetary crisis, where they could lose their homes due to circumstances beyond their control, such as unexpected illness, job loss or another temporary setback. Clients who qualify will receive bridge loan funding to bring them current with their mortgage.

State Employer Downpayment Assistance Matching Grant

To encourage the creation of downpayment assistance programs by Long Island employers, HELP provides a 3-to-1 state match for these funds. To be eligible for state matching funds, employers with fewer than 50 employees must provide a minimum contribution of \$3,000, with the minimum for larger businesses rising to \$5,000. The total downpayment assistance package cannot exceed \$40,000 (\$30,000 state, \$10,000 employer) and the appraised value of the purchased home cannot exceed Long Island's median home price.

As important it is to assist residents with housing counseling, downpayment assistance, and fair housing choice, it is also vital to assist residents who fall on hard economic times and are at risk of being evicted. The Emergency Solutions Grant (ESG) Program provides services to very low income residents (30% of AMI) to remain in their rental apartments while reassessing their finances. NC OHCD currently administers this program and conducts all screening and case management. It is primarily a rental arrears program which provides rental assistance for up to six (6) months which gives residents time to regain stability.

When an individual or family is at risk of becoming homeless, an immediate contact and assessment is made to begin the process of stability. Case managers are on staff to verify information on all eligible applicants – SSN, proof and source of income, bank statements, assets, and photo ID. Once intake and assessment is completed, case managers recommend an intervention plan for each individual client.

G. PROVISION OF HOUSING AND SUPPORT SERVICES FOR THE HOMELESS.

Ending chronic homelessness continues to be a HUD priority and a Nassau County priority. In order to address chronic homelessness in Nassau County, the County has implemented a comprehensive plan to end homelessness in Nassau County. The "Ten Year Plan to End Homelessness" presents a graphic picture of the extent of homelessness and the numbers of Nassau residents who regularly live on the verge of homelessness. The plan provides for a central database and source of information that will improve programs, expand resources and target service delivery more effectively to reach individuals and families. The Plan's goal is to help stimulate the development and provision of affordable rental housing and appropriate supportive housing throughout the County. This was a collaborative effort on behalf of many Nassau County agencies, non-profit entities, planners, and community based and faith based organizations. By investing in the prevention of homelessness, the plan aims to:

- Prevent housed families and individuals from becoming homeless;
- Prevent individuals from becoming homeless upon discharge from medical/ mental health institutions, assisted living facilities, nursing homes, and prison; identify persons

with mental illness who may be at risk for homelessness and direct them to appropriate housing and support services;

- Prevent veterans from becoming homeless upon discharge, assure they receive necessary services and link homeless veterans to appropriate services and assistance;
- Implement a “housing first approach” to help people exit homelessness;
- Increase the number of emergency, transitional and permanent housing units in the County to address the needs of the chronically homeless and other homeless individuals and families, and reduce or minimize the length of time people remain homeless or in transitional housing;
- Expand and increase access to services and resources that will assist homeless persons and those persons on the verge of homelessness and improve their lives; and
- Provide educational opportunities and job training for homeless persons and persons at risk of homelessness.

Activities that have been undertaken are as follows:

- The Ten Year Plan to End Homelessness in Nassau County - implementation of this Plan began during the planning process. The implementation included the establishment of an advisory committee that monitors the goal plans and assesses progress.
- Expanded the use of HMIS to include all agencies within the Continuum of Care (CoC).
- Prevent housed families and individuals from becoming homeless.
- Prevent veterans from becoming homeless upon discharge and assure they receive necessary services. Partnership with Northport Veterans Affairs Medical Center with Section 8 VASH Housing Choice Vouchers.
- Implemented a housing first approach – reduce and minimize the length of time people remain homeless, on the street, or in emergency shelters and transitional housing.
- Increased public acceptance and understanding of affordable housing and promote the development of new housing opportunities and service locations for homeless persons, persons on the verge of homelessness and other extremely low, low and moderate income individuals who are shut out of Nassau’s housing market. Increased the stock of Project-Based Vouchers.
- Implemented Employment Assistance Resource Network (EARN) to provide educational opportunities and job training. Provide communication, motivational programs and resources for individuals to get back to work.
- Prevent and address home foreclosures through foreclosure mitigation and counseling (Nassau County is a HUD Certified Housing Counseling Agency) through the Homeownership Center.

Another initiative to address the needs of the homeless population is the coordination of a Homeless Count Committee. The committee meets to strategize and prepare for the annual unsheltered and sheltered homeless count. The committee conducts trainings to ensure that an accurate and unduplicated count of unsheltered and sheltered persons is conducted. The committee further works to recruit volunteers for the count and encourages participation by various institutions and systems, such as hospitals, police, fire departments and libraries.

An innovative program that was implemented by Nassau OHCD during the program year was an “Affordable Housing Fair” which brought together homeless individuals on DSS assistance and Nassau County brokers, agents, management companies and landlords for the purpose of locating affordable housing units. The companies invited to attend the fair came prepared with an inventory of affordable apartments and homes that may be a good fit for those individuals and families seeking housing. Over 600 people attended the event. The Long Island Board of Realtors has reached out to OHCD to assist with a future “Housing Fair”.

In PY2014, Nassau County also addressed this priority by providing Emergency Solutions Grant funds to the following homeless shelter entities:

ORGANIZATION	FUNDING	MATCHING CONTRIBUTION	NUMBER OF PERSONS SERVED
Peace Valley Haven	\$100,000	\$100,000 (Other Funds)	312
Eager to Serve – Sunshine Residence	\$85,000	\$162,163 (Local Government Funds)	189
Mommas, Inc.	\$60,000	\$631,737 Match (Other HUD Funds, Local Government, Private Funds, Other, and Fees)	112
The Safe Center	\$125,000	\$458,035 Match (Other HUD funds, Local Government, Private Funds, Other)	83
Bethany House of Nassau County Corp.	\$100,000	\$1,778,647 Match (Other Federal Funds, State Government, Private Funds, and Other Funds)	1,712
The INN	\$110,000	\$110,000 Match (Private Funds)	583
Family & Children’s Association	\$100,000	\$100,000 Match (Local Government)	622
Glory House Recovery, Inc.	\$15,000	\$10,000 Match (Private Funds)	146
Smilie Hearts Foundation	\$15,000	\$300,000 Match (Private Funds)	164
Total	\$710,000		3,923 Persons

The ESG shelter funding totaled \$710,000 and the number of persons assisted during the program year equaled 3,923. Emergency Shelter providers who are funded by this office carry out a variety of services for the homeless population. The Safe Center, LI, formally known as Nassau County Coalition Against Domestic Violence focuses on breaking the cycle of violence and building self-sufficiency and locating post shelter permanent housing. Family and Children’s Association focuses on serving homeless, runaway, and at-risk youth in Nassau County. The organization oversees the only emergency shelter for adolescents between the ages of 10 and 21 years old. Momma’s House offers group residential care to single mothers, pregnant women and their children. Bethany House, much like Momma’s House, provides housing and services for homeless women and children. The INN which has several shelters in Nassau County as well as numerous soup kitchens has a broad base of available shelters for all types of homeless families and individuals.

Eager To Serve, Inc. is a charity youth organization established in 1990 to promote, foster and advance the health, welfare and well-being of children and their families by providing educational, recreational, cultural and residential services. Peace Valley Haven provides safe, supportive, emergency housing for men and a comprehensive range of additional programs and resources to bridge the gap to homelessness. All shelters provide case management, support services, referrals and access to a Social Worker on site as well.

The Nassau-Suffolk Continuum of Care Group (CoC) utilizes HUD SHP funds on behalf of Nassau County service providers and housing developers for the acquisition and rehabilitation of housing for transitional and permanent housing for the homeless and special needs homeless. The Nassau-Suffolk Continuum of Care Group is an open committee, consisting of members of non-profit organizations, government entities, grassroots and faith-based organizations, as well as consumers. The mission of this group is strategic planning, networking and coordination of housing and services in order to ensure a seamless continuum of care for homeless persons in the region. The ultimate goal is the reduction/elimination of long-term homelessness through the development and maintenance of programs, increase in access to housing and services for the homeless, and prevention activities.

CoC believes that ending chronic homelessness can come about by creating new permanent housing beds for chronically homeless persons. The inventory during the program year for both Nassau and Suffolk included the total number of households in Emergency Housing which was 1,487 with 278 in Transitional Housing, while 105 households were unsheltered during the Point in Time (POI) Count on January 28, 2015. For several years, the CoC has surpassed HUD's requirement that at least 80% of the participants remain in CoC funded permanent housing projects for at least six months.

Nassau County's Homeless Hotline, 1-866-Warm-Bed, continues to be in operation from November 27th through March 31st. This is a 24/7 homeless hotline available to serve families and individuals seeking housing relief during the cold winter months. A total of 257 individuals were assisted during the year comprising 165 adults and 92 children.

During PY2014, Nassau County assisted 5,658 persons through various programs. Nassau County's Five Year Consolidated Plan anticipated providing assistance to 22,500 persons in total through transitional and permanent housing, homeless services, and by expanding the supply of decent low cost housing for homeless and low-income persons. At the end of the five year term, 22,482 persons were assisted.

H. PROVISION OF HOUSING AND SUPPORT SERVICES FOR OTHERS WITH SPECIAL NEEDS.

Finding and/or developing housing for Nassau County's special needs population continues to be a high priority for the County. The County has worked with non-profit special needs housing providers to acquire and rehabilitate homes to be used as group homes and regularly provides grants toward housing related expenses.

During the program year, a total of seven (7) group homes, run by AHRC, underwent substantial rehabilitation to better accommodate the physical and emotional needs of those individuals residing in these homes. AHRC Nassau operates the largest residential program in New York State with over 75 homes and 54 supportive apartments serving over 660 individuals in every community throughout Nassau County. Staff members provide 24-hour support for residents, while encouraging individuals to achieve greater levels of independence.



AHRC Group Home

In addition to granting AHRC funds to rehabilitate group homes, Nassau County has awarded funds to Family Residences & Essential Enterprises, Inc. (FREE) for a similar purpose. FREE provides transitional housing for emotionally or mentally disturbed homeless individuals as well as physically disabled individuals. FREE supports people as they live independently in their own homes in the community. Services may be life long and include various skill-building opportunities in areas such as safety, personal budgets, housekeeping, personal care and nutrition. Their diverse settings provide support to individuals with a variety of intellectual or developmental disabilities including those diagnosed with Autism Spectrum Disorders, Prader-Willi Syndrome, co-occurring psychiatric illnesses, Down Syndrome as well as a variety of physical disabilities. This organization offers several different community living opportunities designed to meet diverse needs.

Community Mainstreaming Associates (CMA) is a Long Island based non-profit organization that offers a wide range of services to meet the needs of men and women with intellectual and developmental disabilities. Their services include residential group homes and supported living homes; case management services; community habilitation services; support groups for family members; vocational programs; and more. Nassau County has funded the "Sweet Comfort Bakery", a programmatic arm of CMA, which provides employment to people with developmental disabilities. This successful program employs up to ten disabled adults, providing them with hard and soft skills related to employment. In addition to funding the programmatic service, NC OHCD has funded handicapped accessible improvements to the rear of a group home located in Glen Cove. The exit will be handicapped accessible for wheelchairs and the pathway will be widened and include railings and lighting for a safe egress for physically and mentally disabled residents.

The veteran population is one that is truly vulnerable and at-risk for homelessness. In order to address their needs, NC OHCD has provided HOME funds to United Veterans Beacon House, whose mission is to provide emergency, temporary and permanent residence to U.S. Military Veterans. The properties have been acquired and are undergoing rehabilitation to suit the needs of the veterans.

I. MAINTAIN PUBLIC HOUSING STOCK FOR FUTURE AND CURRENT RESIDENTS.

Nassau County currently has an estimated 7,450 housing units with some type of federal assistance. Of these, approximately 3,798 are public housing and approximately 3,200 are other project based assisted housing developments built under Section 202, Section 8 and Section 236 Programs, as well as being tenant based assistance under the Section 8 Certificate and Voucher Programs.²

Nassau County OHCD will be meeting with the nine public housing authorities to obtain input for

² Nassau Urban County Consortium Consolidated Plan (2010-2014)

the next Nassau County Five Year Consolidated Plan. Each housing authority is required to submit to this office a copy of its own Annual Plan to be reviewed for consistency with Nassau County's Plan.

The Town of Oyster Bay has made significant investments into its Housing Authority buildings during the program year. Presently, the Town allocated \$250,000 to for roof replacement at the Massapequa building located on Clocks Blvd. Five additional Housing Authority buildings are slated to receive funding for needed improvements.



Town of Oyster Bay Housing Authority

The Village of Rockville Centre routinely allocates CDBG funds to renovate and repair their Housing Authority buildings. During the program year, funds were used to replace flooring throughout the hallways. The Village of Freeport and Hempstead also fund improvements to local Housing Authority buildings, including new kitchens, windows and security cameras.

J. REMOVAL OF IMPEDIMENTS TO HOUSING CHOICE AND FURTHERING FAIR HOUSING.

Actions Taken to Affirmatively Further Fair Housing

On July 8, 2015, the U.S. Department of Housing and Urban Development (HUD) announced adoption of the "Affirmatively Furthering Fair Housing; Final Rule" which asserts that it will equip participating jurisdictions with data and tools that will enable them to meet their fair housing obligations. This was necessitated because the old rule and approach was ineffective, lacking clarity and guidance. While the old process required participating jurisdictions to conduct an Analysis of Impediments (AI), the new rule is designed to communicate more thoroughly the goals and requirements to demonstrate that a grantee is affirmatively furthering fair housing via an "Assessment of Fair Housing (AFH)". HUD asserts that it will provide data related to fair housing planning. The Nassau Urban County Consortium is optimistic that this new guidance and HUD-provided data will strengthen the Assessment of Fair Housing (AFH), which will be submitted in compliance with the timeline imposed by HUD.

Although the final rule has been issued, its full implementation will not take place immediately, rather HUD will phase in implementation of the rule to afford communities the time needed for transition. Therefore, as per guidance from HUD, Nassau County complied with the old rule, but to

the greatest extent possible incorporated as many components of the new rule into its Draft AI, which will be further discussed in next year's CAPER.

1. Nassau Urban County Analysis of Impediments to Fair Housing Choice

In 2009, Nassau County had prepared two editions of its Fair Housing Analysis of Impediments ("AI") and completed an updated AI in its Fair Housing Plan, included as part of the Five-Year (FY2010-2014) Consolidated Plan. The Nassau County Plan utilized a variety of data sources and anecdotal information, which had been used to compile and analyze the material presented in this Plan, and to develop the actions to overcome impediments to fair housing. The AI includes the Participating Jurisdiction. The Participating Jurisdiction is made up of the communities that are part of the Nassau Urban County Consortium. The non-member communities are part of the New York State Division of Community Renewal Analysis of Impediments.

Recognizing the importance of public participation in the planning process, the Nassau County Office of Housing and Community Development assembled an ad hoc committee, including County, nonprofit and other representatives, including housing advocacy groups, to provide direct input during the preparation of the Plan.

Consortium members, nonprofit organizations, and other members of the public were provided an opportunity to review the 2010-2014 Consolidated Plan and comment on the Consolidated Plan and issues affecting fair housing in Nassau County. The County of Nassau is committed to providing fair and affordable housing opportunities for all of its residents. Efforts toward eliminating fair housing impediments are on-going and fair housing planning is a fluid process that continually affects housing and community development programs and policies.

2. Affirmative Marketing Program

Nassau County has an affirmative marketing program for housing opportunities funded with NC OHCD grants. Nassau County Office of Housing and Community Development continues to implement various strategies to affirmatively further fair housing. The County continues to:

- Require all HOME applicants to submit their affirmative marketing policy and plan for approval by NC OHCD prior to receiving funding.
- Provide training for CDBG members, including training on the Final Rule.
- Utilize the fair housing logo in housing advertisements.
- Develop and implement outreach programs targeting interested qualified persons looking for homeownership opportunities
- Provide homeownership opportunities to income and mortgage eligible households.
- Work in conjunction with the Nassau County Bar Association's staff attorneys as well as volunteer attorneys to hold a monthly clinic for Nassau County residents facing foreclosure, and also to provide assistance during the New York State mandated settlement conferences that are a condition precedent to moving forward with a foreclosure action.

Organizations developing new housing are required to develop an Affirmative Marketing Plan. Essentially, the Affirmative Marketing Plan requires special outreach for segments of the population least likely to apply for the proposed affordable housing and who are from very low and low income households, especially minorities within those income groups.

Nassau County's Commission on Human Rights investigates housing discrimination complaints, in accordance with Nassau County's Human Rights Law, amended in 2006, to include source of income as a protected housing discrimination class, as described in detail below.

Organizations developing affordable housing often work with the Long Island Housing Partnership (LIHP), which may assist with marketing and outreach, conduct a lottery if necessary, and provide housing counseling. LIHP has an extensive outreach program that includes a database of interested homebuyers who are notified of opportunities to purchase a home. LIHP also has extensive knowledge regarding the fair housing laws and makes great efforts to get information out to Nassau and Suffolk county residents about their rights.

LIHS conducts the following fair housing outreach activities that are aimed at increasing public awareness on equal opportunity housing:

- Extensive Education and Outreach Initiatives to the real estate, lending and insurance industries to promote voluntary compliance with the Fair Housing Act, meeting with community based providers, conducting workshops, expanding their market, and assisting low and moderate income persons to access the system.
- Publication and Distribution of Fair Housing Newsletter and Bilingual Brochures, to Nassau County residents, government agencies and private sector organizations.
- Fair Housing Training. LIHS provides and participates in Fair Housing Training for both the private and public sector, including Nassau County Department of Social Services (DSS), Long Island Board of Realtors and lenders.
- Conferences. LIHS holds an annual fair housing conference providing workshops on such topics as equal opportunity in mortgage lending, providing reasonable accommodation to people with disabilities, and tenant, landlord and Realtor rights and responsibilities regarding housing.

3. Fair Housing Legislation

In 2004, Nassau County held public hearings to evaluate its fair housing legislation, including a provision to include discrimination based on source of income, a violation of the County fair housing law.

In August 2006, the County Executive signed legislation to strengthen the County's enforcement of laws prohibiting housing discrimination. Nassau County revised its local fair housing law to increase the protected classes and to allow investigation as well as enforcement on a local level. The amendments were adopted to provide for prompt relief for complainants through timely hearings and through the ability of Nassau County to obtain injunctive relief to preserve a particular housing unit and to prevent the involvement of an innocent third party.

The legislation set up a system to resolve violations and disputes in a fair and timely manner. It includes establishing within the Nassau County Human Rights Commission an administrative law judge capability, which would allow both complainant and commission-initiated complaints to be filed, investigated and heard before an administrative law judge. It would also allow the Human Rights Commission to encourage conciliation and award attorney fees. The bill has received praise from civil rights and real estate industry leaders.

Prior to the amendments, when the Human Rights Commission received complaints, those complaints were forwarded to the New York State Human Rights Commission for enforcement. This was a delay-ridden process that did not effectively protect Nassau County's residents.

The Nassau County Office of Housing and Community Development continues to outreach to consortium member municipalities through countywide consortium meetings and public hearings. Nassau County's OHCD has been providing annual grant funds to Long Island Housing Services for its fair housing activities for many years. Over the years, NC OHCD has funded LIHS with HOME and CDBG grant funding for Fair Housing Enforcement activities. This CDBG funded public service grant enables LIHS to compete for and receive HUD Fair Housing Private Enforcement Initiative Funding ("FHIP").

4. Fair Housing Training

Nassau County continues to participate in and conduct fair housing conferences and trainings. It is Nassau County's intention to consistently communicate information regarding the federal regulations and the new Final Fair Housing Rule as additional guidance and information become available. The following lists the fair housing trainings NC OHCD and consortium members attended during the program year:

- December 10, 2014: "An Uneven Road to Recovery: New Findings on Place, Race and Mortgage Lending on Long Island". Conference was hosted by LIHS and sponsored by Hofstra University's National Center for Suburban Studies and the Department of Sociology. The purpose of the symposium was to present the results of recent research into lending patterns and also provide an overview of fair housing and fair lending laws.
- January 20, 2015: "What We All Need To Know About FAIR HOUSING". LIHP and Long Island Board of Realtors organized a conference which was a platform to discuss the state of fair housing in Co-ops and recent updates to the Human Rights Law.
- April 24, 2015: "Fair Housing Accessibility First". LIHS and HUD hosted the training with a mission to promote compliance with the Fair Housing Act, design and construction requirements.
- April 30, 2015: "45th Anniversary of the Fair Housing Act – Title VIII of the Civil Rights Act of 1968". LIHS hosted an open house celebrating the milestone.
- October 2, 2015: "Fair and Affordable Housing Conference" – The Land Use Leadership Alliance at Pace Law School in White Plains, NY hosted a two day conference covering a wide variety of topics. The NC OHCD Director attended the first day of the program.
- October 5, 2015: "Fair Housing Compliance" session at the National Association for County Community and Economic Development Annual Conference
- October 16, 2015: "Planning & Zoning for Fair and Accessible Housing Conference". Overview of Regional initiatives and impediments to fair and accessible housing, presented by Touro Law center and LIHP.

5. Fair Housing Counseling and Enforcement

Long Island Housing Services (LIHS) provides a full spectrum of services related to real-estate transactions. Since 1991, LIHS services have been made available to Nassau residents. LIHS' Mission is the elimination of unlawful discrimination and promotion of decent and affordable housing through advocacy and education. A primary service is investigation of housing discrimination complaints in the context of rentals, sales, lending and insurance. LIHS is the only agency serving Long Island which has a HUD-approved Fair Housing Tester Training curriculum. It employs testers to uncover housing discrimination and gather evidence that may be crucial to support a prospective tenant or buyer claims to monitor industry practices.

The major fair housing enforcement activity at LIHS is case-by-case investigation and pursuit of enforcement of fair housing laws when individual persons or families encounter specific incidents of discrimination that violate those laws. LIHS' advocacy services include assessing claims, investigation to gather needed evidence to challenge discrimination, public presentations to highlight fair housing rights and resources offering training to government, non-profit service providers, and industry groups. LIHS also provides counseling services to offer information and guidance to individuals about rights and resources available in the region on a local, state and federal level. LIHS is also a provider of Fair Housing training for industry, government and the public.



Nassau County, through its 2010 Analysis of Impediments to Fair Housing (AI), has identified twelve (12) impediments to Fair Housing Choice.

1. **Discrimination in the Nassau Housing Market:** Nassau County residents have filed fair housing complaints with New York State Human Rights Commission, with the Nassau County Commission on Human Rights and with Long Island Housing Services.
2. **Lending Policies, Practices and Disparities:** The mortgage foreclosure crisis has significantly impacted Nassau County. After a relative lull in foreclosure filings in 2011, the County saw an 89 percent increase in filings in 2012. As of October 2013 the number of countywide filings had already exceeded the 2012 level by 43 percent. This trend has most dramatically impacted Nassau County's low and moderate income communities. Hempstead Village, Freeport, Roosevelt, Uniondale, Elmont, South Floral Park and Lakeview were among those communities most severely affected by the increases in foreclosures.
3. **Lack of Vacant Land and High Cost of Land:** Nassau County is a fully developed suburb. Most development opportunities involve the redevelopment of infill sites. The high cost of land makes the development of affordable housing unfeasible without significant subsidy. In certain instances, brownfield contamination impacts development potential as well.
4. **Limited Availability of Funds:** HUD's federal formula grants for affordable housing and community development have been steadily reduced at a time when more entitlement communities are qualified and funded. Other federal and state funding has also been reduced making it more difficult to fund projects.

5. Limited Number of Housing Choice Vouchers: Nassau County has 26,870 cost burdened low income households with 18,734 severely cost burdened – paying more than 50% of their income towards rent. Many Section 8 programs have had extensive waiting lists which have been closed for years.
6. Local Opposition: Nassau County residents are primarily concerned about traffic congestion and high taxes impacting their quality of life. New housing development often raises concerns about the impact on both traffic and school taxes, and school enrollment. Multifamily housing is perceived as both having a more severe impact on a community and likely to diminish the suburban character of a community.

Affordable housing remains a volatile issue for existing residents of neighborhoods throughout the County. Affordable housing sponsors are often confronted with strong neighborhood opposition to proposed low- and moderate-income developments.

7. Limited Non-Profit Capacity: Many of Nassau County's non-profit community based organizations do not have the funding ability or experience to develop affordable housing and have limited capacity to assist clients in accessing the services they need.
8. High Construction Cost Area and High Property Tax Burden: Another obstacle common to all Nassau communities is the high cost of construction. Nassau County as a whole has been designated a high construction cost area by HUD. The increased cost of development in Nassau County results in higher per unit costs, and therefore, minimizes the construction of affordable housing units.
9. Homelessness: Local government policies that limit or exclude housing facilities for persons with disabilities or other housing for homeless people from certain residential areas may violate the provisions of the Fair Housing Act. This is because they may indirectly discriminate against persons with disabilities, the elderly and minorities, many of whom are homeless.

Fair housing objectives are achieved through avoiding high concentrations of low-income housing. HUD has regulations governing the selection of sites for certain HUD-assisted housing programs. Jurisdictions should strive to meet the intent and spirit of these regulations in providing or approving sites for all of the low- and moderate-income housing developed in the community.

Persons who meet the HUD definition of “chronically homeless,” including those with mental illness, physically disabled persons, dually-diagnosed persons, persons with AIDS, and persons with physical disabilities, require permanent supportive housing to meet their special needs so that they can gain self-sufficiency to the greatest extent possible.³ Jurisdictions should provide appropriate locations for supportive housing to meet the needs of individuals unable to live independently.

Gaps in emergency and transitional housing, including family units, also exist in the County. The County Department of Social Services calculated the average time that a family remained homeless was 143.5 days and the average time an individual remained homeless was 131.5 days.

10. Abandoned / Deteriorated Housing: Older, deteriorated neighborhoods are generally more affordable because of their high population of low-income individuals and households. Often, the housing has not been well maintained and older housing stock does not attract those families with the greater economic means necessary to maintain or upgrade homes. These

³ Nassau Urban County Consortium Analysis of Impediments (July, 2010).

neighborhoods generally suffer in appearance and do not have the amenities of newer neighborhoods. The sidewalks may be old and in need of repair, curbs and gutters may be absent, a planned streetscape (if it exists) may not meet the Americans with Disabilities Act accessibility requirements. Related deterioration of employment and economic activity can raise unemployment rates, and limit shopping and retail resources.

Fair housing choice in these neighborhoods is impacted by the location, availability and accessibility of housing. In these older neighborhoods, the County and local officials should work toward equalizing conditions in all neighborhoods by:

- Determining and meeting the infrastructure needs (street and sewer improvements)
- Identifying and reaching the economic needs
- Enhancing code enforcement based upon input from community residents
- Focus Community Development Block Grants toward meeting the needs of households (neighborhood street projects)
- Promoting community clean up and sanitation projects
- Providing grants to residents in dire needs (emergency grants) and those unable to complete projects (senior/handicap grants)
- Funding Problem-Oriented Community Patrols that would proactively work with citizens and other local government departments to not only decrease crime rates, but to build communities

Efforts on both the parts of the County and local jurisdictions to educate the public regarding accessibility and visit-ability issues need to be increased, so that those who choose to remodel, rehabilitate or commence any construction will reduce the physical obstacles for senior citizens, handicapped and others (also see Impediment #12). The goal, then, would be that all new and updated housing stock in Nassau County would be universally accessible.

11. Employment / Housing / Transportation Link: Transportation links are an essential component to successful fair housing. Residents who do not have access to commercial areas are limited in where they can shop for goods and services, as well as seeking employment. The converse is true as well. Inadequate transportation routes limit the selection of housing to neighborhoods within transportation service areas. Convenient roads in good repair are as important for those who rely on their own vehicles for transportation as they are for those who rely on public transportation.

Improved access to public transportation is often cited as a priority need for special populations, such as the elderly, the handicapped and youth. It is essential to connect low and moderate-income communities with jobs, health care and support services. Public transportation is also an economic development factor, particularly in job creation for low and moderate-income workers. Road improvements are often needed in the low and moderate-income areas to address safety issues and to help facilitate affordable housing and economic development projects.

To propose new transportation options and land use strategies for Nassau County, the Nassau County Planning Commission has initiated the Nassau Hub Transit Study. Based upon feedback generated at the initial meetings with the Steering and Stakeholder Committees and the general public, the problems and needs identified for the Hub study area include:

- High levels of roadway congestion;
- Missing transportation linkages between the six LIRR stations within the study area and the major activity centers, such as Roosevelt Field and the Nassau Coliseum;
- Incomplete transportation linkages between the various study area activity centers;

- Disjointed land use patterns;
- Automobile-oriented land use development, which has led to an over-reliance on automobiles for traveling to, from and within the Nassau Hub area;
- Lack of North-South transit connectivity.

The Nassau County DPW/Planning Commission is also a participating member of the NY-CT Sustainable Communities Consortium, a planning grant program funded and administered by the United States Department of Housing and Urban Development (HUD). The County's effort is focused on establishing and partnering with local municipalities and community leaders to develop pilot projects that illustrate the opportunity for Transit-Supported development and exhibit the principles of livability as established by HUD:

- *Provide more transportation choices*
- *Promote equitable, affordable housing*
- *Enhance economic competitiveness*
- *Support existing communities*
- *Coordinate policies and leverage investment*
- *Value communities and neighborhoods*

The County has undertaken a study of the feasibility for transit-supported development around twenty-one Long Island Rail Road (LIRR) stations in central Nassau County. The initiative, dubbed the "Nassau County Infill Redevelopment Feasibility Study", involved a process of interacting with local municipal officials, residents and community organizations to assess the respective station area's "readiness" and "desire" to pilot downtown and transit-served development in Nassau County. From the twenty-one station areas analyzed under the Study, the County selected three stations for pilot projects meant to catalyze economic growth and encourage new location-efficient housing opportunities.

The three station areas chosen by the County include the Villages of Lynbrook and Valley Stream, and the Hamlet of Baldwin in the Town of Hempstead. Pilot projects for each station area include site-specific mixed-use redevelopment scenarios for two municipal parking fields adjacent to the LIRR station in Valley Stream and a complete streets economic impact assessment in Baldwin that is meant to identify ways to leverage public sector infrastructure investment to stimulate private redevelopment within the central business district and around the LIRR station. For more information on this initiative, visit: <http://www.nassaucountyny.gov/agencies/Planning/NassauCountyProject.htm>.

Nassau County and the NY-CT Sustainable Communities Consortium are also involved in a Regional Fair Housing and Equity Assessment (FHEA) that will be folded into the final grant deliverable submitted to HUD. The FHEA will include an analysis of segregation patterns and opportunity disparities in the NY-CT Sustainable Communities region to identify factors contributing to these issues and strategies to overcome them.

12. *Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance:* Examples of accessibility barriers include the absence of curb cuts or handicap accessible parking spaces with adjacent access aisles, inaccessible kitchens and bathrooms, narrow doorways and passageways, and inaccessible switches. Local zoning and land use regulations may also create barriers.

Reasonable Accommodations: The Fair Housing Act makes it generally unlawful to refuse to make a "reasonable accommodation" (modification or exception) to rules, policies, practices or services, when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use or enjoy a dwelling. Courts had applied the Fair Housing Act to individuals, corporations, property owners, housing managers, homeowners and condominium

associations, lenders, real estate agents and to state and local governments. The “reasonable accommodations” requirements of the Fair Housing Act do not apply to a private individual owner who sells his own home so long as he (1) does not own more than three single-family dwellings; (2) does not use a real estate agent and does not discriminate in advertising; (3) has not attempted a similar sale of a home within a 24-month period; and (4) is not in the business of renting or selling dwelling units.

A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling. Whether a particular accommodation is reasonable depends on the facts of the individual circumstance and must be determined on a case-by-case basis. The requested accommodation may be denied if it would impose an undue financial and administrative burden on a housing provider, or would fundamentally alter the nature of the provider’s operations. In the instance of a government, the determination of reasonable depends on: (1) does the request impose an undue burden or expense on the local government; and (2) does the proposed use create a fundamental alteration in the zoning scheme? If the answer to either question is yes, then the requested accommodation is unreasonable.

ADA Compliance: The Americans with Disabilities Act (ADA), Title II, requires that a public entity must reasonably modify its policies, practices or procedures to avoid discrimination. However, if the public entity demonstrates that the modifications would fundamentally alter the nature of its service, program or activity, it is not required to make the modification. Title III of the ADA prohibits discrimination on the basis of disability in places of public accommodation and commercial facilities (businesses and nonprofits). The ADA does not cover residential private apartments and homes that are strictly residential.

Actions Taken to Overcome Effects of Impediments Identified

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
Provide local enforcement of Fair Housing Laws	Revise Nassau County Fair Housing Law to provide authorization for Nassau Human Rights Commission to enforce fair housing complaints	Nassau County Attorney, Nassau County Human Rights Commission	Adoption of strong local fair housing ordinance in 2006, with effective date of January 1, 2007.	Discrimination in Nassau Housing Market
Provide Community Outreach on Fair Housing Law	Continue to participate in fair housing seminars, presentations and outreach	Nassau County Attorney, Nassau County OHCD, Long Island Housing Services, Long Island Housing Partnership	Staff and Consortium members attended and/or participated in Fair Housing Conferences and Trainings on 12/10/14, 1/20/15, 4/24/15, 4/30/15, 10/2/15, 10/5/15 and 10/16/15.	Discrimination in Nassau Housing Market
Continue to update Outreach materials on Fair Housing Law	Continue to create two brochures, posters, website material on Fair Housing law to be actively distributed	Nassau County OHCD, Nassau County Attorney	Current updated materials printed. Fair Housing posters located throughout public space.	Discrimination in Nassau Housing Market
Provide Private Fair Housing Enforcement	Provide annual funding to HUD approved Fair Housing Enforcement Agency - Long Island Housing Services (LIHS), a private, non-profit agency that investigates	Long Island Housing Services	LIHS staff investigated a wide variety of incidents of suspected discrimination that were brought to the attention of the Agency.	Discrimination in Nassau Housing Market, Insufficient Understanding of “Reasonable

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
	housing discrimination complaints, and tests for housing discrimination on a random basis.			Accommodations" and ADA Compliance
Increase banks in impacted communities	Apply for designation of Banking Development Districts in underserved communities	NC OHCD, New York State Banking Department	Approval of Banking Development District in New Cassel with a minority owned bank	Unfair lending policies, practices and disparities
Provide HUD approved housing counseling for homeowners and renters	Continue to staff the Nassau County Homeownership Center	Nassau County Homeownership Center, Long Island Housing Partnership	Continue to offer HUD approved 8 hour housing counseling program, Money 101 course	Unfair Lending policies, practices, and disparities
Provide housing and mortgage counseling and support services for homeowners and renters	Outreach program of the Nassau County Homeownership Center and non-profit housing counseling agencies funded in part by Nassau County NCOHCD including pro bono attorneys through the Nassau County Bar Association.	Nassau County Homeownership Center, LIHP, LIHS, Community Development Corporation of Long Island, Family and Children's Services, La Fuerza Unida	Continue to offer services through Nassau County Homeownership Counseling Center, LIHP, LIHS, Community Development Corporation of Long Island, Family and Children's Services, La Fuerza Unida	Unfair lending policies, practices, and disparities
Provide legal representation for homeowners facing mortgage foreclosure	Nassau County Bar Association Pro Bono Lawyers Project developed by the NCBA in coordination with Nassau County, with the attorneys assisting Nassau County residents at the Bar Association Clinic as well as in Nassau Supreme Court, in accordance with New York State law. Benefited from newly created Nassau County Bar Association entity entitled Bridges Over Language Divides (BOLD), which provides attorneys that speak 39 different languages to help Nassau County residents.	Nassau County Home Ownership Center, Nassau County Attorney, Nassau County Bar Association	Developed a local legal response to the current mortgage crisis through the establishment of a Pro Bono representation for needy homeowners facing foreclosure	Unfair lending policies, practices, and disparities
Provide legal representation for homeowners facing mortgage foreclosure	Provide legal education training on Representation of homeowners Facing Foreclosure	Empire Justice Center training for pro bono attorneys	Attended by attorneys including NC OHCD staff counsel	Unfair lending policies, practices, and disparities
Reduce the number of foreclosed and abandoned homes in communities hardest hit by the mortgage foreclosure crisis	Nassau County Neighborhood Stabilization (NSP) Program: HUD funded program to provide for acquisition, rehabilitation, and resale or lease of housing to income eligible households. Nassau County Land Bank	Nassau County, NC OHCD, LIHP, CDCLI, Community Housing Innovations, Unified New Cassel Community	HUD approved Nassau's Action Plan Amendment for NSP funds of \$7.6 million; for additional funding for NSP to New York Homes; solicited applications from organizations interested in participating in NSP	Unfair lending policies, practices, and disparities, Abandoned and Deteriorated Housing

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
		Revitalization Corp., Habitat for Humanity	program; participating in the Neighborhood Stabilization Trust to identify potential homes for redevelopment. Creation of Nassau County Land Bank to buy, restore and market abandoned properties.	
Leverage other funds to create additional housing units	The County has utilized both public and private funds in order to carry out activities set forth in the County's Consolidated Plan. This funding was provided by: NYS Affordable Housing Corporation, NYS DHCR Housing Trust Fund, Federal Low Income Housing Tax Credit Program, HUD Super NOFA Supportive Housing funds, private bank financing, private contributions/donations of funds or property.	NC OHCD, NYS DHCR, NY HOMES	Continue to help provide units of new affordable housing	Limited Availability of Funding
Provide alternative housing arrangements to assist low income homeowners and tenants	Nassau County Home Share Program: Providing a service to homeowners and prospective renters to match them with housing includes case management	NC OHCD, Family and Children's Association – Project Homeshare	Continue to assist homeowners and tenants	Limited Availability of Funds
Provide housing rehabilitation, accessibility and weatherization improvements for low and moderate income households	Provision of weatherization and rehabilitation assistance including providing energy efficient measures. Targeted primarily to low income households and some moderate income households	Nassau County and Towns of Hempstead, North Hempstead and Oyster Bay, AHRC	Provision of rehabilitation for, and priority given to, the physically challenged	Abandoned or deteriorated housing
Expand Housing Opportunities for First Time Homebuyers	Downpayment Assistance Program	NC OHCD, LIHP, Town of Hempstead, Town of North Hempstead, Hempstead Village	Provide down payment assistance, most accompanied with 8 hours in Housing Counseling from the Nassau County Homeownership Center or LIHP.	Discrimination in the Housing Market; Lending Policies, Practices & Disparities
Expansion of Housing Opportunities for Housing Choice Voucher recipients	Nassau County Housing Choice Voucher Program	NC OHCD, Local PHA's	The housing choice voucher program is the federal program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.	Discrimination in the Housing Market; Lending Policies, Practices & Disparities
Expansion of Employer	LIHP Employer Assisted Housing Program	NCOHCD, Nassau County	Provide downpayment assistance matched by	Employment, Housing

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
Assisted Housing		OHCD, LIHP	employer downpayment assistance and New York State downpayment assistance. This includes completion of an 8 hour course of HUD approved housing counseling. To date, more than 120 employers are participating	Discrimination in the Housing Market; Lending Policies, Practices & Disparities; Limited Availability of Funds
Provision of Rental Assistance for Extremely Low and Low Income Households	Housing Choice Voucher Program, Emergency Solutions Grants (ESG) Program	Nassau County OHCD (as local administrator for New York State Division of Housing and Community Renewal ["DHCR"] Housing Choice Voucher Program, 9 Local Public Housing Authorities. ESG Program	Provision of rental assistance for approximately 5,300 households including eligible families, seniors and disabled. Provision of rental arrears assistance via the ESG Program.	Discrimination in the Housing Market; Limited availability of funds; Limited number of housing choice vouchers; Lending Policies, Practices and Disparities
Preserving stock of existing subsidized rental housing including public housing	Housing Preservation Program: Issuance of Housing Choice Voucher tenant protection vouchers accompanied with a substantial rehabilitation of existing housing through either 9% or 4% low income housing tax credits, tax exempt bonds, HOME funds, Empire Funds, pilot agreements. CDBG Program funds	NC OHCD, New York State Division of Housing and Community Renewal, New York State Housing Finance Agency, Nassau County IDA, Town of Hempstead IDA, Town of Oyster Bay, Village of Hempstead	Preservation Financing for Bedell Terrace Apts. in the Village of Hempstead (HOME, CDBG-R and NSP funds leveraged) 245 units rehabilitated. Cow Bay Development (\$545,000 in HOME subsidy) preserving 88 units of family housing in Port Washington. Town of Oyster Bay and Village of Hempstead allocated CDBG funding for preservation of Public Housing.	Limited Availability of Funds; Abandoned and Deteriorated Housing, Limited number of housing choice vouchers
Encourage the support and development of affordable housing	Encourage workforce housing	NC OHCD, NC DPW Planning Commission, NC Attorney, Consortium	The LIA Workforce Development & Housing Committee has actively engaged the Counties, local municipalities, New York State, businesses and developers in a campaign to provide for affordable housing.	Local Opposition, Limited Availability of Funds, Employment, Housing, Transportation Linkage
Encourage local municipalities to adopt zoning ordinances allowing the development of affordable housing as well	The Nassau County continues to work with local town, village and city governments in the development and implementation of sound and effective planning policies and practices through	Nassau County Executive, Nassau County Planning	Foster the idea of adoption of inclusionary zoning laws. Village of Farmingdale and Village of Hempstead adopted new zoning codes.	Local Opposition, Limited Availability of Funds, Employment, Housing, Transportation Linkage.

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
as varied housing to meet the needs of the elderly and the disabled through the distribution of information on zoning provisions for multi-family housing.	training programs, the sharing of information on legislation, grants, recent trends, natural resources, publications and various networking services.			
Build Capacity within the Non-Profit Sector as well as the Community Development Agencies and County Staff	Provide training and technical assistance	NC OHCD, HUD Field Office, NDC, LIHP, LIHS, CDCLI	New HUD Exchange Website, HUD sponsored training. NC OHCD actively recruited non-profit, CDA and NC OHCD staff to attend these classes. Provide technical assistance to non-profits. These services are provided by NC OHCD staff as well as through larger non-profit organizations: NDC, LIHP, LIHS and CDCLI.	Limited non-profit capacity
Address High Construction Cost and High Tax Issues	Nassau County IDA developed a special Payment in Lieu of Tax (PILOT) policy for affordable rental housing. This tax policy provides a PILOT of 10% of gross shelter rents during the term of the tax exempt bonds. The IDA provides this PILOT for both IDA issued tax exempt bonds as well as for NYS Housing Finance Agency issued tax exempt bonds.	Nassau County IDA, Hempstead IDA	The IDAs will provide a special payment in lieu of tax agreement for affordable housing developments	High Construction Cost Area and High Property Tax Burden
Development of a "Housing First" Strategy for Homeless Intervention"	Implementation of a "10 Year Plan to End Chronic Homelessness"	NC OHCD, Community Advocates, Nassau County Continuum of Care members, Nassau County Homeless Task Force	Nassau County prepared the "10 Year Plan to End Chronic Homelessness" and has instituted a 10 Year Plan Standing Committee. Nassau intends to leverage HUD Homeless Prevention Fund grants to implement the plan.	Homelessness
Provide Housing for Homeless Individuals and Families	Develop a network of housing organizations who provide housing and services for homeless	NC OHCD, Long Island Coalition for the Homeless, Housing Providers	NC OHCD provides Emergency Solutions Grant (ESG) funding to non-profits providing emergency shelter and transitional housing. The Nassau Continuum of Care group utilizes HUD SHP funds on behalf of Nassau County	Homelessness

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
			service providers and housing developers for both the acquisition and rehabilitation of housing for both transitional and permanent housing for the homeless and special needs homeless. Funds are also used to provide necessary support services.	
Redevelop Downtowns with Housing	Encourage the redevelopment of downtowns with transit oriented rental housing to retain young people in Nassau County	Nassau County Executive, Nassau County DPW/Planning Commission, NC OHCD,	Meet with developers, planners, communities, member of Sustainable Communities Consortium	Employment, Housing, Transportation Linkage
Plan for Current and Future Housing Needs	Nassau County Five Year Consolidated Plan	NC OHCD, consortium	Inclusion of housing goals including the development of transit oriented affordable housing developments	Employment, Housing, Transportation Linkage
Preserve, expand, and attract Businesses and Jobs in Underserved Communities	Provide tax benefits and economic development benefits	NC OHCD, Nassau County IDA, Town of Hempstead IDA.	Economic Development assistance to businesses in New Cassel	Employment, Housing, Transportation Linkage; High Construction Cost Area and High Property Tax Burden
Preserve, expand and attract businesses and jobs in underserved communities	Grow Nassau Program: Small Business Administration 7 A Loan Program which is targeting small business expansion and retention in economically underserved areas, PILOTs	NC OHCD, National Development Council, Nassau IDA, Town of Hempstead IDA	This program is leveraging economic and community development activities in underserved communities.	Employment, Housing, Transportation Linkage
Preserve, expand and attract businesses and jobs in underserved communities	Nassau County Microloan Programs which are targeting small business expansion and retention in economically underserved areas including CDCLI's SBA Micro enterprise loan program, and La Fuerza CDC program	NC OHCD, Community Development Corporation of Long Island, La Fuerza Unida, Community Development Corporation, Town of North Hempstead CDA	This program is leveraging economic and community development activities in underserved communities. NCOHCD is providing CDBG special economic development assistance.	Employment, Housing, Transportation Linkage
Provide technical assistance and training for small business development	NC OHCD funds entities to provide technical assistance to small businesses.	SCORE, Community Development Corporation of Long Island – Core 4 Program, La Fuerza CDC	OHCD, along with its non-profit partners are providing technical assistance and training for small business owners; Nassau SCORE has its office with NC OHCD. NCOHCD is providing CDBG special economic development	Employment, Housing, Transportation Linkage

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
			assistance.	
Provide Accessibility improvements for low income families	Allocate CDBG and HOME dollars for accessibility improvements county-wide	Nassau County OHCD, NYS DHCR	NC OHCD Residential Rehabilitation Program assists homeowners with handicapped accessibility improvements. HOME funds targeted to ADA compliant project. Consortium attendance at "Accessibility First" training.	Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance

2. COMMUNITY DEVELOPMENT

A. PROVISION OF NEW AND IMPROVED PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENTS TO BENEFIT EXTREMELY LOW, LOW AND MODERATE INCOME HOUSEHOLDS.

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, in 2013, adopted a county-wide "Complete Streets Policy". This Legislation supports roadway design features that "accommodate and facilitate convenient access and mobility by all users, including current and projected users, particularly pedestrians, bicyclists and individuals of all ages and abilities".⁴ OHCD has been working closely with Nassau County Department of Public Works (DPW) to provide funding for components of local "Complete Streets" projects. Currently, OHCD has provided funding for a project in the Village of Lynbrook at an intersection which sees moderate to heavy pedestrian traffic due to the proximity to the LIRR station, commercial/retail, and students walking to and from the High School. The intersection will be improved with curb bump-outs and curb ramps, rectangular flashing beacons, crosswalks, painted channelizing islands and signage. The improvements will greatly increase pedestrian safety. In addition to Nassau County adopting a Complete Streets policy, the Town of North Hempstead, City of Long Beach and the Village of Farmingdale have followed suit.

During the program year, members of the consortium and non-profit subrecipients carried out a range of public facilities improvement projects including renovation of senior centers, youth centers, neighborhood facilities, child care centers, tree planting, park and playground improvements, sewer installation, street and sidewalk replacements, flood and drainage improvements, and handicapped accessibility improvements. Activities were carried out in the Towns of Hempstead and Oyster Bay, the Cities of Glen Cove and Long Beach, as well as the Villages of Freeport, Hempstead, Lynbrook, Manorhaven, Massapequa Park, Mineola, Rockville Centre, Sea Cliff, Valley Stream, Williston Park and Westbury.

⁴ Nassau County Complete Streets Legislation

The Town of Oyster Bay has undertaken several infrastructure and streetscape projects over the past few years. The focus during the program year was the heart of the downtown hamlet of Oyster Bay. New improvements include decorative lighting which compliments the historic nature of the hamlet as well as brickwork and sidewalk improvements.



Oyster Bay Lighting and Street Improvements –
Audrey Avenue

The other area of Oyster Bay that has seen infrastructure improvements, is the hamlet of Glen Head. The picture below depicts a safe, accessible sidewalk, decorative clock, lighting, and a bench.



Glen Head Streetscape Project

The Town of Oyster Bay, hamlet of Hicksville PF&I project, is currently in the construction phase. This project is located at the intersection of Route 106/107, called the “Hicksville Triangle”. This small park allows for pedestrians and shoppers in the Hicksville area to relax and enjoy a beautifully landscaped garden. However, because of time and neglect, the park was overgrown and unsightly.

CDBG funds were allocated to the Nassau County Department of Public Works for the installation and hook-up of a fountain with the hopes of making it a “destination” place for residents.

The Town of Hempstead has identified several target areas to infuse public facility improvement dollars. They include the hamlets of Elmont, Franklin Square, Inwood, Roosevelt, Uniondale, and West Hempstead. Additionally, The Town of Hempstead, via a Betterment Agreement, assisted the Village of Valley Stream by allocating CDBG funds to finish a streetscape improvement project that extended beyond the Village/Town border onto Town property. By improving the infrastructure, the Town hopes to bring in new businesses and jobs. The key is to create walkable communities where residents shop and eat locally. The picture below illustrate the before and after of this project.



In the hamlet of Elmont, on Hempstead Turnpike from Holland Avenue to Plainfield Avenue, the Town undertook extensive streetscape improvements including new sidewalks, curb cuts, brick pavers, lighting and street furniture. This is all part of an extensive Urban Renewal Plan and visioning that anticipates new commercial business investment and the rehabilitation of existing housing over commercial parcels.



Hempstead Turnpike – hamlet of Elmont

The Town has been making every effort to revitalize the West Hempstead area. This is a small hamlet with great potential. The LIRR station and the surrounding area has been the focus. During the past few years, the Town demolished a seedy motel by the train station and a developer built a multi-unit apartment structure in its place. By undertaking additional infrastructure improvements and some commercial rehabilitation, this hamlet can be a great example of transit oriented development.

After Hurricane Sandy, the Village of Freeport realized that it had to undertake significant road drainage improvements in areas that encounter flooding due to heavy rainfall. During the program year, the Village invested its CDBG allocation to make these improvements. The street drainage project located at South Ocean Avenue between Hamilton Street and Front Street cost a total of \$1.6 million leveraged with \$674,165.62 in Community Development Block Grant funds. Investing in preventative improvements makes solid fiscal sense in the long run.

Community Development Block Grant (CDBG) funds continue to be leveraged to implement of the “Safe Routes to School Program” (SRTS) in the Village of Hempstead. SRTS is sponsored by the Federal Highway Administration via the New York State Department of Transportation. The Village of Hempstead was awarded three grants to execute the SRTS Program at Jackson Main Elementary School, Fulton Elementary School, and A.B.G. Middle School. Hempstead Village is a “walking district”, which means buses are not provided for transporting students to and from school. This program is comprised of five components – Engineering, Education, Encouragement, Enforcement, and Evaluation. Nassau County and the Village of Hempstead Community Development Agency have been working together to execute this program which includes traffic calming improvements, bump outs, and new cross walks that promote healthy and safe habits amongst the students who must walk or bike to school.



Nassau County and the Village of Hempstead Community Development Agency have been working together to execute this program which includes traffic calming improvements, bump outs, and new cross walks that promote healthy and safe habits amongst the students who must walk or bike to school.

The City of Long Beach, after enduring significant damage from Super Storm Sandy in October, 2012, has been allocating its block grant dollars to plant trees, replace fire hydrants, improve the drainage capacity in the City, and re-build their parks and playgrounds. One of the City's major continuing initiatives has been planting trees to replace those wiped out by the storm, leaving the City with little green and a dull aesthetic environment. Trees have economic, environmental, and social benefits. Downtown areas that are tree-lined project a welcoming and inviting atmosphere for shoppers who may tend to linger and spend more time shopping.





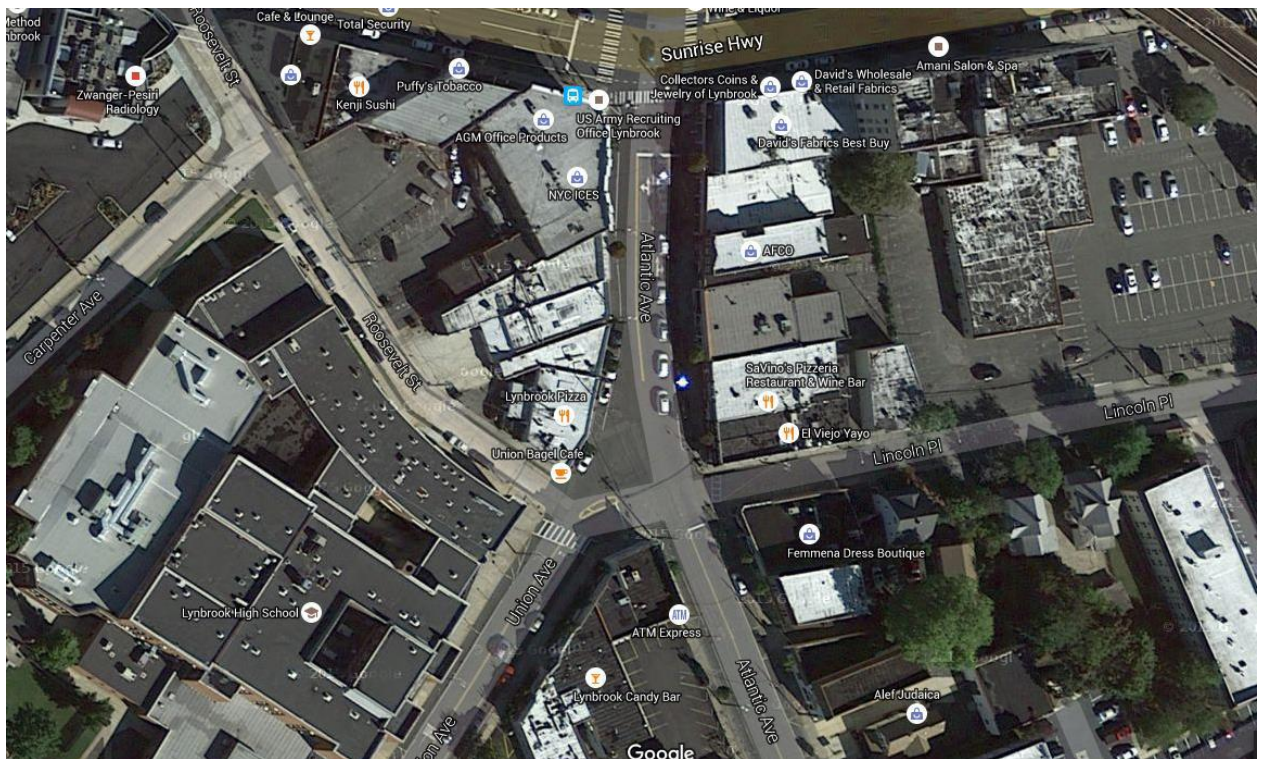
The City of Long Beach had also completed an ambitious park and playground improvement project during the program year. Georgica Park, which serves those residents and children in the west end of Long Beach, saw extensive damage due to Hurricane Sandy. The park was sorely missed as it provided a recreational and social outlet for children and their caregivers. The City funded the playground restoration project with CDBG funds and had a grand opening in the spring of 2015, much to the delight of residents.

During the program year the City of Long Beach also invested in additional improvements to the local VFW which was in desperate need of a new kitchen for the veterans to host meetings and events. As this is the only VFW in the area, and the City has a large veteran population, these improvements make a tremendous difference.

The Village of Lynbrook has routinely focused their CDBG funding on sidewalk improvements in targeted eligible areas in the Village. During the program year funds were allocated to sidewalk and lighting improvements on Merrick Road. Currently, the Village is looking to find ways to truly revitalize the entire downtown area. Last year, the Village of Lynbrook, the New York Metropolitan Transportation Council, and NC DPW/Planning Division hosted a "Complete Streets Community Workshop". The reason for the workshop was to solicit ideas and recommendations for improving mobility and accessibility within the downtown street network in order to better support local economic development initiatives and increase the quality of life for all residents. Lynbrook's downtown is in dire need of revitalization. There are many empty storefronts, abandoned buildings, inferior infrastructure, and inefficient way finding signage. Because it is neither pedestrian nor bicycle friendly, residents are not likely to spend time shopping or eating in the downtown. The "Complete Streets" program is a long term process that encourages participation and input from all community stakeholders. The first phase of the implementation of "Complete Streets" recommendations is underway. The design phase is almost complete for the Atlantic and Union Avenue intersection. This area sees a vast amount of pedestrian traffic from the LIRR and the local High School. Unfortunately, this area was prone to some pedestrian accidents because of the lack of safe, walkable sidewalks and intersections. Improvements will include curb bump-outs and curb ramps, rectangular flashing beacons, crosswalks, painted channelizing islands and signage.



Lynbrook – Merrick Avenue Street and Road Improvement Project



Lynbrook "Complete Streets" Area map



Morgan's Dock in the Village of Manorhaven once hosted a bustling commercial and nautical hub. After decades of decay and disrepair, this ¼ acre site is poised for major upgrades and rehabilitation with the hopes of revitalizing the business district. The Village is hopeful that Morgan's Dock, as a public dock, will lure boaters to stop and dock and visit the downtown restaurants and shops. During the program year, Phase I began with the dock design and purchase of a beautiful gazebo and site furniture. With Phase II in the works, this low to moderate income waterfront community should soon experience a transformation.

The Village of New Hyde Park's Operation Main Street was declared a winner in the category of "Mobilizing the Region" from the Tri-State Transportation Campaign. After twelve (12) long years, the transformation of Jericho Turnpike from Hillside Blvd. to Ingraham Lane is complete. By leveraging federal SAFETEA-LU funds via the State DOT and CDBG funds, the Village introduced complete street traffic calming measures and streetscape enhancements to make this thoroughfare safer and more pedestrian and business friendly. The Village is now focusing on the area of Jericho Turnpike from Hillside Blvd. to Cherry lane which was not part of the original overall development. They are seeking proposals for street, sidewalk and traffic calming construction.

Oftentimes, consortium members allocate funding to a project to address a safety issue. The Village of Rockville Centre allocated funding for lighting improvements to a foot bridge located where Sunrise Highway and Merrick Avenue intersect. Because local youth were congregating under the foot bridge, which became a scene of a serious crime, the Village realized this area needed significant lighting to avoid the temptation for youth to "hang out" there. This improvement has enhanced the safety of those walking over or under the bridge.



Rockville Centre also has a multi-year plan to improve the downtown business district with new sidewalks, lighting and street furniture. During the program year the first phase of construction took place on N. Village Avenue which was previously hampered by cracked sidewalks and ineffective curb cuts.



N. Village Avenue – Rockville Centre

One of the more significant projects completed during the program year was the Village of Sea Cliff's installation of a sewer line on Sea Cliff Avenue from Main Street to Prospect Avenue. The installation of sanitary sewers in the central business district had been a major goal of the Village for several years. The sewer line was not only necessary to protect Hempstead Harbor and the water table, but also to spur economic growth in the downtown. Businesses hesitate to locate in the downtown because of the outdated septic system. Prior to the installation, restaurants had to limit the number of seats based on their septic capacity. The lack of proper disposal causes pollution to Nassau County waters and other environmental concerns.

This multi-leveraged project included a grant from Congressman Steve Israel, NYS Dormitory Authority funds, NYS Department of Environmental Conservation funds, \$500,000 in Community Development Block Grant funds through Nassau County OHCD, and \$385,000 from the Village of Sea Cliff.



Sea Cliff Sewer Installation Groundbreaking Ceremony

The Village of Valley Stream, which had routinely allocated funds for street improvements throughout the Village, has re-focused its efforts and commitments to improving the local parks and playgrounds. Barret Park was the first park to be completed and won an award of excellence in design and construction. As depicted in the photo below, this is a state of the art, safe, handicapped accessible playground.



Barrett Park State of the Art Playground with Handicapped Accessible Play Equipment

B.ELIMINATE AND PREVENT BLIGHT THROUGH REHABILITATION, DEMOLITION AND REDEVELOPMENT ACTIVITIES AND BROWNFIELD REMEDIATION, AS WELL AS CODE ENFORCEMENT.

Consortium members continue to identify blighted and underutilized sites for redevelopment. During the program year, the Village of Freeport issued an RFP to redevelop Freeport Plaza West and Henry Street/East Merrick Road both of which are part of an on-going urban renewal process outlined in their Master Plan. It was determined that the Henry Street site was suitable for expanded mixed-use commercial and workforce housing development. With the development of this deteriorated site, the Village hopes to increase tax revenues and create jobs. The Freeport Plaza West project is located in a very walkable part of Freeport's downtown commercial area and is in close proximity to the Long Island Rail Road Station. They are reviewing proposals that will redevelop the sites in order to increase pedestrian traffic in the downtown area with transit-oriented development in mind.

A more ambitious and multi-leveraged re-development project will be taking place within the next couple of years at the site of the former Glen Cove Incinerator. The incinerator is a four-story superstructure, decommissioned since the 1990's, and a potent source of blight that looms over the surrounding ball fields and marinas. The goal is to create a network of parks and open spaces in the Glen Cove Creek waterfront. The plan is to demolish the former Glen Cove Incinerator creating the opportunity to transform the surrounding 7.8 acres of City-owned waste management property into a waterfront extension of the City's parks and recreation system. CDBG funding has been allocated for the engineering phase of the demolition and clearance of the structure. Future funds will be earmarked for the park improvements.



Glen Cove Incinerator Site

The Town of North Hempstead has had much success in acquiring blighted properties to redevelop into affordable housing. To further this goal, the Town acquired two buildings located at 876 Brush Hollow Road, New Cassel. One building was demolished, and the remaining structure underwent extensive interior and exterior rehabilitation without increasing the foot-print, and the land use will remain a single family home. Most recently, the Town acquired 220 Sheridan Place in New Cassel that will be subdivided in to two lots and will eventually become two (2) individual three (3) bedroom single family homes. Funds were used for both acquisition and demolition of the site. 160 Urban Avenue was also acquired and rehabilitated for homeownership.

Last program year the Town of Hempstead undertook the demolition and clearance of a blighted property on E. Clinton Road in Roosevelt. This site was cleared in order to make way for an affordable housing development within the hamlet which is close to completion. Additionally, the Town of Hempstead was a recipient of a \$500,000 state grant towards its economic development plan for the Elmont-Belmont Park area, money that can be used to acquire blighted properties. For the past few years, the Town has been seeking to develop a 2.9 acre site on Hempstead Turnpike and Elmont Road. The urban renewal plan calls for the acquisition of four blighted properties, demolition of those properties, and the relocation of the existing businesses. The end use would be a supermarket to service an area described as a “food desert”. The Town has faced obstacles executing this project but is moving forward with the vision plan.

The Village of Hempstead had demolished a blighted property at 172-174 South Franklin Street, which is approximately 0.28 acre in size. The project site contained two vacant buildings; one was a one-story building with former retail use, and the other was a two-story building with former retail use on the first floor and a residential apartment on the second floor. The buildings were in advanced stages of interior and exterior deterioration. The end use intention is to build affordable housing units to be sold or rented to income eligible residents.

Blighted downtowns can be turned around with an investment in commercial façade improvements. During the program year, this activity had been carried out in the Village of Farmingdale, the City of Glen Cove, and the Towns of Hempstead and North Hempstead. The Village of Bayville who funded two very successful commercial façade improvements in the downtown area is continuing to attract business owners who wish to undertake similar renovations. For a small Village, this can have a major economic impact.

The poster child for revitalizing the downtown business district is the Village of Farmingdale. The Village's robust commercial rehabilitation program has seen the completion of approximately 30 facades and another 20 more on the waiting list. With the effort concentrated on Main Street in their business district, the Village has achieved great success changing the face of the area. Going back five years, this area exhibited great deterioration with empty storefronts and little foot traffic. Now we see a community that not only has completed infrastructure and aesthetic improvements, but is moving quickly towards full redevelopment including housing.



A glimpse down Main Street Farmingdale – New Signs, Awning and Goose Neck Lighting

The hamlet of Baldwin has also seen commercial façade improvements that are changing the face of the local businesses. Grand Avenue has many businesses in need of an upgrade to attract residents and others visiting the area to shop or eat. The picture depicts a commercial façade that had recently undergone improvements. The hamlet of Elmont has seen heavy investment from the Town of Hempstead with street and sidewalk improvements as well as commercial façade improvements. New signs and lighting can make all the difference and compliment the streetscape enhancements that were undertaken in the area.



Sweet and Savory Café – New Sign and Awnings

The City of Glen Cove continues to invest in their commercial façade program. The downtown commercial corridor is seeing improvements due to this program. This program includes a \$5,000 maximum grant with a \$5,000 match from the building owner. As more signs and lights are installed, other businesses are making note and showing interest in becoming part of this program.



With its continued commitment to revitalize the New Cassel area, the Town of North Hempstead has invested in commercial rehabilitation on the Prospect Avenue corridor. These improvements assist businesses in attracting customers for economic benefit.



New Commercial Signage in New Cassel

North Hempstead has also made investment in the hamlet of Port Washington. The focus is to improve the aesthetics of the depressed looking commercial area by providing grants for signs and awnings. In addition, plans are underway to commence street and sidewalk improvements for safety of residents.



Port Washington Main Street Commercial Rehabilitation

Code Enforcement activities are carried out with the assistance of CDBG funds in the Villages of Hempstead and Mineola, the City of Long Beach and the Town of North Hempstead. This program is directed to those homes and businesses within the municipalities that do not conform to health, safety and other codes dictated by local and state laws. Identifying non-conforming properties and addressing and correcting code violations benefits the surrounding area.

Comprehensive Development

Comprehensive multi-year redevelopment, transit oriented developments are being carried out in several consortium communities. Redevelopment of sites that are no longer viable nor serve a community purpose are being undertaken in the Villages of Farmingdale, Freeport, Hempstead, the City of Glen Cove, and the Towns of Hempstead and North Hempstead. Redevelopment has included acquisition of blighted properties, environmental abatement of brownfield sites, and clearance and demolition.

Long Island as a whole has seen a shift in focus from single home communities to “Smart Growth” and transit oriented development (TOD) communities. Smart Growth is seen as a better way to build and maintain our towns, cities, and villages by building communities with housing and transportation choices near jobs, shops and schools. This approach has been shown to support local economies with the understanding that the model of suburban living can no longer sustain the region. To that end, many Long Islanders are embracing multi-family, mixed-use developments in the downtown near transit. However, there is still a level of local community opposition which may impede multi-unit development projects.

Vision Long Island held its “14th Annual Smart Growth Awards” on November 20, 2014. Some notable Nassau County projects which are slated to be implemented over the next few years will be the areas of Baldwin, Hicksville, Farmingdale, Glen Cove, and Freeport. The hamlet of Baldwin, which has witnessed several failed attempts at revitalization, is on track to revitalize Grand Avenue from Merrick Road to Stanton Avenue. Hicksville, which hosts one of the busiest Long Island Railroad stations has received a commitment of \$106 million to go toward a major rehabilitation of the train station with significant track and signal modernization. The Village Farmingdale, which received Smart Growth awards back in 2012 and 2013, continues to emerge as a leader in transit oriented development with housing and commercial redevelopment throughout the downtown and in connection with the LIRR. The City of Glen Cove, most notable for its ongoing waterfront revitalization is also focusing on downtown redevelopment. The Glen Cove Piazza, which is a project anticipated to be built in Village Square plans for the construction of 110 apartment units as well as 30,000 square feet of retail and commercial establishments. The Village of Freeport’s vision plan for the North Main Street Corridor is coming closer to fruition with the infusion of \$5 million in county capital funds. The project includes new sidewalks, curb cuts and other handicapped accessible features, decorative street lighting, street furniture and enhanced crosswalks for pedestrian safety.

Nassau County recently completed planning work as part of the “New York & Connecticut Sustainable Communities Consortium” organized as part of HUD’s Sustainable Communities Regional Planning Grant Program. Fortunately, the consortium was awarded \$3.5 million to develop livable communities and growth centers around the region’s commuter rail network. This is all in an effort to enhance affordable housing efforts, reduce congestion, improve the environment and continue to expand economic opportunities. The goal is to support more livable and sustainable communities. A central goal of the Sustainable Communities Program is to link strategies on a metropolitan scale that would foster creation of mixed-income housing, employment, and infrastructure in locations connected by the region’s robust commuter rail network.

With this grant funding, Nassau County has completed an Infill Redevelopment Feasibility Study for properties within a half-mile radius of up to three existing Long Island Railroad stations located within and surrounding the Nassau Hub Transit Study Area. Through an ambitious community outreach and engagement plan, twenty-one LIRR station areas were evaluated to determine the

readiness and desire for transit-supported development.

The Villages of Lynbrook, Valley Stream and the hamlet of Baldwin were chosen for the study. These communities expressed a desire for transit-oriented development. Most recently, and as a first step, Nassau County conducted the “Valley Stream LIRR Station Area Concept Plan Public Meeting”. The plan will include integrating housing, economic development and environmental planning. Valley Stream is ripe for redevelopment as they have recently amended their zoning codes to allow hotels and other mixed-use development. The Village has the potential to grow its tax base, entice businesses to set up shop in the neighborhood, and attract young people seeking housing. In the hamlets of Baldwin, the Infill Study recommended complete streets improvements along Grand Avenue, a north-south arterial adjacent to the LIRR Baldwin Station. Transforming Grand Avenue to allow for safer pedestrian, cyclist and vehicular conditions, along with strategic streetscape improvements could serve as the catalyst to redevelopment along the corridor. NC OHCD expects to be very involved with Nassau County Planning initiatives.

The Village of Hempstead’s large scale, \$2.5 billion urban renewal project which is being spearheaded by Renaissance Downtowns, has received much input from village residents who would like to see their downtown vision achieved. The Village continues to leverage New York State grant funding with CDBG dollars to rehabilitate the Main Street and Franklin Avenue shopping areas. Nassau County is assisting the Village of Hempstead with its revitalization efforts through a \$3 million investment initiative for the revitalization of Franklin Avenue in the Village of Hempstead’s downtown. Streetscape and roadwork on this strip is complete. As the Village has a major transportation system, a large downtown, and is centrally located, it is vital that comprehensive redevelopment activities are undertaken in order to make this a more viable community.

As the first phase of the housing component is poised to begin, the Village has begun working on the needed infrastructure on Washington Street in order to be able to construct two five floor apartment complexes containing a total of 336 units. The Village will continue to upgrade their ailing sewer system with the \$1.22 million in state funds in order to move forward with the redevelopment.

As previously discussed, the Village of Farmingdale has made great strides toward comprehensive downtown redevelopment. The Jefferson at Farmingdale Plaza was fully completed during the program year and held a lottery in January 2015 for 16 units of workforce housing. The 16 new rental apartments consist of: twelve 1-bedroom apartments, and four 2-bedroom apartments. This new development is conveniently located at 148 S. Front St. in Farmingdale Village, just steps from the LIRR.



The Jefferson at Farmingdale Plaza

Additional housing will be located at 231-245 Main Street which until recently housed abandoned properties. These properties were demolished during the past year in order to clear the area to construct a mixed-use development which will include twenty six (26) units of rental apartments and 3,100 square feet of commercial space. The complex will have three floors and will be outfitted with high rise balconies and self-contained parking. To further the projects delineated in their Master Plan, Farmingdale board members unanimously approved a zoning change at 100 Secatogue Avenue to downtown mixed-use. This will pave the way for the third phase of transit oriented development. The plan is to build a 42-unit apartment complex, four of which will be workforce housing. The site, near the LIRR, currently contains a truck repair business and taxi stand. The project was approved for tax breaks by the Nassau County Industrial Development Agency (IDA).

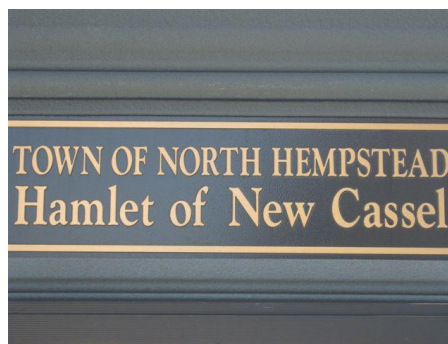
The Village of Mineola is not far behind Farmingdale with its influx of new housing and commercial development. Once abandoned buildings on prime real estate are being demolished and reconstructed into much needed rental housing in the Village'sr downtown area, walkable to the LIRR. Most recently, the Village hired consultants to review their master plan to determine if it remains on track. The report verified that indeed the village was moving forward with the tenets of the plan.



The Elmont vision plan is coming closer to a reality after the Town of Hempstead Town Board approved the rezoning of the Hempstead Turnpike corridor, which includes a 2-mile stretch from the Queens border to Franklin Square. This will allow for more mixed-use development with a uniform aesthetic for the area. In addition to the rezoning, the Town of Hempstead adopted a "Complete Streets" policy that mandates that new road projects include safety measures for drivers, cyclists, and pedestrians.

The Village of Freeport is continuing its efforts to revitalize its downtown area and is implementing its visioning for the North Main Street corridor. North Main Street is part of an important county road that connects the heart of Freeport to the Village of Hempstead. The plan calls for new mixed-use structures, building preservation and restoration, sidewalk and street planning, park and playground expansion, traffic calming, transit improvements, culture and nightlife, open space and landscape improvements, and pedestrian connectivity. The Plaza West Bank building, which stands at the corner of North Grove Street and Sunrise Highway, has attracted many redevelopment proposals. Because of its location next to the LIRR, it has great potential to be a catalyst for economic development.

The Town of North Hempstead's multi-year redevelopment of New Cassel is continuing with additional rental and homeownership housing and commercial developments in this once blighted area. During recent years Nassau County HOME and CDBG funds were utilized to leverage over \$60 million for the new construction of almost 200 units of mixed income housing and commercial space.



The City of Glen Cove is looking to re-purpose a large shuttered school property which it purchased back in 2002. City officials have received several proposals for redevelopment which include housing. Housing would be ideal as it is in close proximity to the LIRR. Housing proposals include a 123 unit apartment complex, 71 workforce apartments for seniors, veterans and young professionals.

The City of Glen Cove's Planning Board advanced the first phase of the City's long planned waterfront development by supporting the site plan. The Planning Board is also in step to support the subdivision plan for the 56 acre development. The first phase of the waterfront revitalization plan entails the construction of 387 multi-family units, a park, an esplanade to the ferry terminal, 811 parking spaces, and a marina support building. The City anticipates that construction will begin in 2016. Additionally, the City received a \$2.5 million grant from NYS via the Regional Economic Development Councils to construct a new road that will connect the Glen Cove waterfront and its downtown business district. This road is a key component to making the entire project work.

Also as part of the waterfront revitalization, Glen Cove is in the process of constructing an energy efficient commuter service – the "Glen Cove Ferry". The ferry building adheres to LEED standards of construction, and the service will be able to accommodate ferries that operate on clean diesel and marine gasoline, supplying commuter transportation to Manhattan, LaGuardia and other potential recreational destinations. The project won the Transportation Choices award from Vision Long Island and has been recognized for its creative revitalization efforts. The Ferry Terminal and Boat Basin will utilize green building technologies. The ferries will run on natural gas or clean diesel fuel and reduce auto emissions by providing an alternative to cars. Site improvements have begun with surface parking, docks, and bulkheads. Funding for this project is leveraged with Community Development Block Grant (CDBG) funding, U.S. Congressional Delegation funds, and Empire State Development Corporation Restore New York grant.



Glen Cove Boat Basin



Glen Cove Ferry Terminal

Consistent with the City's overall goal to make the waterfront a recreational and economic development engine, they are also focusing efforts on the south side of Glen Cove Creek which is home to the defunct Glen Cove incinerator. In order to move forward with revitalization, the City must demolish the former incinerator which was decommissioned in the 1990's and is a huge source of blight to the surrounding recreational spots and marinas. By demolishing and clearing this blighted property, it will create an opportunity to transform the surrounding 7.8 acres of City-owned waste management property into a waterfront extension of the City's parks and recreation system. CDBG funds have been allocated to begin the process. Potential uses include, pedestrian and bike enhancements, multi-use convertible fields, indoor and outdoor facilities, a dog park, and waterfront seating and access.

Code Enforcement

Code Enforcement has become an important issue in a large number of Nassau County

communities. With the lack of available space for construction and the lack of affordable rental units, Nassau County is encountering a large number of illegal occupancy problems – tenants living in unsuitable and often dangerous spaces such as basements, attics and garages. NC OHCD allocates CDBG funding in order to alleviate this very serious problem. The Village of Mineola has utilized its funding to advance the technology in tracking enforcement activities. In addition the Village of Hempstead and the Town of North Hempstead allocate yearly funding for code enforcement.

Brownfields Revitalization

Another priority of Nassau County is to identify brownfields sites for development and reuse. By doing so, there will be economic benefits such as creating jobs, increasing the municipal tax base, mitigating potential health or environmental risks and maximizing existing infrastructure. State and federal government entities set the environmental standards and provide resources for assessment and remediation. Nassau County relies heavily upon input from the local community to determine redevelopment options.

The Long Island Regional Planning Council (LIRPC) designated the Glen Cove Waterfront Redevelopment Project as one of five projects of regional significance. Nassau County provided a \$6 million HUD Section 108 loan as well as a Brownfields Economic Development Initiative (BEDI) grant, which were used for acquisition, remediation and infrastructure expenses for the 50 acre redevelopment area. Community Development Block Grant funds have been provided primarily for project delivery costs.

Glen Cove applied for and received financing from the County's Brownfield Revolving Loan Program funded by the U.S. Environmental Protection Agency in the amount of one million dollars for the remediation of two sites, Gladsky and Doxey. These sites are a part of the Hempstead Harbor Waterfront Redevelopment Area (WRA). The WRA is a landmark project which has State, Federal and Local authorities behind a shared goal of reclaiming a blighted industrial waterfront for public benefit and enjoyment. The Gladsky site was formerly used as a marine salvage yard and it suffered from asbestos, lead, PBC, VOC, and heavy metals contamination. These sites contaminated the tidal habitat in Hempstead Harbor, which hurts fish and wildlife.



Planned Redevelopment at Garvies Point – Glen Cove

Other ongoing activities include the following:

Small Business Loans & Technical Assistance Programs

Nassau County recognizes that small business is critical to its economic growth and strength. Through the County's collaborative partnership with the National Development Council/Grow America Fund (NDC/GAF), NDC is able to fully service the diverse needs of the county's small business community by offering a portfolio of loan products and technical assistance programs specifically designed for a businesses' stage in its growth. NDC handles all of the loan

administration, underwriting & servicing for their respective programs.

The Grow Nassau Fund

The Grow Nassau Fund (GNF) was launched in late 2006 as the result of a partnership between Nassau County, Nassau County IDA and the National Development Council's (NDC) Grow America Fund. The initial investment of \$600,000 was a "recapture penalty" owed to the IDA by North Fork Bank that was donated and leveraged to create a loan fund of \$2.4 million.⁵

GNF is an SBA 7(a) Loan Program which is targeted to businesses located in low and moderate income communities that need expansion capital to reach their full growth potential. Through the GNF, eligible small businesses may apply for loans at competitive rates, for terms up to 25 years (depending on the use of funds) and can be used for working capital, equipment, leasehold improvements, acquisition of real estate and construction/renovation. Loans can range from \$50,000 to \$2,000.

<u>GNF Loans Closed:</u>	<u>Amount</u>	<u>Location</u>
Accent on the Home	\$ 126,000.00	Glen Cove City
The Jabeez Posse, LLC	\$1,200,000.00	Hempstead Village
Shipman Pharmacy	\$ 683,000.00	Westbury Village
Dolphin Book Store	\$ 250,000.00	Port Washington
Child Life Pediatrics	\$ 130,000.00	Carle Place
404 Peninsula, LLC	\$1,600,000.00	Hempstead Village
Jabra Realty, Inc.	\$1,307,589.00	Freeport Village
Sam's Caribbean Market	\$ 718,500.00	Hempstead Village
Sam's Caribbean Market #2	\$ 200,000.00	Hempstead Village

Seventy-four (74) jobs have been created and/or retained through this loan program. The County investment per job is \$8,108.00.

SCORE

SCORE is a volunteer organization that has been helping small businesses for over 45 years and is a resource partner of the U.S. Small Business Administration (SBA) with over 10,000 SCORE counselors in the U.S. SCORE provides free and confidential business development assistance for any client who is seeking information on starting a business.

There are several retired executives/business owners who serve as counselors at NC OHCD. On a typical week, these retired volunteers serve approximately 6-8 clients. These clients usually consist of persons who want to start up businesses of their own. The clients are seen by appointment and have found SCORE through the internet, newsletters, advertisements, workshops and networking. Workshops hosted by SCORE serve on average 25 clients at a time and have been found to be invaluable to helping clients begin their businesses. Many clients of SCORE are unemployed and looking to start a business based on the skills they have learned at their previous job.

Office space is supplied gratis by NC OHCD, which includes furniture, computer and telephone. This is a resource that is not easily duplicated and enables the SCORE volunteers to offer assistance and guidance in a professional environment.

⁵ NDC is a national community development agency and a HUD-certified consultant. The recaptured North Fork Bank funds are restricted to small business financing in Nassau County, and are matched 3-to-1 by NDC. NDC handles underwriting and loan servicing functions.

C. PROVIDE PROGRAMS AND SERVICES TO ADDRESS THE NEEDS OF SENIOR CITIZENS, YOUTH AND OTHER EXTREMELY LOW, LOW AND MODERATE INCOME PERSONS.

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. During the reporting period, numerous public services were carried out serving low and moderate-income segments of the population. Programs were carried out throughout the consortium, in the Towns of Hempstead, North Hempstead and Oyster Bay, the Cities of Glen Cove and Long Beach, and the Villages of Freeport, Great Neck Plaza, Hempstead, Rockville Centre, Sea Cliff, and Westbury.

Approximately 10% of Nassau County's annual CDBG allocation is granted to non-profit organizations providing public services for persons with special needs such as senior citizens, the physically challenged, at-risk youth, families, and the homeless. Public service funding was provided to assist with employment training, food pantries/soup kitchens, substance abuse prevention, mental health counseling, crime awareness, fair housing counseling testing and enforcement, English as a Second Language (ESL) training, veteran's organizations, economic development, and for public health programs.

During the program year, Nassau County directly funded several diverse non-profit organizations. For example, CDBG funds were used to support Adelphi University's Cancer Hotline and Support Programs. Adelphi spearheaded the "Sisters United in Health/Hermanas Unidas en la Salud" which is a program to provide breast cancer information to underserved Latina and African American woman. To compliment this program, Adelphi also conducts Spanish speaking support groups and individual counseling at the breast clinic at Nassau University Medical Center.

Because of the racial and ethnic diversity of Nassau County, there is a great need to support the different populations who may not be aware of resources available to them. During the program year, NC OHCD funded Haitian Family of Long Island (HAFALI), a new group that was seeking funding to provide family services to the Haitian community which is growing. Their multi-service program addresses the social, educational, and cultural barriers that exist for families. The Asian population is another population that is growing exponentially on Long Island. Long Island Conservatory of Music, Inc. via a CDBG grant, teaches free English as a Second Language (ESL) classes for recent immigrants who wish to assimilate into the culture.

La Fuerza Unida, Inc.'s "New Frontier Opportunity Center" provides job skills training, counseling and placement for day workers. These workers have limited English proficiency and the Center assists them with communication and soft skills.

The Roosevelt Community Revitalization Group, Inc. received funding to run a farmer's market during the fall. The farmers market creates jobs and work experience for low income High School students. This is a great opportunity for these youth to learn about business development, customer service, and accounting. This model was utilized for the New Cassel Farmer's market as well which is run by Unified New Cassel Community Revitalization Corp. (UNCCRC).

Providing job training for disabled adults has become increasingly important for those individuals and their families. During the program year, Community Mainstreaming Associates' Sweet Comfort Bakery offered job training opportunities to disabled residents residing in the group homes they operated. Eight (8) adults with developmental disabilities were trained to work at the bakery in various positions. This not only provided these individuals with the skills needed to be employed, but also personal satisfaction and pride that comes with earning a living.

Nicolas Center for Autism is a new public service that will be receiving funding to undertake employment training for autistic young adults. The organization is dedicated to an innovative program that assists individuals to lead fuller, productive and meaningful lives. This is attained by

providing gainful employment and work opportunities within a social enterprise. Eligible individuals are trained as screen printers at “Spectrum Designs”, an apparel printing business where they not only learn a trade, but are provided with social skills training.

Teaching our youth to be mindful of the environment and improving their quality of life is the mission of the non-profit organization Operation SPLASH (Stop Polluting, Littering and Save Harbors). SPLASH provides training and education to students in the Freeport and Long Beach school district. Staff volunteers teach students about how the pollutants affect the ocean wildlife. Not only does the staff conduct presentations in the schools, they take the students out into the field on boats and on the shore to clean-up debris and storm drains. During the program year SPLASH received the U.S. Environmental Protection Agency’s (EPA) prestigious “Environmental Champion Award”. The award is given to individuals and organizations across New York for their Achievements in protecting public health and the environment.



Operation SPLASH Field Trip on the Nautical Mile

Another non-profit funded under Nassau County’s CDBG program is Semper4Veterans. Semper4Veterans, founded in August 2009, is a non-profit organization that provides support to disabled, active, needy veterans and their families from all branches of the U.S. military on Long Island. The primary goal is to provide assistance to individuals and families in need of groceries, clothing, transportation, and other basic necessities. Semper4Veterans recognizes the courage, commitment and sacrifices that soldiers and their families have made and are making every day.

As returning veterans are vulnerable to having depression and anxiety related to their field of work, Peaceful Minds, Inc., a non-profit organization, takes a holistic approach to therapy. Instead of traditional treatment programs, this program treats veterans with acupuncture, yoga, and meditation. Peaceful Minds, Inc. provides a relaxing safe haven for those most in need, while not relying on medicinal drugs.

Our non-profit providers not only wish to assist the community with their health and well-being needs, but want to provide economic development assistance. La Fuerza Unida Community Development Corporation is a 501(c)(3) formed to address the issues of economic underdevelopment confronting minority communities on Long Island. Its mission is to promote sustainable economic growth in low to moderate income communities by providing minority and women owned business enterprises access to capital, business development services and other tools which will create jobs and long term prosperity.

CDBG funds allocated explicitly to address the needs of senior citizens were provided to various non-profits in the Towns of North Hempstead and Oyster Bay, the Villages of Freeport, Hempstead, Rockville Centre, Sea Cliff and Westbury, and the Cities of Glen Cove and Long Beach. Services included nutrition education, transportation, health care, and recreation. The L. Sandel Senior Center in Rockville Centre provides a wide variety of programs and services to Rockville Centre’s

senior residents. Daily nutrition programs, frail elderly services, recreation, socialization, community advocacy as well as many education classes are provided at the center. The Town of Oyster Bay has a large senior population and addresses the health, social, and recreational needs that are indigenous to this demographic. The Westbury Senior Citizens Club has been in existence since 1956 and continues to provide essential services to the senior population in Westbury. Some services include mini bus services for shopping and social outings, a five-day a week hot lunch program, adult cultural and education studies, and various health and wellness programs.

Many public services focus on youth and keeping them actively engaged and off the streets. Boys and Girls Clubs in the Village of Hempstead, the Town of Oyster Bay and the City of Glen Cove offer a variety of programs including sports, counseling, homework assistance, bullying prevention, gang prevention, and substance abuse prevention. Through these programs, youth are provided with a safe, structured, and healthy environment. But for the Boys and Girls Clubs, many youth would go home to empty houses without the benefit of a healthy snack, academic assistance and organized play-time. These programs provide a safe haven for disadvantaged youth in Nassau County.

The Grenville Baker Boys and Girls Club have more than 1600 members visit the Club each year. It fed over 400 people at its Thanksgiving dinner, provided homework help to more than 300 kids and healthy snacks to over 100 kids per day, and provided summer programs to more than 250 children. The Club also provided \$19,000 in college scholarships.



The Long Island Youth Foundation is a small non-profit dedicated to making sure the youth in the hamlet of Roosevelt neighborhood are connected to the arts and education.



Long Island Youth Foundation

The Cedarmore Corporation carries our various youth services programs for at-risk youth in Nassau County. Cedarmore is a community-based organization which has been providing youth services for over 30 years, including a summer sports program, after-school tutoring, and a youth entrepreneurship program. The "After School Enrichment Program" is dedicated to cultivating leadership skills in youth, the "Big Brother Basketball Association" promotes healthy living through sports workshops and training, the "Ready, Set, Know Program" promotes healthy decision making in adolescents, and the "Young Entrepreneurs Training Program" teaches young people how to start their own business.

As Nassau County is an extremely expensive place to live, many families find it difficult to make ends meet. More often than not, these families who never faced hunger before are now stretching pennies just to provide basic food necessities for their families. The Village of Freeport has focused a portion of their public service dollars on assisting non-profit entities who service the hungry and homeless. The Village funded Long Island Cares, Inc., which provides residents from all over Nassau County with food, baby supplies, clothes etc. LI Cares is looking to recruit local middle and high school students to volunteer.

Our Holy Redeemer Parish Outreach is part of a social service organization dedicated to servicing the poor and homeless in Freeport. They provide services including food, clothing, and address the needs of the homeless. Parish Outreach staff also assist their neighbors who need help submitting FEMA applications for rent, and prepare applications for the HEAT program, obtain health care information, and provide advocacy referrals and counseling.

Island Harvest, Long Island's largest hunger relief organization, serves as the bridge between those who have surplus food and those who need it. Island Harvest volunteers and staff "rescue," or collect, good surplus food from over 600 local restaurants, caterers, farms, and other food-related businesses; and distribute it to a network of close to 500 soup kitchens, food pantries, and other places where those in need can access it. In the 40th program year, Island Harvest was awarded \$25,000.00 in CDBG funds for its "Summer Feeding Program". This year, children received free nutritious lunches via this program. These meals are a critical source of nourishment for the children during the summer months.



Substance abuse is a major problem in Nassau County and Long Island in general. Long Beach Reach, Inc. runs a program that works with troubled youth and their families to engage them and help them learn better ways to cope with their rage, depression and pain. The goal is to help seek creative alternatives to self-destructive behavior, anti-social behavior, and drug and alcohol abuse. This organization just celebrated its 45th year in business and anticipates continuing for the foreseeable future. However, as funding for these types of programs are dwindling, it becomes very difficult for these non-profits to expand to meet the ever growing need. Lack of funding has also affected the mental health programs, which provide critical services to those vulnerable to suicide and depression. North Shore Child and Family Guidance Center, which has been allocated CDBG funds over the past few years, addresses acute mental health services for low/mod income residents primarily in the New Cassel/Westbury area. This organization fielded 75 direct emergency, triage and high risk services for youths and their families this year. All emergency calls were seen within 24 to 48 hours of initial contact. Ninety-percent of the emergency cases were successfully engaged in mental health services at the Guidance Center and the other 10% were linked to more appropriate higher levels of care.

D. PROVIDE IMPROVEMENTS WHICH ELIMINATE ARCHITECTURAL BARRIERS WHICH RESTRICT ACCESS BY THE PHYSICALLY CHALLENGED.

The Nassau County consortium is committed to addressing the needs of the physically challenged population. Thus, projects which remove architectural barriers, such as the construction of handicapped accessible bathrooms, doors, entryways, and walkways may take precedence. Nassau County's residential rehabilitation program provides handicapped accessibility improvements to homeowners. The Town of Oyster Bay funded numerous accessible chair glides to be installed in those homes where there are disabled senior citizens and residents who can no longer reach the upper floors of their homes. During the program year, eleven (11) units were made handicapped accessible. The Town of Hempstead's residential rehabilitation program also makes necessary ADA compliant renovations to the homes of income eligible senior residents. They include ramps, bathrooms, chair glides, door widening and any other necessary improvement that would allow the senior to age in place.



The City of Long Beach has allocated the last few years of funding to complete handicapped accessible improvements to City Hall. These include renovating all public restrooms to ADA compliance standards as well as improvements to the public elevators.



Long Beach City Hall - Handicapped Bathroom Project

Massapequa Park has a long history of funding residential rehabilitation projects throughout the Village, some of which include handicapped accessibility improvements. However, because accessibility to public parks and restrooms was cited as a need among many Village residents, funding was allocated to make Brady Park accessible for all people. Playground improvements which began during the program year, will allow for handicapped children to have the same access to recreational equipment as those who are able bodied. The Village also anticipates constructing handicapped bathrooms at Brady Park during program year 2015.

Mineola Village has also seen an uptick in requests for handicapped accessibility improvements to Village parks and restrooms. In response to residents' priorities, Mineola funded a large handicapped accessibility restroom project at Wilson Park, which is one of the most utilized parks in the neighborhood. Improvements include handicapped ramp, automatic doors, low sinks, grab bars and wide and accessible doors. During the next program year, the Village anticipates investing in accessibility improvements to Village Hall, which will include new automatic doors.



Wilson Park Handicapped Ramp – Mineola Village

The City of Glen Cove has a robust and well-attended senior center with approximately 300 members. In order to better serve the senior population, the City funded the purchase and installation of automatic handicapped accessible doors. This was a much needed addition for senior and handicapped residents.



Glen Cove Senior Center Handicapped Door Project
(Photo Courtesy of Tab Hauser)



Glen Cove Senior Center Handicapped Door Project
(Photo Courtesy of Tab Hauser)

The Town of Hempstead has made it a priority to assist the veteran population, especially aging and disabled veterans. A new handicapped ramp and automatic door was constructed and installed at the American Legion Hall in Merrick. This new feature provides for easy access to the American

Legion for social interaction and support from fellow vets. Currently underway is the construction of a handicapped accessible ramp at the East Rockaway VFW Post 3350.



Merrick American Legion Hall Handicapped Ramp

Stenson Library in the Village of Sea Cliff benefitted from a complete renovation and restoration during the year. As part of this large project, CDBG funds were earmarked to renovate and re-fit the existing bathrooms to include handicapped accessible components. Improvements included widening the doors, adding grab bars, accessible sinks and accessible soap dispensers.



Stenson Library Handicapped Restroom

Valley Stream's park and playground improvements include several handicapped accessible pieces of equipment for those who have limitations, but none-the-less would like to play.



Because Williston Park does not have census tracts that allow for the funding of area benefit activities, they have focused on improving public facilities for senior and handicapped residents. Engineering and design is complete for the Kelleher Field bathroom handicapped renovation projects. The Village is also exploring constructing an elevator at the Fire House, which has public meeting rooms on the second floor. At this point, these meeting rooms are very difficult to access should a resident have physical limitations.

Hispanic Brotherhood of Rockville Centre caters to a large Hispanic population which include the elderly and handicapped. In order to provide seamless access to the center, CDBG funds were awarded to complete a handicapped ramp. This ramp was a welcome addition for those residents who struggle to utilize the stair entrance.

Most HOME projects funded by this office include handicapped accessible components as per Section 504 of the Rehabilitation Act. A HOME project that was undertaken during the program year addressed the needs of our disabled population. Family Residences and Essential Enterprises, Inc. (FREE) provides an array of person-centered services to individuals, of all ages, diagnosed with developmental and/or behavioral health disabilities. FREE's residential program caters to these handicapped individuals. HOME funds were used to rehabilitate a legal two-family home including accessible kitchen, bathroom, stoop and walkway. Similarly, HOME funds were awarded to AHRC to complete improvements to seven (7) homes throughout Nassau County which include accessibility features for the group home residents.

Community Mainstreaming Enterprises, Inc. also runs group homes for mentally and physically challenged adults. This non-profit applied for funding to improve the egress for one home which was proving difficult with those with physical disabilities. The project will include widening the back door, constructing a ramp, and will also provide guide rails leading to the driveway.

B. AFFORDABLE HOUSING

The following tables summarize the County's five year goals and its annual accomplishments for the fifth and final year of the 2010-2014 Consolidated Plan.

Summary of Specific Housing and Community Development Objectives
Grantee Name: Nassau Urban County Consortium

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
1	Production of rental housing for extremely low and low income persons and seniors	HOME	2010	# of new affordable rental units	0	0	0%
			2011		94	94 (Twin Oaks)	70%
			2012		20	36 (Cathedral)	97%
			2013		10	29 (La Cite)	119%
			2014		10	0	119%
			MULTI-YEAR GOAL		134	159	119%
2	Expansion of housing opportunities through production of new owner units for low and moderate income homebuyers and first time homebuyers	HOME	2010	# of new affordable homeowner units	11	11	12%
			2011		10	1 (Clarkin)	13%
			2012		35	5 (Inwd,UNCCRC)	20 %
			2013		20	0	20 %
			2014		10	5 (Inwood)	26%
			MULTI-YEAR GOAL		86	22	26%
Affordability of Decent Housing (DH-2)							
1	Expansion of housing opportunities for low and moderate income first time homebuyers through homeownership assistance	HOME AHC	2010	# of households provided downpayment assistance	55	55	44%
			2011		25	11	52%
			2012		15	34	80%
			2013		15	20	96%
			2014		15	14 (LIHP, Inwood, Remsen)	108%
			MULTI-YEAR GOAL		125	134	108%
2	Rental assistance for extremely low and low income households	Housing Choice Voucher Program (Nassau County)	2010	# of households provided rental assistance	3,000	3,031	20%
			2011		3,000	3,031	40%
			2012		3,000	3,031	61%
			2013		3,000	3,031	81%
			2014		3,000	3,031	101%
			MULTI-YEAR GOAL		15,000	15,155	101%
3	Substantial rehabilitation for the expansion of rental housing for very low, low and moderate-income households	HOME	2010	# of housing units created or retained through substantial rehabilitation	245	245 (Bedell)	72%
			2011		88	88 (Cow Bay)	97%
			2012		0	0	97%
			2013		5	10 (Denton)	100%
			2014		5	9 (FREE, AHRC)	103%
			MULTI-YEAR GOAL		343	352	103%
3a	Substantial rehabilitation for the expansion of rental housing for low and moderate-income households	NSP	2010	# of housing units created or retained through substantial rehabilitation	45	125 (Bedell)	100%
			2011		50	0	%
			2012		30	0	%
			2013				%
			2014				%
			MULTI-YEAR GOAL		125	125	100%
3b	Substantial rehabilitation for the expansion of homeownership opportunities for low and moderate-income households	NSP	2010	# of housing units created or retained through substantial rehabilitation	15	11	31%
			2011		15	12	65%
			2012		5	4 (UNCCRC)	77%
			2013		1	1	80%
			2014				80%
			MULTI-YEAR GOAL		35	28	80%
4	Provide housing support services for very low, low and moderate income households.	LIHP LIHS OHHS HPRP/ ESG	2010	# of households served	2,500	2,537	26%
			2011		2,500	2,957	51%
			2012		2,500	1,010	67%
			2013		1,100	762	75%
			2014		1,100	984	85%
			MULTI-YEAR GOAL		9,700	8,250	85%

4a	Provide housing support services for homeless population	ESG CoC Warm Bed	2010 2011 2012 2013 2014	# of households served	4,500 4,500 4,500 4,500 4,500	5,102 3,807 3,250 4,665 5,658	22% 38% 54% 75% 100%
			MULTI-YEAR GOAL		22,500	22,482	100%
5	Housing rehabilitation assistance for extremely low, low and moderate income owner households (rehabilitate units at an average cost of \$20,000/unit)	HOME	2010 2011 2012 2013 2014	# of owner units rehabilitated	20 0 0 0 0	20 0 0 0 0	100% 100% 100% 100% %
			MULTI-YEAR GOAL		20	20	100%
6	Housing rehabilitation assistance for extremely low, low and moderate income owner households (rehabilitate units at an average cost of \$20,000/unit)	CDBG	2010 2011 2012 2013 2014	# of owner units rehabilitated	128 100 85 70 70	128 130 116 137 78	28% 56% 83% 113% 130%
			MULTI-YEAR GOAL		453	589	130%
7	Housing rehabilitation assistance for extremely low, low and moderate income renter households (rehabilitate units at an average cost of \$20,000/unit)	CDBG	2010 2011 2012 2013 2014	# of rental units rehabilitated	0 0 5 5 5	0 0 0 0 0	0% 0% 0% 0% 0%
			MULTI-YEAR GOAL		15	0	0%
Availability/Accessibility of Suitable Living Environment (SL-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
1	Provide programs and services to address the needs of seniors, youth and other very low, low and moderate income persons	CDBG	2010 2011 2012 2013 2014	Approx. # of low and moderate income persons served	50,000 50,000 50,000 50,000 50,000	50,000 50,000 50,000 50,000 50,000	20% 40% 60% 80% 100%
			MULTI-YEAR GOAL		250,000	250,000	100%
2	Provide improvements to homes and public facilities which remove barriers that restrict access by the physically disabled	ABLE Program (2010-2011) CDBG HOME	2010 2011 2012 2013 2014	Approx. # of units or public facilities funded to remove architectural barriers ^(a)	11 11 10 10 10	11 12 12 13 37 (PF&I/Res. Rehab.	21% 44% 68% 92% 170%
			MULTI-YEAR GOAL		52	85	170%
Sustainability of Suitable Living Environment (SL-3)							
1	Eliminate and prevent blight through rehabilitation, demolition and redevelopment activities, as well as code enforcement	CDBG	2010 2011 2012 2013 2014	# of urban renewal and annual plan projects/activities	45 40 35 35 35	45 52 41 26 20	23 % 51% 73% 86% 97%
			MULTI-YEAR GOAL		190	184	97%
2	Provide new and improved PF&I improvements to improve the environment for very low, low and moderate income households	CDBG	2010 2011 2012 2013 2014	# of projects/improvements in targeted CDBG eligible areas	40 40 40 40 40	40 43 37 35 19	20% 41% 60 % 78% 87%
			MULTI-YEAR GOAL		200	174	87%
3	Evaluate and reduce lead based paint hazards in the Consortium	CDBG LHRD ^(b)	2010 2011 2012 2013 2014	# of housing units inspected for lead based paint and hazards removed	128 100 85 70 70	128 193 142 137 78	28% 70% 103% 132% 150%
			MULTI-YEAR GOAL		453 ^(c)	678	150%

Availability/Accessibility of Economic Opportunity (EO-1)							
1	Target services to reduce the number of households living in poverty	CDBG	2010 2011 2012 2013 2014	Approx. # of households assisted	3,500 3,500 3,500 3,500 3,500	3,500 3,601 3,500 3,500 3,500	20% 40% 60% 80% 100%
MULTI-YEAR GOAL					17,500	17,601	100%
Sustainability of Economic Opportunity (EO-3)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
1	Upgrade the physical condition of local business areas to eliminate and prevent blight, and create and retain jobs	CDBG	2010 2011 2012 2013 2014	Approx. # of projects or businesses assisted	20 20 20 20 20	20 30 15 24 8	20% 50 % 65% 89% 97%
MULTI-YEAR GOAL					100	97	97%

Notes: ^(a) Some units also funded for residential rehabilitation.

^(b) Lead Hazard Reduction Demonstration (LHRD) Program is funded in 2010 and 2011 only.

^(c) Housing units also funded for residential rehabilitation.

C. CONTINUUM OF CARE NARRATIVE

See Exhibit Tab – Continuum of Care - which includes Point in Time (PIT) data from the Continuum of Care Group, which is their most currently available information.

D. OTHER ACTIONS

1. PLANS TO REMOVE OBSTACLES

As outlined in our Consolidated Plan, Nassau County is facing obstacles in addressing its housing needs which include:

a. Lack of Vacant Land

Nassau County is highly developed, with little vacant or undeveloped land remaining. The limited amount of developable land restricts the number of new rental units and homeownership housing units that can be built. The lack of land results in new units being constructed on in-fill sites or properties assembled through urban renewal. Thus the impetus for the “Nassau County Infill Redevelopment Feasibility Study” was borne. The study was funded by the United States Department of Housing and Urban Development (HUD) - Sustainable Communities Planning Grant and is administered by Nassau County in partnership with the NY-CT Sustainable Communities Consortium. The Village of Lynbrook, the Village of Valley Stream and the Hamlet of Baldwin were chosen to receive the pilot study because they can be models for how to revolutionize downtown communities through the development of underutilized and existing spaces near local Long Island Rail Road (LIRR) stations. The study was completed in May 2014 and implementation is underway.

b. High Cost of Land

A limited supply of land and high demand results in higher property costs, particularly for undeveloped land. The property values for parcels of land are cost prohibitive and generally precludes the development of housing without a significant subsidy. Typically, 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. Throughout the County, non-profit organizations are searching for ways to secure parcels of land through non-conventional sources, such as land donations made by municipalities, the County and/or the State. Nassau County Attorney's office is in the process of evaluating and inventorying County owned sites to be sold for possible new housing, commercial and/or retail.

c. Limited Availability

There is strong competition for available affordable housing funding. The County's annual allocations of CDBG and HOME funds are facing the deepest declines in years and there are often more requests for funding than monies available. HOME funds may be cut by 93% for PY2016, which would virtually end the program. Other Federal and State funds are also limited. Not-for-profit and for-profit developers seeking to build affordable housing are all competing for the same limited pool of funds.

The County continues to pursue and encourage affordable housing opportunities in an attempt to meet this need. Community meetings have also been held throughout the County to address local issues and concerns including the need for starter housing. The County has addressed this by prioritizing the rehabilitation of existing properties in Nassau.

Urban renewal techniques were employed by the Town of North Hempstead, Town of Hempstead and the Village of Farmingdale and Mineola to assemble properties for affordable and mixed-income housing developments. Some consortium members have revised zoning to allow for greater density.

2. EVALUATE AND REDUCE LEAD BASED PAINT HAZARDS

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

3. REDUCE THE NUMBER OF POVERTY LEVEL FAMILIES

Many of the strategies set forth in the Five-Year Consolidated Plan were directed at reducing the number of households in poverty or providing housing and supportive services to prevent families and individuals from falling below the poverty line.

Nassau County released its "Ten Year Plan to End Homelessness" on July 17, 2008. Currently, Nassau County is in its seventh year of implementing the plan. The plan presents a graphic picture of the extent of homelessness and the numbers of Nassau residents who regularly live on the verge of homelessness. The plan provides for a central database and source of information that will improve programs, expand resources and target service delivery more effectively to reach individuals and families. The Plan will help stimulate the development and provision of affordable rental housing and appropriate supportive housing throughout the County. This was a collaborative effort on behalf of many Nassau County agencies, non-profit entities, planners, and community based and faith based organizations.

The Long Island Coalition for the Homeless continues to serve as the lead agency for the preparation and coordination of grant application preparation and program implementation for the Nassau County Continuum of Care (CoC) group which receives funding under the HUD Super NOFA.

Consortium communities have continued to leverage Community Development Block Grant funds for public services such as tutoring, mentoring, counseling, and job training in support of families seeking to attain self-sufficiency.

Family Self Sufficiency Program

The National Affordable Housing Act of 1990 authorized the Family Self-Sufficiency Program, sponsored by HUD. The purpose of the FSS program is to promote the development of local strategies to coordinate the use of rental subsidies with public and private resources to help participants in the Section 8 voucher rental assistance program become self-sufficient through education, training, case management and other supportive services.

The overall program objective is to assist low-income families to find and utilize all services needed to better their lives. FSS develops strategies to assist families in obtaining employment that will lead to economic independence and self-sufficiency. Staff collaborates with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program. Program funds (escrow deposits) come from the HUD Housing Choice Voucher/Rental Assistance Program, and remain the property of HUD until such time as the FSS family successfully completes required program goals.

Family Self-Sufficiency Program Coordinating Committee (PCC) collaborates with local service providers. The PCC is comprised of persons from public and private sectors of the community, local government and housing agencies, which meet monthly. This group maintains networking mechanisms for referral of resources to all the families served by the Department within the County.

Family Unification Program

Family Unification vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families. Family unification vouchers enable families to lease decent, safe and sanitary housing.

Families are eligible for these vouchers if they meet two conditions:

- The public child welfare agency has certified that it is a family for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care, or in the delay of discharge of a child, or children, to the family from out-of-home care; and
- The Housing Agency has determined the family is eligible for a housing choice voucher.

4. COORDINATION

With dwindling budgets, Nassau County departments have been coordinating efforts to get projects off the ground. To that end, Nassau County OHCD and Nassau County DPW/Planning Commission are working closely on the "Sustainable Communities" and the "Complete Streets" initiatives. By attending meetings and being part of the dialogue, it allows for coordinating efforts and funding. Nassau County adopted a Complete Streets policy in 2013, whereby all future road projects should anticipate future demand for biking, walking, and other alternative transportation facilities. Complete Streets design features are roadway design features that accommodate and facilitate convenient access and mobility by all users. NC OHCD will be coordinating efforts with consortium

members to enforce a Complete Streets policy. Currently, NC OHCD is working with Great Neck Plaza Village which has been aggressively transforming the Village into a pedestrian and bike friendly neighborhood.

Also, NC OHCD funded several Nassau County Parks projects, leveraging capital funds with CDBG grant funds to upgrade local parks in low income communities. NC OHCD has also discussed with other County Departments the possibility of utilizing CDBG funds as the non-federal match when applying for other grant dollars to complete large scale projects.

Community visioning processes have been completed in the Village of Freeport, City of Glen Cove, Town of Hempstead (Elmont, Inwood, Baldwin, Roosevelt and Uniondale), Village of Hempstead, Town of North Hempstead (New Cassel) and the Town of Oyster Bay (Hicksville). The Elmont Visioning Plan funded jointly by Nassau County and the Town of Hempstead is targeting Hempstead Turnpike from the Queens border to the Franklin Square border.

Glen Cove's Community Vision Project is targeting areas adjacent to the downtown. These include: linking communities surrounding the Cedar Swamp area; exploring transit-oriented development by the Glen St. train station; improving public transit connections and usage; and creating workforce/affordable housing by the train station..

The Village of Freeport completed the visioning process for North Main Street that includes:

- Developing a streetscape plan for North Main Street
- Reconfiguration of North Main Street for enhanced pedestrian movement and transit connection to the Nassau HUB
- Taking advantage of LIRR station vicinity for transit-oriented development
- Exploring areas for mixed-use development, affordable and market rate housing within the downtown and commercial development
- Rebuilding and modernizing infrastructure
- Furthering economic development
- Creating new form-based zoning code (design oriented)

The Uniondale visioning consisted of input from NC OHCD, Nassau County Planning Dept., community leaders, private planners and political leaders. This was a true coordinated effort on behalf of all parties involved. Goals include:

- Improving traffic
- Improving transportation
- Street and commercial beautification
- Economic Development
- Sustainability of residential neighborhoods.

SCORE is provided office space at NC OHCD. SCORE is a volunteer organization that has been helping small businesses for over 40 years and is a resource partner of the U.S. Small Business Administration (SBA) with over 10,000 SCORE counselors in the U.S.

In addition to coordinating efforts within our consortium, technical assistance was provided to consortium members, non-profits, and emergency and transitional shelter providers. The staff and consultants to the County NC OHCD are very accessible to other agencies and departments in the provision of technical assistance and in the coordination of activities.

5. PUBLIC HOUSING IMPROVEMENTS AND INITIATIVES

Nassau County has an estimated 7,450 housing units with some type of federal assistance. Of

these, approximately 3,789 are public housing, and approximately 3,200 are other project based assisted housing developments built under Section 202, Section 8 and Section 236 Programs. Additionally, as cited in Section I.A.1, 5,177 households receive rental assistance via a tenant-based Housing Choice Voucher administered under one of twelve (12) different programs in the County. There are long waiting lists for all assisted and public housing. Several of the Public Housing Authorities (PHA's) in Nassau County have been identified as "troubled" by HUD due largely to increasing costs and limited financial resources, particularly where PHA's operate underfunded New York State assisted housing projects. Nassau County has been working closely with the local Housing Authorities in their efforts to revitalize and preserve the affordable housing stock through the disposition and privatization of obsolete public housing units as low income housing tax credit developments and housing choice voucher homeownership developments. The Town of Oyster Bay allocated approximately \$500,000 in CDBG funds to assist with structural and safety improvements to five of their housing authority buildings. The Village of Hempstead has also allocated funding to undertake necessary improvements to housing authority buildings.

The Comprehensive Grant Program is a federal formula based capital improvement funding program for federally subsidized housing authorities to make physical and management improvements. The program objectives include upgrading living conditions, correcting physical deficiencies and achieving operating efficiency at public housing developments.

In developing the HUD 5-Year Consolidated Plan for Nassau County, NC OHCD consulted with the Executive Directors of the local PHAs who have reported the following concerns:

- The age of the local low rent housing stock and the need for significant reinvestment into these units
- The cost of operating low rent housing with particular concerns related to the high cost of energy
- Social problems among the residents related to drugs and other criminal activity
- The need for programs to meet the needs of the residents especially youth
- The need for good quality rental housing stock for housing choice voucher residents

The local PHAs also reported that they are planning various redevelopment projects aimed at substantial rehabilitation of units and/or the creation of housing choice voucher homeownership units.

E. LEVERAGING RESOURCES

Other public and private funds were instrumental in carrying out activities in the County's Consolidated Plan. These leveraged resources include:

- U.S. Department of Housing and Urban Development: Neighborhood Stabilization Program (NSP) Grant Funds – Both Federal and State
- Other Programs
 - Family Unification Program
 - Homeownership Voucher Program
 - Mainstream Program
 - Housing Counseling
 - Comprehensive Grant Program
 - Low Income Housing Tax Credit Program
- NYS Department of Transportation: Traffic Calming and multimodal funds
- NYS Division of Housing and Community Renewal (DHCR), NYS Housing Finance Agency (HFA), NYS Affordable Housing Corporation (AHC) and State of New York Mortgage Agency (SONYMA)

- Housing Trust Fund
 - Project Based Section 8
 - Federal Low Income Housing Tax Credits
 - Tax Exempt Bonds
 - Grants
 - Empire Housing Funds
 - Mortgage Insurance Program
 - New York Main Street Program
 - USDOE Weatherization Funds
- HUD Super NOFA Supportive Housing funds
- Non-Federal Sources:
 - NYS Affordable Homeownership Development Program (AHC) - The AHC program is a competitive state program that provides loans and grants up to \$40,000 per unit for first time homebuyer housing. Eligible applicants include local governments and non-profit housing organizations. AHC funds can be used for acquisition, rehabilitation, new construction, site improvements and homebuyer assistance.
 - New York State Housing Tax Credit Program - New York State provides a competitive housing tax credit program that is similar to the Federal Low Income Housing Tax Credit program.
 - Tax Exempt Bond Programs - New York State Housing Finance Agency provides tax exempt bond financing for the development or preservation of affordable rental housing including an 80/20 program (20% affordable at 50% AMI) and a 60/40 program (40% affordable at 60% AMI) as well as all affordable bonds.
 - SONYMA - The State of New York Mortgage Association provides below market interest rate mortgages to low and moderate income families in eligible areas of Nassau County. Many affordable housing projects throughout the county have been able to secure SONYMA mortgage financing for new homeowners, and it is possible that this source would be tapped for homeownership projects which will be carried out within the Consortium.
 - Homeownership and Economic Stabilization for Long Island Program (HELP Long Island) - The NYS Long Island Senate Delegation allocated to the Long Island Housing Partnership \$25 million to assist Long Island businesses retain and recruit employees through homeownership.
- Industrial Development Agency Financing: Nassau IDA, Hempstead IDA, and Glen Cove IDA.
 - Tax exempt bonds with PILOTS
 - Tax leases with PILOTS
- Empire State Development Corporation
 - Restore New York Program
 - Excelsior Jobs Program
 - Economic Development Incentive programs
- New York State Department of State: Division of Coastal Resources, New York State Department of Environmental Protection, and New York State Office of Parks, Recreation and Historic Preservation
 - Brownfields Opportunity Area Program
 - Local Waterfront Revitalization Program Planning Grants
 - Environmental Protection Fund Grants

- Environmental Bond Act Funds
 - State Historic Preservation Grant Funds
- US Environmental Protection Agency
 - EPA Brownfields Assessment Grants
 - EPA Brownfields Clean Up Grants
 - EPA Brownfields Revolving Loan Grant
- Nassau County
 - Capital Fund Projects: Community Revitalization Program and Environmental Bond Act
 - Nassau County Industrial Development Agency (IDA)
 - Nassau County Department of Social Services
 - Nassau County Youth Board
 - Nassau County Office of the Aging
- Consortium Resources
 - Local Capital Funds
 - Business Improvement District Funds
- Non-profit Resources
 - Capital Campaigns
 - Foundation Grants
- Private Financing
 - Grow Nassau Fund
 - Local Bank Financing
 - Federal Home Loan Bank (FHLB)
 - Non-Profit Housing Organizations

F. CITIZEN COMMENTS

A summary of comments on the Nassau County Annual Plan and overall Urban County Consortium program can be found in the Appendix of the Annual Plan on file with the Nassau County Office of Housing and Community Development, and the HUD New York Area Office. Additionally, a summary of comments on the Nassau County CAPER are attached hereto in the Appendix.

G. SELF EVALUATION

During the fifth and final year of the 2010-2014 Five-Year Consolidated Plan and Strategy, the County and its consortium members have made great strides towards meeting our goals and objectives. Regardless of the diminished funding and development obstacles, the consortium continues to complete substantial community development projects by leveraging other resources to supplement CDBG and HOME allocations.

Nassau County has continued to carry out on-site subrecipient monitoring on a regular basis. Staff has been trained to conduct on-site monitoring and have successfully completed a multitude of monitorings. This does not include the day-to-day desk monitoring and ongoing technical assistance we provide for the consortium. Nassau County OHCD held a Labor Standards Administration training as well as Section 3 training to address monitoring issues. Both sessions were presented by HUD staff.



Consortium Members Attend Section 3 and Labor Standards Administration Training

It is a requirement for all staff to undertake professional CDBG, HOME, and ESG training, either in person or via webinar. The new “HUD Exchange Information Resource” website has been an effective tool for staff training and technical assistance. This site is utilized quite frequently and it has been impactful on day to day performance. Because of this, NC OHCD has seen significant improvement in staff knowledge on complex HOME, CDBG, NSP and ESG requirements. Most recently, two new Community Development staff members attended a “Basically CDBG” training in Providence carried out by the National Community Development Association. In order for staff in county, local government, non-profit organizations, and other vendor organizations to undertake programs, NC OHCD has actively scheduled trainings and workshops and has provided technical assistance through both County staff and professional consultants

Nassau County OHCD actively meets with and solicits participation from consortium community members, non-profits and the development community in developing its Annual Action Plan as well as other planning initiatives. In order to further the communication between the consortium and the general public, NC OHCD has all applicable Public Notices, applications, guidelines, newsletters and reports on our web-site.

II. CDBG Narrative Statements

A. ASSESS RELATIONSHIP OF USE OF CDBG FUNDS TO CONSOLIDATED PLAN PRIORITIES, NEEDS AND OBJECTIVES

Please refer to Part IA of this report for response.

B. DESCRIBE CHANGES TO PROGRAM OBJECTIVES

The County's Program objectives are extensive, as outlined in Part I of this report. No changes to program objectives occurred during the reporting period.

C. ASSESS GRANTEE EFFORTS IN CARRYING OUT PLANNED ACTIONS

The County has been successful in its efforts to carry out actions as planned in the Annual Plan and Five Year Consolidated Plan. The County has not hindered Plan implementation and has provided extensive technical assistance to non-profit organizations and municipal agencies in applying for State and other Federal resources to carry out activities.

D. IF APPLICABLE, EXPLAIN HOW USE OF FUNDS DID NOT MEET ONE OF THE NATIONAL OBJECTIVES

The County is not aware of any instances during the reporting period where the use of CDBG funds did not meet one of the three national objectives of the Program.

E. FOR ACTIVITIES INVOLVING ACQUISITION, REHABILITATION OR DEMOLITION OF OCCUPIED PROPERTIES, PROVIDE DISPLACEMENT PLAN

Currently, NC OHCD has a formal Residential Anti-displacement and Relocation Assistance Plan (RARAP) in conformance with applicable regulations as outlined in CPD Notice 94-16. The RARAP is available to subrecipients, developers and contractors who receive funding for activities involving acquisition, rehabilitation and demolition.

F. FOR ECONOMIC DEVELOPMENT ACTIVITIES, DESCRIBE HOW JOBS WERE MADE AVAILABLE TO LOW/MOD PERSONS

Nassau County's Economic Development Plan calls for economic development incentives to be provided to employers who agree to create additional jobs. Emphasis is placed on providing a decent salary and health care benefits.

G. FOR LIMITED CLIENTELE ACTIVITIES

Agencies undertaking limited clientele activities with CDBG funds are required by the County to document low and moderate income benefit, by maintaining income certifications on file. All public service providers were provided with an accomplishments reporting form. The completed forms were utilized in preparing the CAPER updates and during on-site monitoring visits conducted by NC OHCD staff to ensure that projected and reported accomplishments are being adequately documented. These forms are being reviewed to ensure adequate data is being collected as per the Performance Measurement System detailed in Exhibit Tab – “Performance Measurement”.

H. PROGRAM INCOME NARRATIVE

Nassau County reported the receipt and expenditure of \$866,097.77 of CDBG Program Income during the reporting period, a reduction from the previous year. Some of the difference was due to overlapping program years in IDIS but recent improvements in the timely submission of reports by consortium members has continued. The vast majority of the CDBG program income was received, maintained, and used by consortium member communities, namely the Towns of Hempstead, North Hempstead and Oyster Bay. The County itself and the Village of Freeport also generated program income during the period.

The County continued its efforts during the reporting period to improve the methods utilized in the reporting of program income in order to better comply with the IDIS requirements. NC OHCD is working to ensure timely reporting by its member municipalities so that the data can be entered into IDIS regularly.

I. REHABILITATION NARRATIVE

During the program year CDBG residential and commercial rehabilitation was undertaken throughout the consortium. Specifically, the rehabilitation of 78 single family homeowner units was completed countywide using CDBG funds. Several communities utilized CDBG funds for commercial rehabilitation during the program year. The Towns of Hempstead and North Hempstead, the City of Glen Cove and the Village of Farmingdale, expended CDBG funds to help fund façade improvements in their respective communities. The use of the CDBG funds for commercial rehabilitation is generally leveraged by a 50% private match.

III. HOME Funded Projects

A. ANALYSIS OF EXTENT TO WHICH HOME FUNDS WERE DISTRIBUTED AMONG DIFFERENT HOUSING NEEDS IDENTIFIED IN CONSOLIDATED PLAN

Please refer to Part IA of this report for details.

B. MATCH CONTRIBUTIONS REPORT

See Exhibit Tab – “HOME Match 40107A”

C. HUD FORM 40107 ON MBE/WBE PERFORMANCE

See Exhibit Tab – “MBE/WBE 40107”.

D. ON-SITE INSPECTION RESULTS OF ASSISTED HOUSING AND ASSESSMENT OF AFFIRMATIVE MARKETING ACTIVITIES AND OUTREACH TO MBE/WBE’S

Inspection of Assisted Housing

The County conducts on-site inspections of all new assisted units prior to closing, occupancy or completion. Either Community Development or Housing Choice Voucher inspection staff will inspect every assisted unit.

The County has developed an on-site inspection schedule in accordance with HUD regulations relative to number of units within a project. The inspections are to insure that units meet standards and remain in decent, safe and sanitary condition during the full HOME affordability period. NC OHCD inspection staff has been receiving training as certified inspectors to ensure that all inspections meet both HUD HQS standards as well as the New York State Housing Code.

Affirmative Marketing

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

MBE/WBE Outreach

NC OHCD coordinates MBE/WBE outreach with the County’s Office of Minority Affairs (OMA) and the Coordinating Agency of Spanish Americans (CASA) to increase the level of MBE/WBE contractor participation in NC OHCD activities. The County adopted local Title 53 legislation for MBE/ WBE participation. This legislation was revised upon the completion of a Disparity Study.

OMA has implemented an MBE/WBE participation and certification program that will affirmatively outreach to both self-identified and certified MBE/WBEs. Contractors interested in bidding/proposing

on County contracts can register online with the County purchasing department on its website to receive industry specific announcements of bids via email.

Nassau County has developed a list of MBE/WBE contractors. Developers receiving HOME assistance are advised to make best efforts to outreach to MBE/WBE contractors. The Community Development web-site contains on-line applications for contractors to participate in our residential rehabilitation program as well as to advertise all of our programs available to MBE/WBEs and the general public. This advertisement is also included in the Community Development Newsletter that is widely distributed.

IV. HOPWA Funds

Not Applicable to Nassau County.

V. ESG Funds

A. DESCRIPTION OF HOW ESG ACTIVITIES ADDRESSED HOMELESS AND HOMELESS PREVENTION GOALS AND OBJECTIVES OF THE CONSOLIDATED PLAN

Nassau County's Emergency Solutions Grants Program is used to fund non-profit organizations that operate emergency shelters and transitional housing as well as for administering homeless prevention activities in-house. The shelter providers use emergency shelter funds to rehabilitate shelters, provide additional operating funds, and essential services. Most of the shelters provide their matching funds through the operating "per diem" provided by the Nassau County Department of Social Services. Some of the non-profits meet their match through fundraising activities.

The County has made efforts in recent years to increase the number of non-profit operated shelters to reduce the use of hotels for shelter. Unlike the non-profit shelters, the hotels provide no services to assist the clients in transitioning to permanent housing. The County funds shelter providers who shelter victims of domestic violence, mothers with infants, families with children, men, women, unaccompanied youth, and formerly incarcerated persons.

B. DESCRIPTION OF SOURCES AND AMOUNTS OF FUNDS USED TO MEET THE MATCH REQUIREMENTS OF THE ESG PROGRAM

Each of the ESG grant recipients fulfilled the 100% match requirement of the Program. See Section 1G of Narrative.

VI. Public Participation Requirements

This report has been made available for public comment. A Notice was published in *Newsday* as well as the County web-site announcing the availability of the CAPER for review during a 30-day public comment period. A copy of the publication is provided as well as a copy of the Nassau County Citizen Participation Plan.

During the program year, the County undertook significant initiatives in order to outreach to a diverse public. In order to address and ensure that Limited English Proficient (LEP) individuals have access

to NC OHCD's programs, it adopted a Language Access Plan which is part of Nassau County's overall Plan. To ensure that LEP individuals had an opportunity to participate in the public participation process throughout the program year, Notices were sent specifically to Nassau County Office of Minority Affairs (OMA) and the Coordinated Agency for Spanish Americans (CASA) for this purpose. The Notice was also sent to the Nassau County Office for the Physically Challenged for distribution to those requiring accessibility accommodations. As these agencies regularly conduct comprehensive outreach to the populations they serve, it was requested that they distribute the Notice to individuals, organizations, and agencies who would be interested in attending the Public Hearing and providing public comment. CASA distributed the Notices to other Hispanic organizations for a wide-spread circulation. OMA was directed to do the same or refer any minority persons requiring specific translation services to this Office. The Office for the Physically Challenged conducted outreach as well and was informed that we would provide reasonable accommodations if necessary for attendance.

Further, all advertisements for the Public Hearings contained the following clause:

"For further information, please contact the Office of Housing and Community Development, 40 Main Street, 1st Floor, Hempstead, New York 11550, (516) 572-1924. Telecommunications Device for the Deaf (TDD) relay service will be provided by calling (800) 201-7165. Sign language interpretation and language translation services will be available upon request by calling Ms. Pamela Hillsman, seven days prior to the hearing on (202) 442-7251. Persons, who require interpretation or language translation, must specify the language of preference including Spanish, Chinese, Italian, Persian, Korean, or Haitian Creole. Language interpretation service will be provided to pre-registered persons only. Additional reasonable accommodation requests should be directed to Theresa Dukes, Office of Housing and Community Development at (516) 572-1924."