NASSAU COUNTY

OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

CITIZEN PARTICIPATION PLAN

FOR THE HUD CONSOLIDATED STRATEGY AND PLAN

December 1994  
Revised June 1995  
Revised March 2005  
Revised May 2010  
Revised June 2015
I. INTRODUCTION AND BACKGROUND

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

Starting in 1995, HUD is requesting grantees, such as Nassau County, to consolidate the submission requirements for all of the above formula grant programs in order to promote coordinated neighborhood and community development strategies to revitalize communities. The requirements of the Consolidated Plan submission also create the opportunity for citizen participation to occur in a comprehensive context. As required by 24 CFR Part 91, in the development of its Consolidated Strategy and Plan, the Nassau County Office of Housing and Community Development will follow a detailed Citizen Participation Plan.

The Citizen Participation Plan was made available for citizen comment during the Consolidated Plan comment period. All comments received regarding the Citizen Participation Plan will be summarized and included in the final Consolidated Plan submitted to HUD.

II. CITIZEN PARTICIPATION PLAN OBJECTIVES

The Citizen Participation Plan incorporates the following major provisions:

A. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas and of areas in which Federal housing and community development funds are proposed to be used;

B. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the amount of funds available to Nassau County, and Nassau County's proposed use of funds;

C. Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level
and type of assistance to be determined by the Nassau County OHCD;

D. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;

E. Provides for a timely-written answer to written comments, complaints and grievances, within 20 working days where practicable; and

F. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

III. PLAN ELEMENTS

A. Participation

To encourage citizen participation, the Nassau County OHCD will hold two public hearings. The first public hearing will be a needs hearing to provide information about the consolidated planning process, the funding anticipated to be received by Nassau, and past performance. A summary of fair housing issues and affordable housing needs would also be discussed. Attendees will be encouraged to provide testimony regarding housing and community development needs. A second public hearing will be held to present the proposed strategy and use of funds. As with the first hearing, attendees will be encouraged to comment and provide input on the consolidated strategy and plan and the County's fair and affordable housing programs. The OHCD will distribute information to agencies, organizations and groups that are involved with housing and community development, encouraging them to participate. The OHCD will also encourage participation by public housing residents through contact with public housing management and/or public housing tenants associations.

Announcement of the Draft Consolidated Plan will be published in Newsday, a newspaper of general circulation, as well as on the OHCD website, providing for a 30 day comment period. The Draft Consolidated Plan will be made available at Nassau County Office of Housing and Community Development and on the OHCD website for review by Consortium Communities, County and local agencies and the not-for-profit sector. Reasonable opportunity to comment on substantial amendments to the Consolidated Plan will be provided. Substantial amendments will be defined as changes in use of funding from one eligible activity to another, and addition or deletion of an established Consolidated Plan strategy. Substantial changes shall not include transfers of a modest amount of funds from an existing line to another existing project line.
without material changes to either project in terms of beneficiaries or locations; or transfers of left-over funds from a completed project to an existing project without material change in terms of beneficiaries or locations. Notices will be published in Newsday providing for a 30 day comment period.

HOME and Emergency Solutions Grants activities will be selected based on an annual competitive funding round. Projects will be selected based upon the capacity of the organization to carry out the activity; the extent the project benefits low income persons; matching contributions available; market and financial feasibility; and site and design factors. Other rating factors and weighting criteria will be outlined in a Notice of Funding Availability published at the start of the Annual Plan coordination process or when such funding might become available.

The County's overall approach toward selecting Community Development projects is to permit each Consortium community to define its own needs, delineate its own target improvement area, and to develop programs to meet the target area needs, within the context of an overall Countywide approach for the entire Consolidated Plan.

As an additional method of encouraging citizen participation, the 8 larger consortium members, which include the towns of Hempstead, Oyster Bay and North Hempstead, the cities of Long Beach and Glen Cove, and the villages of Hempstead, Freeport, and Rockville Centre, will hold public hearings where citizens are provided information concerning the CDBG program and are given the opportunity to comment and express their views on the program.

In addition, the OHCD distributes information to agencies, organizations and groups that are involved with housing and community development encouraging them to participate.

B. Consolidated Plan Coordination

To further coordinate County efforts on the Consolidated Plan, a team will be established, including representatives from the Long Island Coalition for the Homeless (Continuum of Care), Nassau County Planning Department, and various County health and human services departments, as well as representatives from public housing authorities. These representatives will provide input to County Staff and consultants in the preparation of the Consolidated Plan and will help coordinate information gathering.

C. Access to Meetings and Information
The Nassau County Office of Housing and Community Development will provide reasonable and timely access to meetings, information, and records relating to the Consolidated Plan. All notices for public hearings will be published at least 10 days prior to the date of the hearing in order to provide a reasonable notice period. Where feasible, 14 days notice will be provided, however HUD does not establish a required notice period. Notices will be published in the Nassau County Newsday, a publication of general circulation and Nassau County's official newspaper. Said notice will be placed in a prominent section of the newspaper.

As part of the citizen participation process, the larger consortium member communities will conduct public hearings regarding their individual CD programs. Public notices will be published by each community at least 10 days prior to hearings; notices will be published in local newspapers or newspaper of general circulation, and copies of the notices will be posted at City/Village/Town Halls, community development offices, libraries, post offices, local schools, places of worship, community centers, and/or other public gathering places, as appropriate.

Public hearings conducted by the County will provide the public with more detailed information on CDBG, HOME and Emergency Solutions Grants Programs including: the amount of funds available, types of eligible and ineligible activities, proposed programs/projects, and the percentage and dollar amount of the programs' estimated benefit to low and moderate income persons.

Records relating to the County's use of funds will be available to the public in the form of the Consolidated Plan, Grantee Performance Report (GPR), and other documents submitted to HUD upon grant close-outs. As previously indicated, the Nassau County OHCD will publish announce that the proposed funding allocations are available for review at OHCD in Newsday, a newspaper of general circulation and on the OHCD website. The Draft Consolidated Plan will be made available at Nassau County Office of Housing and Community Development for review, so that citizens are afforded sufficient opportunity to review and provide comments on the document. Citizens will be provided a period of not less than 30 days to review the document and make comments. A summary of comments and responses will be incorporated into the Consolidated Plan document.

Nassau County OHCD will also publish summaries of substantial amendments to the Plan, and performance reports, in Newsday. A 30 day comment period will be provided for substantial amendments, and a 15 day comment period will be provided for performance reports. Should a citizen or interested party seek information on other program records not covered by the above, the Nassau County OHCD Director will determine whether the request is appropriate in accordance with County policy and/or the Freedom of Information Act. Information and records will be available for inspection at the Nassau County OHCD, or at the local City Hall, Village Hall, Town Hall, or CD-Office, Monday through Friday, during normal work hours.
D. Technical Assistance

The Nassau County OHCD will be responsible for providing technical assistance in developing proposals to groups representative of low and moderate income persons. In providing such assistance, the Nassau County OHCD Director will consider the scope of the group's proposal; the need for the project; the proposed beneficiaries; the group's past experience and background; and the group's ability to undertake the activity. Technical assistance may take the following forms, depending on the project scope and its impact on the community or identified need:

- application or proposal development
- concept and/or site planning
- environmental assessment
- financial analysis
- meetings with community and business groups
- seed money for architectural or engineering feasibility reports
- management coordination, including compliance with federal contracting procedures and other related regulations.

E. Public Hearings

Prior to the submission of the Nassau County Consolidated Plan, two public hearings will be held by the Nassau County OHCD, and one by each of the larger consortium members. The purpose of the hearings will be to obtain views of citizens, public agencies and other interested parties, and to respond to proposals and comments at all stages of the consolidated submission process by identifying housing and community development needs, reviewing the proposed use of funds, and reviewing program performance.

Public hearings will be held at convenient times and locations. The locations will be accessible to actual or proposed beneficiaries, including the elderly and handicapped. Program amendments will also be subject to the public hearing process; this aspect will be undertaken by the OHCD.

F. Grievances/Comments

The Nassau County OHCD Director will be responsible for responding to all written comments and grievances. Every effort will be made by the Director to respond in writing within 20 working days from the date of receipt of the written complaint or comment. In cases where additional information is required in order to properly respond to the complaint or comment, this will be documented in writing to the complainant or commenter, and a full response provided at a stated later date.
In the event that a grievance or dispute cannot be satisfactorily resolved by the Nassau County OHCD, a copy of all correspondence regarding the grievance shall be forwarded to the New York Area Office of HUD for further guidance and resolution.

G. Needs of Non-English Speaking Residents

In cases of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate, efforts will be made by the Nassau County OHCD to distribute public hearing material in the needed language. Said material would cover a description of HUD's Consolidated Plan process, a list of the types of eligible and ineligible CDBG, HOME and ESG activities, the amount of funds available to the County, the County's past accomplishments, and the proposed programs of the community or the County overall, depending on the circumstances.

H. Displacement

It is the policy of the County of Nassau in formulating and carrying out its Community Development Block Grant and HOME Programs to include projects which will minimize, to the greatest extent feasible, the direct, permanent, involuntary displacement of households. Projects which are deemed beneficial but which may cause such displacement may be included in the program only if it has been demonstrated that such displacement is necessary and vital to the project and efforts have been taken to reduce the number of households required to be displaced. Further, it is the policy of the Nassau Urban County Community Development Program to include such projects which may cause displacement only when it has been clearly demonstrated that the goals and anticipated accomplishments of the project clearly outweigh the adverse effects of displacement imposed upon households who must relocate.

It is the policy of the Nassau Urban County Community Development Program to provide relocation assistance to all households permanently displaced by the acquisition of real property as required and in compliance with HUD regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646), and Section 104(d) of the Housing and Community Development Act of 1974, as amended.

Further, it is the policy of the Nassau County Office of Housing and Community Development to provide relocation assistance to all low and moderate income households who are directly, involuntarily, and permanently displaced by, or for, the assisted activities of code enforcement, demolition or rehabilitation; or, who are displaced by the acquisition of real property which is excluded from HUD regulations implementing Public Law 91-646. This assistance will be provided expressly for the purpose of mitigating the adverse effects to low and moderate
income households who must be displaced in order to carry out an approved project. This assistance will include the following:

a. The provision of housing counseling and referrals to comparable housing as necessary prior to displacement;

b. The issuance of priority status for the Housing Choice Voucher Program for households income qualified and relocating within the jurisdiction of Nassau County; and

c. The provision of relocation benefits and moving expense payments for each household displaced.
First Public Hearing – February 16, 2017
Public Participation and Comments
INTER-OFFICE MEMO

TO: Honorable Norma L. Gonsalves, Presiding Officer Legislator District 13
FROM: Dept./Organization: Office of Housing & Community Development
Contact Person: Theresa Dukes
Telephone #: 516-572-1924
tdukes@nassaucountyny.gov

TODAYS DATE: 01/13/2017

RE: Request to Reserve Legislative Chambers

Our organization would like to respectfully request the use of the Legislative Chambers:

DATE & DURATION OF EVENT: February 16, 2017 from 5:30-8:00 pm

PURPOSE & EXPECTED NUMBER IN ATTENDANCE:
Nassau County Office of Housing and Community Development's Public Hearing for the 43rd Program Year. Purpose is to discuss funding availability of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program and Emergency Solutions Grant (ESG) Program and to gather community input.

REFRESHMENTS SERVED: No

EQUIPMENT NEEDED: ✓ microphone ✓ podium ✓ tv/video screens
✓ laptop(s) ✓ tables - if yes how many 2 ✓ chairs - if yes how many
✓ other, please be specific

☑ I have read the Instructions and Notes with this form and will comply with all
Hi Liz,

Attached please find a completed Legislative Chambers Request Form. This office would like to reserve the room on Thursday, February 16, 2017 from 5:30-8:00 pm if that is possible. The hearing will begin at 6:00 pm. Please let me know.

Thank you.

Terry

Theresa C. Dukes
Program Development Supervisor
Nassau County Office of Housing and Community Development
40 Main Street, 1st floor
Hempstead, NY 11550
Phone: (516) 572-1924
Fax: (516) 572-0842
### Nassau County
#### 1st Public Hearing – FY2017 – 43rd Program Year

**Thursday, February 16, 2017, 6:00 pm**

**Legislative Chambers – 1550 Franklin Avenue**

<table>
<thead>
<tr>
<th>Name</th>
<th>Municipality/Organization</th>
<th>Telephone Number</th>
<th>E-Mail Address</th>
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<tbody>
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*Note: The table contains the names, positions, contact numbers, and e-mail addresses of various individuals associated with the Nassau County 1st Public Hearing for the FY2017 – 43rd Program Year.*
Nassau County
1st Public Hearing – FY2017 – 43rd Program Year

Thursday, February 16, 2017, 6:00 pm
Legislative Chambers – 1550 Franklin Avenue

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The Nassau County Office of Housing and Community Development (HCID) is issuing a Notice of Funding Availability and inviting applications from qualified applicants to undertake housing activities under Nassau County 2017 Emergency Solutions Grants (ESG) Program. The Nassau County OHCID is the overall administrative agent for the Federal ESG program which is funded through the U.S. Department of Housing and Urban Development (HUD).

The County anticipates the receipt of approximately $1,148,000.00 in ESG funds in federal fiscal year 2017. The County's 2017 program year begins September 1, 2017. The Emergency Solutions Grants Program is designed to restrict the increase of homelessness through the funding of prevention programs as well as to fund existing shelter services. Eligible activities include:

- Street Outreach
- Emergency Shelter
- Homeless Prevention
- Rapid Re-Housing
- HABITAT Data collection and evaluation
- Administrative costs

Eligible applicants include units of local government and private non-profit organizations. Emergency Solutions Grants funds must be matched with an equal amount of funds from other sources. In calculating the match, applicants may include the value of donated buildings, the value of any lease on a building; any salary paid to staff in carrying out programs; and the time and services contributed by volunteers to carry out the programs.

Applications will be screened by NC OHCID staff for completeness and compliance with applicable regulations. Additionally, the County will utilize the following criteria in assessing projects for funding:

- Experience of the applicant in developing and/or operating homeless housing;
- Experience of the applicant in working with the federal Emergency Solutions Grants Program, including but not limited to compliance with reporting and expenditure requirements;
- Administrative capabilities and financial capacity in undertaking proposed projects;
- Proposals that implement recommendations identified in Nassau County's 10 Year Plan to End Chronic Homelessness;
- Proposals that involve the prevention of homelessness including preventing housed families and individuals from becoming homeless; preventing individuals from becoming homeless upon discharge from institutions; and preventing veterans from becoming homeless upon discharge;
- Proposals that meet the needs of homeless subpopulations as defined by HUD including the chronically homeless, veterans, individuals with chronic disabilities (physically disabled, severely mentally ill, chronic substance abusers, and HIV/AIDS), and the elderly; and
- Projects that leverage other resources;

The availability of matching resources; and

- Degree of assistance provided to the homeless including implementing a "Housing First Approach" to help people exit homelessness.

Applications must be received by 5:00 p.m. on Monday, April 3, 2017 at the address noted below.

To obtain an application or for further information on program requirements, please contact Erica Edmondson, ESG Program Specialist at (516) 573-2682 or via email at: emergencysolutions@nassaucounty.gov or log onto our website: http://www.nassaucountygov.org/242/Office-of-Housing and-Community-Development

NASSAU COUNTY OFFICE OF COMMUNITY DEVELOPMENT
JOHN R. SARBON, DIRECTOR
40 Main Street, 1st Floor
Hempstead, New York 11550

EDWARD P. MANGANO, COUNTY EXECUTIVE

NEWSDAY PROOF
Adviser: NASSAU Cnty OFC OF HOUSING AND COMM DEV
Agency: NASSAU Cnty OFC OF HOUSING AND COMM DEV
Ad Number: 0021252399
Start Date: 02/24/2017
End Date: 02/24/2017
Price: $254.00
Ordered By: Legaladv@newsday.com
Phone: 5165721911
Contact: THERESA
Section: Legals
Class: 11100
Size: 2 x 10\(\text{\textnormal{\textdegree}}\)
Date: 2/23/2017
Times: 1
Zone(s): C-Nassau
NOTICE OF FUNDING AVAILABILITY (NOFA)
The Nassau County Office of Housing and Community Development (NC OHCD) is accepting proposals from qualified applicants to undertake community development activities under Nassau County's 2017 Community Development Block Grant (CDBG) Program. The Nassau County OHCD is the lead administrative agent for the Federal Community Development Block Grant (CDBG) Program which is funded through the Federal U.S. Department of Housing & Urban Development (HUD). The primary objective of the CDBG Program is the development of viable, stable, and suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

Nassau County anticipates the receipt of approximately $12,000,000.00 in CDBG funds, of which approximately 95% will be distributed to municipalities who are members of the Nassau Urban County Consortium. Approximately 5% of the funding may be made available for projects proposed by non-profit organizations for eligible CDBG activity, principally those that benefit a County-wide clientele. Funding awards, in this case will consider any additional federal requirements imposed on the funding, including funding deadlines. In addition to the criteria outlined below, the County's 2017 program year begins on September 1, 2017.

Eligible Applicants Include:
- Units of local government, not-for-profit agencies, and social service providers.

Eligible Activities Include:
- Eligible activities under the CDBG Program include, but are not limited to: Acquisition and Disposition of Real Property for an Eligible CDBG Purpose, Public Facilities and Improvements, Economic Development, Housing and Commercial Rehabilitation, Clearances Activities, and Public Service.

National Objective Compliance: Every activity under the CDBG Program must meet one of the three national objectives of the program: Benefit to low and moderate income persons, Prevention or elimination of slums and blight, or activities meeting a community need having a particular urgency.

Selection Criteria: All applications will be screened by NC OHCD staff for completeness and compliance with applicable regulations.

The County will utilize the following criteria in assessing projects that are consistent with:
- HUD CDBG Program objectives;
- Nassau County's Consolidated Plan and Identified Priorities;
- Degree of low and moderate income benefit;
- Evidence of organizational capacity and readiness to proceed;
- Leveraging of other public and private resources;
- The County's Fair Housing initiatives to overcome impediments to fair housing choice by providing housing opportunities to non-impacted communities;
- Activities designed to implement recommendations identified in Nassau County's 10 Year Plan to End Chronic Homelessness;
- Evidence of Community Outreach and Support.

Applicants must be received by 4:00 pm on Monday, April 3, 2017 at the address noted below. Application packages and further information on program requirements can be obtained from the Nassau County Office of Housing and Community Development, 40 Main Street, 1st Floor, Hempstead, New York 11550. To obtain an application please contact Theresa Cusse, Program Development Supervisor, at (516) 822-1924 or e-mail tcusse@nassaucounty.gov or on our website: http://www.nassaucounty.gov/1240/Office-of-Housing-and-Community-Development.

NASSAU COUNTY OFFICE OF COMMUNITY DEVELOPMENT
JOHN A. BARCONI, DIRECTOR
40 Main Street, 1st Floor
Hempstead, New York 11550
EDWARD P. MANSO, COUNTY EXECUTIVE

NEWSDAY PROOF
Advertiser: NASSAU CTY OFC OF HOUSING AND COMM DEV
Agency: NASSAU CTY OFC OF HOUSING AND COMM DEV
Ad Number: 002/1252402
Start Date: 02/24/2017
End Date: 02/24/2017
Price: $776.00
Ordered By: Legaladv@newday.com
Phone: 51685721911
Contact: THERESA
Section: Legals
Class: 11100
Size: 2 x 8
Times: 1
Date: 2/23/2017
Zone(s): C-Nassau
Signature of Approval: 
Date: 


NASSAU COUNTY HOME INVESTMENT PARTNERSHIPS PROGRAM
NOTICE OF FUNDING AVAILABILITY (NOFA)
The Nassau County Office of Housing and Community Development (NC OCHCD) is requesting proposals from qualified applicants to undertake housing activities under Nassau County's HOME Investment Partnerships (HOME) Program. The HOME Program was established by the federal government through the National Affordable Housing Act of 1980. The goals of the HOME Program are to increase the supply of decent, safe, and sanitary affordable housing, including housing for the physically and mentally challenged; and to promote the development of public/private partnerships, empower non-profit housing organizations, and leverage HOME funds with non-federal funds or resources.
Nassau County anticipates the receipt of approximately $1,624,000.00 in HOME funds in the current fiscal year 2017. The County's 2017 program year begins on September 1, 2017. Eligible Applicants Include: Units of local government; not-for-profit housing providers; housing development fund companies; and private housing developers. Fees of Subsidy include: Interest bearing loans, non-interest bearing loans, grants, and interest subsidies.
Eligible Activities Include: Eligible activities under the HOME Program include: new construction of rental and for-sale homeowner housing; and assistance in first-time homeownership; housing rehabilitation for owner-occupied and rental properties; transitional housing for low-income families; real property acquisition in support of affordable housing creation; and the provision of services related to affirmatively furthering fair housing.
Income Requirements and Long-Term Affordability: Homeownership projects must target participants at income levels that are at or below 80% of Area Median Income (AMI), as established by HUD. At least 90% of HOME funds that are utilized for rental housing must be invested in units occupied by families below 80% of AMI. All units must remain affordable for a term of 5 to 20 years, depending on the level of assistance received. (Please refer to details in the HOME funding application.)
Non-Profit Participation: The program encourages participation by non-profit housing providers, and 18% of the County's HOME funds are set aside for non-profit organizations that qualify as Community Housing Development Organizations (CHDOS).
Selection Criteria: All applications will be screened by NC OCHCD staff for completeness and compliance with applicable regulations. The County will review all projects to ensure compliance with:
- HUD HOME Program regulations and objectives;
- Nassau County's Consolidated Plan;
- Nassau County's Fair Housing Initiative to overcoming impediments to fair housing choice, and positioning opportunities in non-impacted communities;
- The recommendations identified in Nassau County's Five Year Plan to End Chronic Homelessness.
More details on Nassau County's priorities and ranking criteria can be found in the HOME funding application and the HOME Investment Partnership Program Guide.
Subsidy Limits: Nassau County strongly encourages the maximum leveraging of HOME dollars, but regulations impose a 1:1 subsidy limit on all HOME-funded projects. Nassau County reserves the right to impose stricter limitations on its HOME awards. The review of HOME funding applications will include an analysis of need and a subordination review. Applicants must provide detailed substantiation of the projects and need for HOME funding.
Assistance for Low Income Housing Tax Credit Deals: Developers of affordable housing may choose to utilize federal low-income housing tax credits to attract equity funding for their deals. Nassau County encourages developers of low-income housing tax credit deals to utilize the HOME program as subordinate financing for their developments. Applications must be received by 4:00 pm on Monday, April 3, 2017 at the address noted below. Applications received after this deadline may be considered for funding under the County's rolling application review period, if funding is available. Application packages and further information on program requirements can be obtained from the Nassau County Office of Housing and Community Development, 49 Main Street, 1st Floor, Hempstead, New York 11550. To obtain an application please contact James Hanley, HOME Program Supervisor, or (516) 822-4503 or e-mail JamesHanley@nassaucountyny.gov or log onto our website: nassaucounty.nys.gov/1554OfficeOfHousingCommDev...

NASSAU COUNTY OFFICE OF HOUSING & COMMUNITY DEVELOPMENT
JOHN R. BARONE, DIRECTOR
49 MAIN STREET
EDWARD P. MANGANO, COUNTY EXECUTIVE

NEWSDAY PROOF
Admitter: NASSAU CTC OF HOUSING AND COMM DEV
Agency: NASSAU CTC OF HOUSING AND COMM DEV
Ad Number: 0021252386
Start Date: 02/24/2017
End Date: 02/24/2017
Price: $920.00
Ordered By: Legalatadv@newday.com

Phone: 5165721911
Contact: THERESA DUKES
Section: Legals
Class: 11100
Size: 2 x 116
Date: 2/23/2017
Zone(s): C-Nassau
<table>
<thead>
<tr>
<th>Municipality</th>
<th>Date of Public Hearing</th>
<th>Place</th>
<th>Time</th>
<th>Purpose</th>
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</thead>
<tbody>
<tr>
<td>Bayville Village</td>
<td>3/27/2017</td>
<td>Village Hall</td>
<td>7:45PM</td>
<td>Request input from residents on the future use of CDBG funds</td>
</tr>
<tr>
<td>East Rockaway Village</td>
<td>3/13/2017</td>
<td>Village Hall</td>
<td>7:00PM</td>
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<tr>
<td>Farmingdale Village</td>
<td>3/6/2017</td>
<td>Village Hall</td>
<td>8:00PM</td>
<td>Request input from residents on the future use of CDBG funds</td>
</tr>
<tr>
<td>Floral Park Village</td>
<td>3/22/2017</td>
<td>Village Hall</td>
<td>8:00PM</td>
<td>Request input from residents on the future use of CDBG funds</td>
</tr>
<tr>
<td>Freeport Village</td>
<td>3/30/2017</td>
<td>Village Hall</td>
<td>4:30PM</td>
<td>Request input from residents on the future use of CDBG funds</td>
</tr>
<tr>
<td>Glen Cove City</td>
<td>2/14/2017</td>
<td>City Hall</td>
<td>7:30PM</td>
<td>Request input from residents on the future use of CDBG funds</td>
</tr>
<tr>
<td>Great Neck Plaza Village</td>
<td>3/15/2017</td>
<td>Village Hall</td>
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</tr>
<tr>
<td>Hempstead Town</td>
<td>3/21/2017</td>
<td>Town Hall Pavilion</td>
<td>7:00PM</td>
<td>Request input from residents on the future use of CDBG funds</td>
</tr>
<tr>
<td>Hempstead Village</td>
<td>3/6/2017</td>
<td>Village Hall</td>
<td>2:00PM</td>
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<td>Long Beach City</td>
<td>3/21/2017</td>
<td>City Hall</td>
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<td>Lynbrook Village</td>
<td>3/20/2017</td>
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<td>Massapequa Park Village</td>
<td>3/27/2017</td>
<td>Village Hall</td>
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<td>Mineola Village</td>
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<td>Village Hall</td>
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<td>Village Hall</td>
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<td>Request input from residents on the future use of CDBG funds</td>
</tr>
<tr>
<td>North Hempstead Town</td>
<td>3/8/2017</td>
<td>Town Hall</td>
<td>6:00PM</td>
<td>Request input from residents on the future use of CDBG funds</td>
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<tr>
<td>Oyster Bay Town</td>
<td>3/3/2017</td>
<td>Town Hall</td>
<td>2:00PM</td>
<td>Request input from residents on the future use of CDBG funds</td>
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<td>Rockville Centre Village</td>
<td>2/6/2017</td>
<td>Village Hall</td>
<td>7:00PM</td>
<td>Request input from residents on the future use of CDBG funds</td>
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<tr>
<td>Sea cliff Village</td>
<td>3/13/2017</td>
<td>Village Hall</td>
<td>7:00PM</td>
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<td>Westbury Village</td>
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<td>Williston Park Village</td>
<td>3/20/2017</td>
<td>Village Hall</td>
<td>8:00PM</td>
<td>Request input from residents on the future use of CDBG funds</td>
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</tbody>
</table>
NASSAU COUNTY OHCD
FY 2017 PUBLIC HEARING ON
CD & HOUSING NEEDS

Thursday, February 16, 2017
Edward P. Mangano
Nassau County Executive
John Barone
OHCD Director

Nassau County Urban Consortium

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

Five-Year Consolidated Plan
HUD Nagelagopher Application/Planning Cycles into a More Coordinated Process

1st - FFY 1999-2004
2nd - FFY 2005-2009
3rd - FFY 2010-2014
4th - FFY 2015-2019

NASSAU COUNTY CONSORTIUM MEMBER MUNICIPALITIES

TOWNS (23)
Hempstead
North Hempstead
Oyster Bay

CITIES (7)
Glen Cove
Long Beach

VILLAGES (17)
Bayville
Bellport
Centereach
East Northport
Farmingdale
Forest Park
Greenport
Grove City
Great Neck Estates
Great Neck Plaza
Hempstead
Island Park
Lynbrook
Malverne
Massapequa
Massapequa Park
Mepham
Nesconset
New Hyde Park
Rockville Centre
Roslyn
Sass Graff
South Hempstead
Sewanhaka
Valley Stream
Westbury
Wheatley
Winston Park

NASSAU COUNTY OHCD
FY 2017 PUBLIC HEARING ON
CD & HOUSING NEEDS

Today will begin the public participation process in the development of the:
Annual Action Plan for FFY 2017

2017 Anticipated Available Funding

- CDBG Program - $13,055,000
  - Assumes stable funding with FY 2016
- HOME Program - $1,832,000
  - Assumes stable funding with FY 2016
- ESG Program - $1,146,000
  - Assumes stable funding with FY 2016

* Based on FY2017 Transportation HUD Appropriations Bill Approved by Senate Subcommittee in April 2016
CDBG Eligible Activities

CDBG

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

570.201

- Acquisition of Real Property for an eligible purpose
- Subject to HUD Review: Eminent Domain
- Disposition of Real Property for an eligible purpose
- Public facilities and improvements
- Clearance activities
- Public Services
- Payment of non-Federal share

CDBG Eligible Rehabilitation and Preservation Activities

570.202 Eligible Rehabilitation and Preservation Activities include:

- Residential Rehabilitation
- Commercial Rehabilitation
- Code enforcement
- Historic Preservation
- Renovation of closed buildings
- Lead-based paint activities

Special Economic Development

570.203 Special Economic Development

- Direct Assistance to Businesses
- Job Creation and/or Retention
  - Primarily Benefit Low/Mod Persons
- Leveraging of CDBG funds

National Objective Compliance

Every activity under the CDBG Program must meet one of the three broad national objectives of the program:

- Benefit to low and moderate income persons
- Prevention or elimination of slums and blight
- Meet a community need having a particular urgency

National Objective Compliance

Current income limits became effective on April 13, 2016.

New income limits will be distributed when received.

All CDBG grantees must use the new income limits when qualifying an individual or household for CDBG assistance.
Activity Timeliness & Targeted Completions

In an effort to reduce the number of open activities, HUD is requiring more detailed project descriptions, project timelines, & completion date targets. Funding applications request this information.

Section 108 Loan Guarantee Program

1. Nadene County is eligible to borrow 5 times its annual CDBG allocation for eligible projects under the Section 108 Loan Guarantee Program

5. Significantly more money to undertake priority activities for municipal consortium members

Section 108 Eligible Uses

- Acquisition of Real Property
  - As per 24 CFR 570.703(a) and 570.201(a)
- Site Preparation of Properties
  - As per 24 CFR 570.703(f)
- Purchase of Equipment for Economic Development Purposes
  - As per 24 CFR 570.703(r)
- Rehabilitation of Real Property
  - In accordance with 24 CFR 570.703(s) and 24 CFR 570.202

HOME Investment Partnerships Program

Recent Severe Cuts to Program Funding

- Even with expected level funding in FY2017, funding is still about 45% of FY2010 figure

HOME Investment Partnerships Program

Final Rule Published July 24, 2013

Emphasis on
- Assessing risk of activities and projects;
- Monitoring performance and compliance;
- Stricter Subsidy Layering and Underwriting Guidelines;
- Assessment, at minimum 60:
  - market conditions of the neighborhood where project will be located;
  - housing development experience and financial capacity of developer;
  - firm financial commitments for the project.
HOME Investment Partnerships Program
Final Rule Published July 24, 2013

Project Completion Deadline
- Any project that has not been completed within 4 years of date of commitment will be considered terminated before completion and HOME funds invested must be repaid
- New Requirements to Ensure Timeframes for Initial Occupancy of Rental Units Are Met

HOME Investment Partnerships Program
Final Rule Published July 24, 2013

Project Completion Deadline
- Units that are acquired, rehabilitated or newly constructed with HOME funds (or homeownership purpose must be sold to an eligible buyer within 3 months of completion
- § 92.309 amended to require that:
  - if there is no ratified sales contract with an eligible homebuyer for the housing within 6 months of the date of completion of construction or rehabilitation, the housing must be rented to an eligible tenant in accordance with § 92.309

HOME Investment Partnerships Program
Final Rule Published July 24, 2013

CHDO Capacity Requirements
- To qualify as a CHDO, organization must have paid staff with housing development experience
  - "Demonstrated Capacity" requirement cannot be met through the use of consultants and a plan for staff to be trained, by volunteers, or by persons whose services are donated by another organization
- NC CHDO must certify that the organization meets the definition of a CHDO & has capacity to own, develop or sponsor housing each time it commits funds

HOME Eligible Activities
- Eligible activities under the HOME Program can be found in the regulations at 24 CFR 92.203. These activities include:
  - Incentives to develop and support affordable rental and homeownership through:
    - Acquisition
    - New construction
    - Reconstruction
    - Rehabilitation of non-luxury housing

HOME Eligible Activities
- Tenant-based rental assistance
- Payment of reasonable administrative and planning costs
- Operating expenses of community housing development organizations (SEE ABOVE)

HOME Eligible Housing Must Be Permanent or Transitional
- Need for Workforce, Senior, & Disabled Housing
  - Priority will be given to projects that:
    - Result in increased ownership and rental housing units
    - Are located in high opportunity areas according to HUD indices and in existing downtowns
    - Result in increased number of units accessible to disabled populations
    - Can demonstrate 35% financial commitment of other funding sources
Criteria for HOME selection process

Program Benefit
- Leverage of other public and private funding and the level of contribution of the other funding.
- Project will create or preserve affordability and result in increased housing opportunities for Nassau County residents.
- Number of housing units that will be handicapped accessible at the completion of the proposed project.
- Number and location of new housing units created or preserved by the proposed project.
- Compliance with Nassau County's homebuyer income eligibility guidelines.
- Degree of low-income benefit that will be derived from the proposed project.

Criteria for HOME selection process

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

Criteria for HOME selection process

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

Emergency Solutions Grant Program

Interim Rule Published December 5, 2011
HUD Re-Opened Comment Period on the Interim Rule
Comment Period Closed August 3, 2015

"The key changes that reflect this new emphasis are the expansion of the homeless prevention component of the program and the addition of a new rapid re-housing assistance component." - Interim Rule

ESG Eligible Activities

Street Outreach
- A program that involves outreach to homeless persons by walking the streets of the area served and providing outreach, assistance, and support.

Emergency Shelter
- A program that provides immediate shelter and services for homeless persons including medical attention and social services.

Homelessness Prevention and Rapid Re-Housing
- A program that provides services and support to prevent homelessness and transition homeless persons to permanent housing.

HMRIS
- A system that is used to track the costs for contributing units in the NYSERDA program.

Transportation
- A project that improves transportation options for homeless persons, including safety, efficiency, or equivalency.

Utility Assistance
- A program that provides assistance with utility payments or other related services.

Mental Health
- A program that provides mental health services to homeless persons.
ESG Eligible Activities

- Street Outreach: Rapid, one-time, cost-effective outreach to connect homeless persons to needed resources to help stabilize their lives, including health care, employment, drug treatment, and services to address potential needs.

- Emergency Shelter: Used to stabilize individuals who have immediate, serious needs due to homelessness, such as obtaining shelter, medical care, or chemical dependency treatment, and ensuring that individuals are safe, stable, and healthy.

- Homeless Prevention and Rapid Re-Housing: Used to prevent homelessness and address acute housing needs of individuals and families who may be facing the imminent risk of losing their home, to prevent homelessness, and to transition families from shelter to permanent housing.

- HMIS: Allows for the tracking of homeless individuals and their housing status, providing valuable data for program evaluation and funding purposes.

*Emergency Solutions Grant Program*

Numbers Show Increasing Homelessness on Long Island

- Need for Transitional Housing
- Programs that move people from Emergency Shelters to Permanent Housing

NC OHCD is coordinating with NC DSS to determine the causes of the decrease and identify solutions.

Comment is welcome on this issue.

Brownfields Redevelopment Loan Program

NC OHCD has funding available to facilitate redevelopment of brownfields.

Brownfields:
- Sites with potential for redevelopment or reuse but which remain unused or underused because of known or suspected environmental contamination

Brownfields Redevelopment Loan Program

- Funding From EPA
- Revolving Loan Fund Established
- Available to Consortium Members
- Sites Must Have Completed Environmental Assessment Phase
- Primary objective is to facilitate the redevelopment of sites to provide economic benefits to local community and mitigate health/environmental risks

Five-Year Consolidated Plan

Collaborative Process aimed at identifying a unified vision for community development actions to be undertaken during the Five Year Period

Includes:
1. Strategic Plan
   - Analysis of data and needs
   - Establishes priorities and goals for Five-Year Period
2. Fair Housing Plan/Analysis of Impediments
3. Annual Action Plan
   - Activity/Project Information for Year 1

Five-Year Consolidated Plan

HUD Merged Separate Application/Funding Cycles into a More Coordinated Process

1st - FFY 1999 - 2004
2nd - FFY 2005 - 2009
3rd - FFY 2010 - 2014
4th - FFY 2015 - 2019
Fair Housing

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

Final Affirmatively Furthering Fair Housing Rule

For purposes of the rule, meaningful actions means significant actions that are designed and can be reasonably expected to achieve a material positive change that affirmatively furthers fair housing by, for example, increasing fair housing choice or decreasing disparities in access to opportunity.

Final Affirmatively Furthering Fair Housing Rule

The rule is designed to help programs participants better understand what they are required to do to meet their AFFH duties and enables them to assess fair housing issues in their communities and then to make informed policy decisions.

Final Affirmatively Furthering Fair Housing Rule

- New Rule requires the production of an Assessment of Fair Housing (AFH) which will replace the Analysis of Impediments (AI).
- The initial AFH for the Nassau County Consortium is due prior to the start of its next Five-Year Consolidated Plan.
- Nassau County significantly updated its existing Analysis of Impediments in FFY 2016.
Fair Housing

Application Questions

Does the proposed activity?

1. Support and promote integrated communities and improve integrated living patterns?
2. Reduce racially and ethnically concentrated areas of poverty?
3. Respond to identified disproportionate housing needs of persons protected under the Fair Housing Act?
4. Foster and maintain compliance with civil rights and fair housing laws?
5. Address disparities in access to key community assets which may provide greater mobility and access to vital assets including economic opportunities, employment, health, transportation and quality education?

Section 3

Section 3 of the Housing and Urban Development Act of 1968 requires that when HUD financial assistance to housing and community development programs results in the generation of economic opportunities in a community, such opportunities should be directed toward low and very-low income persons.

The Subrecipient or Contractor shall ensure that new job opportunities for training and employment arising in connection with funded projects are given to low and moderate income persons residing within the Nassau County Consortium.

Other Federal Requirements

- National Environmental Policy Act (NEPA)
- Davis-Bacon Wage Rates
- Uniform Relocation Assistance and Real Property Acquisition Policies Act
- HUD Lead-Based Paint Regulations

PY 2017 Application Process

NOFAs – Notices of Funding Availability & Funding Applications

AVAILABLE AT OHCD WEBSITE:


Follow link to:
Specific Program and then to:
Applications, Reports, Plans, Forms & Notices

PY 2017 Application Process

- Minor Revisions to CDBG, & ESG Applications for FY2017
- Fillable Adobe Forms Downloadable From NC OHCD Website
- Effort Made to Reduce Burdensome Program Administration

Activity Timelines & Targeted Completions

Project Schedule for Projects Involving Construction:

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<thead>
<tr>
<th>Phase</th>
<th>Anticipated Completion Date</th>
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<tr>
<td>Bid Phase</td>
<td>MM/YYYY</td>
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<tr>
<td>Construction Phase</td>
<td>MM/YYYY</td>
</tr>
<tr>
<td>Completion Date</td>
<td>MM/YYYY</td>
</tr>
</tbody>
</table>

- Applications submitted without this information will be returned
Activity Timelines & Targeted Completions

Public Service Activities

Project Schedule for Public Service Activities will be for two years from September 1st FY Start Date.

Any public service fund balances remaining after two years may be transferred to other activities.*

(*This may require a contract amendment.)

PY 2017 Application Process

- Municipalities are to schedule public hearings prior to finalizing funding decisions
- Pre-Submission Meetings With Selected Consortium Members
- CD Reps will contact you to schedule
- Timely Submission of Funding Applications is Imperative!

Performance Measurement

Each Activity Must Address a Performance Measure:

1. Suitable Living Environment
2. Decent Affordable Housing
3. Creating Economic Opportunities

Performance Measurement

Each Activity Must a Performance Outcome:

1. Availability/Accessibility
2. Affordability
3. Sustainability: Providing Livable or Viable Communities
Application Process

Public Service Applications:

Countywide vs. Local Service Area

Minimum Allocation for Public Service Activities is $4,000.00 for Local Programs

Countywide Service Areas Will Be Assessed on an Individual Basis

NASSAU COUNTY CONSORTIUM MEMBER MUNICIPALITIES

TOWNS
Hempstead
North Hempstead
Oyster Bay

CITIES
Glens Falls
Old Westbury

VILLAGES
Bayville
Bellmore
Central Islip
East Rockaway
Farmingdale
Floral Park
Flower Hill
Forest Park
Garden City
Great Neck Estates
Great Neck Estates
Great Neck North
Great Neck Plaza
Hempstead
Ikeebi
Island Park
Lynbrook
Malverne
Mepham
Massapequa
Mastic
Mastic Beach
Merrick
Nesconset
New Hyde Park
Pleasantville
Rockville Centre
Roslyn
Sewell
South Floral Park
Stanhope
Valley Stream
Westbury
West Harpeth

Important Dates:

April 3rd – Final applications should be submitted to OCD

June 12th – Final decisions made and Action Plan expected to be available for comment

July 12th – Planned Submission to HUD

September 1st – 2017 Program Year Start Date

Annual Reporting Requirements

Important Dates:

March 31st and September 30th – HUD 4710: Semi-Annual Labor Standards (Semi-Annually)

September 30th – HUD 2516: Contract & Sub-Contract Activity

October 15th – Section 8 Annual Compliance Report

October 15th – Consolidated Annual Performance Evaluation Report (CAPER)

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Public Comment

Public comment is requested for:

1. Housing Needs in Nassau County
2. Community Development Needs in Nassau County
Comment: Gabrielle Fasano, Long Island Coalition for the Homeless (LICCH) ~ Good evening. My name is Gabrielle Fasano. I am the COC Compliance Manager of the Long Island Coalition for the Homeless, which leads the Continuum of Care in Nassau and Suffolk Counties. The CoC is tasked with determining the number of homeless persons in our region, developing and implementing strategies to address their needs, increasing the amount of permanent housing for homeless persons, and eliminating homelessness on Long Island.

On January 25, 2017, there were 1,218 homeless persons in emergency housing or living in motels paid through Nassau Department of Social Services (Nassau DSS, 2017). As a region, we have seen the number of homeless persons increase over the last several years, even as many areas across the country have reported decreases in homelessness during the same time.

On Long Island, approximately 70% of homeless persons are members of families, and their primary reason for homelessness remains the lack of access to safe, permanent, affordable housing. An effective method to assist these households in accessing permanent, affordable housing is Rapid ReHousing. The National Alliance to End Homelessness conducted the “Short Term Impacts Study” (published July 2015), which shows that Rapid ReHousing is effective on various fronts:

- Quickly exiting homelessness: families that enrolled in RRH exited homelessness within 2 months, or 3.2 months faster than families that were referred to RRH but did not enroll.
- Preventing households from returning to homelessness: 77% of families that enrolled in RRH did not return to a shelter twenty months later.
- Increasing Self-Sufficiency: Families referred to RRH had incomes 10% higher than those referred to usual care.
- Decrease in Homelessness overall: 5 families can be housed in Rapid ReHousing for the cost of housing one family in transitional housing ($6,578 vs. $32,557 per family).

In a funding debriefing presented by the U. S. Department of Housing and Urban Development (HUD) on February 9, 2017, Norm Suchar emphasized the importance of a number of system performance measures to determine future funding for regions. The main factors included the reduction of homelessness (and increase in permanent housing retention), the increase in permanent housing units, and the number of persons served per HUD dollar. Rapid ReHousing, as evidenced above, provides a permanent housing solution that is low-cost, reduces homelessness and increases capacity by serving more households per dollar than traditional rental assistance programs:

The Long Island Coalition for the Homeless, on behalf of the NY-603 COC, recommends the use of ESG and CDBG funds, as appropriate, to support Rapid ReHousing activities for homeless households in Nassau County that need short- or medium-term assistance to become stable in permanent housing.

As of January 25, 2017, 357 persons were identified as meeting HUD’s definition of Chronically Homeless. For such households, Permanent Supportive Housing is the best model, offering affordable,
long-term housing with support services. Studies show that the cost of emergency housing can be almost five times higher than permanent housing.

A challenge often faced by providers of permanent supportive housing for chronically homeless (CH) persons is finding landlords who will work with them. Because of the high service needs for many chronically homeless persons, apartments in apartment complexes are not always the ideal placement.

Non-profit housing developers who use capital funds to increase the housing stock of permanent supportive housing units for CH households are able to provide more comprehensive supports and often, more readily address any issues the households may have in maintaining their housing stability.

The Long Island Coalition for the Homeless, on behalf of the NY-603 COC, recommends the use of HOME funds to support the development of permanent supportive housing by non-profits for chronically homeless households.

The U.S. Department of Housing and Urban Development has encouraged communities and municipalities to work together on strategic planning to end homelessness in their regions. This includes participation by COC’s in planning and decision-making related to ESG, HOME and CDBG funding, and the participation by entitlement municipalities in the planning and decision-making related to the use of COC dollars.

The Long Island Coalition for the Homeless, on behalf of the NY-603 COC, supports the continued participation by Nassau County Office of Housing in Community Development in the strategic planning and decision-making related to the use of COC funds within our region. Specifically, we encourage the County’s representation on the COC’s Governance Board and/or Ranking Committee. Further, we appreciate the opportunity to share our recommendations for the County’s local Consolidated Plan, and offer our assistance in providing the County with relevant data to make informed decisions related to ending homelessness in Nassau County.

Response: John Sarcone, Director NC OHCD ~ Thank you for your comments. I think I speak for both the County Department of Social Services and the Office of Housing and Community Development when I say that we look forward to on-going cooperation between our agencies as we combat homeless in Nassau County. [NOTE: Paul Broderick, Deputy Commissioner, Nassau County DSS, currently serves on the Governance Board of the LIC; Kevin Crean, Deputy Director, Nassau County OHCD, currently serves on the COC Ranking Committee]

Comment: Luca Sanchez – New York Communities for Change ~ See attached written statement presented by Mr. Sanchez.

Response: John Sarcone ~ Thank you for your input, Luca.
Nassau County is in a Housing Crisis! It is the perfect storm. Several challenges are presenting themselves at the very same time.

1) There is less than a 1% rental availability in Nassau County. When an apartment is listed, 20-40 individuals will show up at the doorstep of the unit for viewing. Competition between prospective tenants is very challenging.

2) The reputation of Section 8 Tenants is Unfair and affects tenants’ ability to convince landlords to rent to them.

3) Nassau DSS has created a huge barrier to rentals. They are offering a voucher in lieu of actual Security Deposit cash checks. Landlords do not trust DSS, nor do they find working with them to be easy. However, some landlords accept them (once they understand them).

4) Post Hurricane Sandy, thousands of homes were damaged, resulting in the loss of hundreds, if not thousands of “illegal” apartments; as-well-as legal apartments that were rented to low income tenants. These tenants were displaced after the storm. Both the homeowner and their tenants were forced to seek emergency rentals post-storm. This ate up all remaining inventory of rental housing on Long Island. As with Economics, supply and demand; Supply went down and the cost to rent an apartment has gone sky high. Homeowners were able to afford more per month that the tenants, so tenants could not find anything affordable in the same area they were living post storm.

5) Landlords are aware of which Section 8 Authorities pay more on their Standards than others. Nassau County’s standard payments are lower than surrounding agencies. Thus, landlords prefer renting their units to higher paying participants.

6) NIMBY is obvious on Long Island. There are few communities that have taken n MOST of the low income housing. I believe in YIMBY.. Yes in my backyard! Elected officials must demonstrate courage and guide their communities into a more welcoming strategy, but for housing and work opportunities.

7) Real Estate Agents are STEERING! There is little policing going on! Real estate agents are more concerned about getting their commissions and keeping their landlords happy than they are helping a family in need. Sometimes, all it takes is for the agent to “convince” the landlord to accept Section 8. They easily say “We do not accept Programs”.

8) Landlords are asking for $50-250 for “credit checks and background checks” from people that cannot afford them. This immediately disqualifies low-income participants, as they do not have that type of money and DSS and Nassau County Housing does not pay for application fees. So non-participants are at an advantage.

9) There needs to be more development! Not rich luxury units, but units that normal folk can afford. I myself, cannot afford an apartment currently being advertised as “Affordable Housing”. That is a lie and false advertising. Government should limit the use of that word by defining it.. Perhaps affordable should be within the Section 8 allowances. Even college students, single parents, seniors, special needs and other groups need low rents these days!

10) The idea of micro units should be looked into. People don’t need huge space. Some like small! Our building codes and zoning needs to be reviewed to see where smaller units can be built in volume.

11) Schools always fight additional housing under the false story that more homes/apartments will drive school taxes higher.

12) Nassau County must take a leadership position to encourage smart building in the future. They should immediately identify foreclosed, zombie, County-owned, State Owned, and Federal properties that can be converted into real affordable housing with access to public transportation, quality education and safe communities and showcase them to qualified developers.
Fifty years after the passage of the Fair Housing Act, segregation on Long Island is as bad as ever. The area is becoming more diverse, yet it remains one of the most segregated suburban regions in the entire country.

President Trump is promising drastic cuts to the Housing and Urban Development (HUD) budget. He has nominated Dr. Ben Carson as HUD Secretary who is skeptical of the value of fair housing regulations and who once said that it was reminiscent of what you see in “communist countries.” Trump has built his political brand by enflaming racial animosity against people of color, and has used his first weeks in office to enact racist executive orders targeting immigrants based on their religion.

It is more important than ever that local governments stand up and fight back for strong and diverse communities that do not deny opportunities and services to families based on their race, ethnicity or religious beliefs. But despite a decade-long fight by housing advocates to bring affordable housing to Garden City and other high-opportunity communities in Nassau County, County Executive Ed Mangano and the Republican County Legislature have failed to address the issue in any meaningful way. In fact, Trump’s Long Island foot soldiers have been making segregation worse through their policies and lack of enforcement of fair housing and other civil rights laws, erecting invisible walls on borders to separate Long Island communities just as Trump is building a wall on the Mexican
border.

Nassau Republicans have unilaterally governed for the last seven years, and in that time have failed to address illegal discrimination acts and zoning regulations, all while misusing federal and county funds to promote segregation. These are policies straight out of the Trump playbook, whom the federal government sued for housing discrimination in 1973.

As unbelievable as it may seem to some, the housing crisis on Long Island is worse than it is in New York City. 57% of families are rent burdened, and despite a touted economic “recovery,” foreclosures are still devastating low-income communities and communities of color throughout Long Island.

As a whole, the Long Island housing crisis is substantially worse for families of color. According to the 2015 American Community Survey, 27% of White households make less than $60,000 annually, compared to 35% of Black households and 42% of Latino households.

This crisis has been exacerbated as housing prices are forcing more families of color to relocate from their communities. But the Long Island suburbs, like many suburbs throughout the country, are historically and notoriously discriminatory, and the resulting segregation has had numerous negative effects on the lives of people of color.

Instead of fighting to alleviate this crisis, Nassau County Republicans have actually made segregation in Nassau County worse in three key ways:

**One: Failure to Stop Blatant Discrimination and Racial Steering**

84% of federal Section 8 “housing choice voucher” (HCV) holders are people of color. But across Nassau County, voucher holders struggle to find landlords who will accept the voucher rent. In Nassau County, three prominent landlords recently settled with the New York State Attorney General on claims that they persistently violated local civil rights laws by turning down Section 8 voucher holders who were seeking apartments. [1]

While New York City and Suffolk County have both passed stronger source of income discrimination laws, Mangano and Republicans in the Nassau County Legislature have remained silent.

**Two: Zoning Laws that Block Housing for Families of Color**

In Garden City, Upper Brookville, and many other localities, zoning regulations severely limit the development of multifamily housing. Instead of proactively investigating this problem and taking actions against towns and villages that do not broaden their zoning codes to include some multifamily housing, Nassau County knowingly ignores the racist zoning laws that may violate the federal Fair Housing Act and the New York State Constitution.

**Three: Gross misuse of taxpayer dollars to subsidize projects in White neighborhoods that only perpetuate segregation**
Nassau County funds subsidized housing in two ways: by distributing federal funds as direct subsidies through its “urban consortium” and through the Nassau County Industrial Development Agency (NCIDA) that provides tax subsidies to encourage economic development. (Other money for affordable housing development is provided through New York State and municipal public housing authorities.).

Nassau receives more than $16 million annually in federal subsidies that are not used efficiently or effectively—and which the County has arguably misappropriated. For example, 1,740 units of low-income housing in Nassau County will lose their affordability protections before 2020.

Mangano’s government promised to build just 115 units in this same time period. Rather than proactively creating new housing to fill the potential gap or even devising ways to preserve what is already there, Mangano’s policies could lead to a net loss of 1,635 units of low-income housing over the next four years.

At the same time, Mangano (one of the first Long Island Republicans to endorse Trump) is using the Nassau County IDA to sell off scarce public land and mete out valuable real estate tax benefits to for-profit developers. The housing that is built with this public giveaway is not affordable to renters of color in Nassau County, whose income is significantly lower than that of the county overall.

It is possible for Nassau County to take deliberate, intentional steps to reduce segregation. There are tools that the county has available to build income-
tiered affordable housing in high-opportunity areas and enforcement procedures that could significantly lessen discriminatory zoning policies and tenant steering. Resources can and should be strategically targeted to promote integration.

In the last seven years, Nassau County Republicans have consistently failed to address segregation. Instead, they have built invisible walls that protect residential demographic patterns established through decades of public policy based in White supremacy. This does not have to be the future in Nassau, but it will take political will to end discrimination and create a county where there are just opportunities for all residents.
INTRODUCTION

Nearly 50 years after the Fair Housing Act made housing discrimination illegal, Long Island suburbs are highly segregated with an epidemic-level housing crisis that disproportionately affects people of color.

Segregation on Long Island is increasing even as the region becomes more diverse. [2] As gentrification drives low-income people of color out of their neighborhoods, they are stuck with few if any housing options. In Nassau County, in particular, the Black population is growing, but its growth is concentrated in areas with few white residents. [3]

From deed-restricted housing to redlining to the subprime lending crisis, discrimination has been both an implicit and at times explicit part of public policy and private market practices on Long Island for decades. In the 1920s, some historians estimate that one in seven Long Islanders were members of the KKK. [4] One of Nassau County’s first suburban communities, Levittown, was built with racial covenants that excluded Black families. And in 2014, the Civil Rights Project at the University of California Los Angeles described Long Island as “one of the most segregated and fragmented suburban rings in the county.” [5]

Segregation can have a vast and long-lasting impact on residents. It is linked to worse education outcomes and worse socioeconomic status for Black and Latino households. [6] These differences hold true regardless of household income. [7]

Discrimination in the housing market leaves families of color with limited housing options and comparatively underfunded schools. There is an increasing body of evidence that reveals how poor families living in segregated suburban communities have no social safety net. [8] Segregation traps families of color in poverty.

Segregation is compounding an already dire housing crisis in Nassau County.

Though Nassau’s County’s median income is $101,830, [9] the median income for White, non-Hispanic households is higher: $107,102. Conversely, the median income for Black households is just $84,080, and the median income for Hispanic, non-White households is $77,240. [10]

According to an analysis of 2015 American Community Survey data, people of color are nearly twice as likely to rent their homes compared to White households. [11] The median income for renter households is shockingly lower than the median income for homeowner households: around $53,556. [12] And in the Village of Hempstead, where 88% of the population is people of color, the median renter income is even lower still—$33,560. [13]

Just 4% of Long Island’s housing stock is subsidized—a figure that includes public housing, Section 8 housing, and state-based subsidies. [14] Only 12% of rental housing units are affordable to families at 30% of AMI; 25% are affordable to families at 50% of area median income (AMI) and below. [15]
Illegal Discrimination Continues to Harm People of Color

According to HUD data, 84% of housing choice voucher holders in Nassau County are Black or Latino. [16] But, despite laws that make source of income discrimination illegal, prospective tenants with vouchers face significant challenges in finding adequate housing.

Evelyn Davis is a senior citizen who lives at 40 West Columbia Street in Hempstead and is a member of New York Communities for Change. She is the Vice President of her tenant association and has been living in her current building for nearly 20 years. Under her new landlord, conditions have started to decline. She describes broken doors, lack of safety in her apartment, and bed bugs, rodents, and other infestations.

Davis has a Section 8 voucher, and would love to move to a safer area, closer to her doctor and public services. She recounted that “I can’t count how many times I have tried to call and find a place for my voucher. The areas where housing costs are very low, you don’t want to go, because there is no public transportation. It takes you out of society.”

“Where there is public transportation, and location of things – my doctor’s office, other things I want to be around...there is no way a person that has a regular job can afford that kind of [rent]. And even with the Section 8, there is no way...if you mention Section 8, they let you know right then and there: ‘We’ve got nothing available.’” [17]

Another Nassau County resident, Geraldine Maggett, is considering moving out of the state because she cannot find a place to use her voucher. She and her 14-year-old daughter have a Section 8 voucher, and she has been looking for housing for over a year. She describes her struggle: “When you call up they might tell you that they take the program, but they take it at another location...[or] when you call, they might tell you that they take the voucher, but then you show up and they don’t. And it’s that they don’t take your color.” [18]

Unfortunately, their cases are far from unique. Two recent lawsuits highlight the burden borne by low-income people of color in the Nassau County housing market.

In May of 2016, the New York Attorney General settled with three prominent Nassau County real estate firms—Douglass Elliman, Empire State Equities, and Grifasi Real Estate—for source of income discrimination in Nassau County. [19] These three companies together rent out hundreds of apartments across Nassau County. The Attorney General’s investigation found that they systematically refused to rent voucher holders apartments, either explicitly or through fictitious waiting lists, claiming Section 8 holder would have to wait over four months for an apartment to come online. [20] (Prospective tenants who do not pay with vouchers received apartments immediately.)

In Mhany Management, Inc. v. County of Nassau, the U.S. Court of Appeals for the Second Circuit reinstated New York
Communities for Change’s claim that Nassau County has long had an explicit policy of intentionally segregating affordable housing for families in handful of communities that are disproportionately African American and Latino. This decade-long case also exposed how Garden City enacted exclusionary zoning policies designed to prevent the development of affordable housing for people of color. [21]

But despite this stark evidence of the extent of the problem, County Executive Ed Mangano and the Nassau Republicans continue to avoid addressing the crisis of segregation in Nassau County.

Source of income discrimination laws in Nassau are weaker than in Suffolk and in New York City, and the county’s enforcement has been insufficient at best. According to Evelyn Davis, “When I went to the Human Rights Commission, they say ‘nothing is wrong,’ and they side with the landlord.” [22]

New Development is Perpetuating Segregation

Nassau County funds the development of new housing in two key ways: disbursement of its federal Housing and Urban Development (HUD) allocated funding (CDBG, ESG, and HOME funds) and through tax subsidies allocated by the Nassau County Industrial Development Agencies (NCIDA).

Nassau County is one of the largest suburban recipients of HUD funding in the country, receiving over $16 million in

Fiscal Year 2016. [23] In 2014, ERASE Racism filed a fair housing complaint against with HUD, alleging that Nassau County’s allocation of HUD funding for housing violated the Fair Housing Act. [24] The complaint alleged that Nassau County had an explicit policy of directing affordable housing activity to majority-minority communities, while simultaneously spending millions of dollars on non-housing activity in majority White communities. [25] The map below clearly illustrates that this policy has resulted in a concentration of low-income housing in communities of color, with almost no low-income housing options available in White communities.

Multifamily housing development is typically luxury-oriented, and is unlikely to serve low-income people of color. [26] And though low-income people are more likely to rely on public services like mass transit, just 27% of new housing development is located near mass transit options. [27]

As the County has been compelled to face a serious housing crisis and contend with decades-old racism baked into public policy, the Nassau County Office of Housing and Community Development (OHCD) has promised to set aside a mere 7.5% of its HUD budget for affordable housing development. [28] This will result in just 115 units of low- and moderate-income rental housing between 2015 and 2019. [29]

By its own admission, Nassau County is doing a miserable job meeting the standards it set for itself to address homelessness and housing crisis.
According to the County's 2015 Consolidated Annual Performance Evaluation and Report (CAPER), Nassau County housed just 12 homeless families in affordable housing. The County had set a goal of 15,000. The County successfully housed 62 non-homeless families (4,938 households shy of its 5,000-household goal.)

(In fact, Nassau is only meeting its housing goals when it comes to Section 8 voucher allocation. But as the lawsuits described above demonstrate, holding a voucher does not result in being adequately housed in Nassau.) [30]

In 2016, while Nassau County suffers a severe housing crisis, Mangano's government is planning to build just 10 units of affordable rental housing; meanwhile, dollars that could be spent on housing are going towards 45 local park and commercial beautification projects. [31] Nassau County is spending $53,800 on historic signage in Glen Cove, and $115,000 on ornamental streetlights in Lynbrook. [32]

The Nassau County IDA is a public agency that is empowered to finance economic development and housing projects through tax subsidies. It is an arm of the County and is run by a seven-member board of executive appointees. Mangano has appointed 5 of the 7 current board members. [33]
According to a study commissioned by the County to study the cumulative economic impact of the Nassau County IDA in June of 2015, the agency has subsidized 1,350 units of housing in five years, with 325 of the units set aside as “affordable.” [34]

But the Nassau County IDA’s track record of perpetuating segregation is cause for concern, as is the County’s standard for “affordable.”

In October 2016, Long Island Housing Services and the Fair Housing Justice Center settled a lawsuit (with prejudice) against the Nassau County IDA. The complaint in the case alleged that the Nassau County IDA knowingly financed a discriminatory housing project in the Village of Great Neck Plaza. The complaint found that the developers and the agency applied a community preference policy that prioritized long-term predominately White residents of Great Neck for affordable apartments in Great Neck Plaza.

The complaint further alleged that the Mayor of Great Neck Plaza testified at a public hearing (at which representatives of the Nassau County IDA were present) about the importance to the Village of a policy to ensure that only “the right people” would move in. The IDA proceeded to approve all public financing for the project. Pursuant to the settlement, the Nassau County IDA will pay $150,000 in fines to the Plaintiffs and are required to adopt a series of policies aimed at increasing the supply of affordable housing in Nassau County. [35]

And at Avalon Bay Great Neck, which received a tax subsidy from NCIDA, the County’s definition of “affordable” is far out of reach of low-income renters of color in Nassau County. The 191-unit project is being built in a majority-White community and will receive an estimate of over $5 million in tax subsidies over a 15-year period. [36] 10% of the housing (less than 20 units) will be set aside for “workforce” units, some of which will rent for almost $3,000 a month. [37] Renters, a disproportionate share of which are people of color, make far less – an average of $53,556. This project, which will receive millions in subsidies, squanders scarce and valuable resources while doing nothing to promote integration.

Nassau County’s housing development polices, both with federal HUD funding and the Nassau County IDA, have perpetuated segregation in the region. Desegregating Nassau County will require decisive action from every level of government.

Desegregating Nassau County

In order to eliminate racist planning practices on Long Island, we are demanding the Nassau County Segregationists to take the following steps:

1. Proactively enforce and strengthen source of income discrimination laws.

Over 4,800 people in Nassau County pay their rent using Section 8 vouchers, and 84% are people of color. Steering Section 8 voucher holders away from majority White neighborhoods cements segregation in Nassau. Nassau County must:
• Strengthen source of income discrimination legislation to define which specific sources of income are protected.

• Fund the Nassau County Human Rights Commission to regularly test and bring enforcement actions that result in meaningful fines against property owners who engage in racial steering or source of income or other discrimination. Fines should be levied (at an amount with a significant economic impact so as to change behavior) to specifically increase the resources available to build low-income housing in Nassau.

2. Build new deeply affordable, income-tiered housing near transit corridors and in high opportunity neighborhoods.

• End the use of the Nassau County IDA to provide generous tax breaks, public financing, and brownfield remediation subsidies to infill projects that do not set aside a satisfactory portion of the project to housing for families below 50% of AMI.

• Target IDA tax benefits that result in housing in the 25 high-opportunity neighborhoods near well performing public schools and along transit corridors, identified by the Nassau County Analysis of Impediments to Fair Housing.

• Distribute HUD funding in all communities within the County and require that all municipalities must to apply for and use IDA, County subsidy, and HUD funds to further affirm fair housing practices in their communities and provide housing affordable to low income families.

• For all projects that receive public subsidy – including land, IDA tax benefits, public financing, or HUD funds – require a minimum of 50% of new development include housing for individuals and families with incomes below 50% of the area median income including a minimum of 10% at 30% of AMI.

• At least 80% of CDBG money should be set aside for low-income housing projects

• Design tenant selection policies that require affordable housing providers in high opportunity areas to set aside units for households who would contribute to neighborhood diversity and integration.

3. Reduce zoning barriers to new multifamily housing development.

It is well established that zoning laws are set by local government. However, when local zoning codes violate federal civil rights laws, they are not allowed to stand.

Many Management, Inc v. County of Nassau reveals how entrenched exclusionary zoning is in Nassau County. Limits of residential density per acre and on building height prevent the county from solving the problem of segregation.

• Nassau County should create and staff an office to proactively investigate local zoning measures, like minimum lot size and maximum households per acre, that often violate Affirmatively Furthering Fair Housing.
• This investigation should be meaningful and binding. In localities that refuse to comply with reforming their restrictive zoning, Nassau County should issue hefty fines and prevent the locality from collecting HUD subsidies, IDA tax breaks for economic development, other County subsidies to local government.

4. Preserve existing affordable housing and increase resources available to low-income tenants.

Nassau County’s housing problem is likely to get worse as the cost of housing increases, people of color are pushed out of New York City, and the existing supply of affordable housing deteriorates or expires from contracts that protect affordability.

Of Nassau’s 9,500 subsidized housing units, more than 1,700 will expire by 2020. Another 1,000 will expire by 2025. As ERASE Racism’s 2014 complaint contends, these buildings are overwhelming concentrated in poor communities of color. Nassau County OHCD must develop a strategy to address this coming crisis, which will have a disparate impact on minority families.

The OHCD should act as a steward to ensure that this housing stock is directed to new, preservation-minded developers who will keep this housing permanently affordable.

OHCD should create an office of housing preservation that would proactively call in property owners whose projects are facing use restrictions and put these projects, at a pivotal point in their lifespan, through a rigorous regulatory scrutiny. Then, OHCD can set aside a bucket of HUD funding to provide low-cost acquisition and/or rehabilitation financing in exchange for a renewed and strengthened regulatory agreement.

Further, there are limited resources available to tenants who are struggling for safer living conditions and to stay in their homes.

• Fund an office of code enforcement to regularly inspect housing stock and bring meaningful lawsuits against property owners who do not comply. Housing code violations should result in meaningful, lienable fines that will allow residents to proactively push out slumlords and convert buildings into stable, affordable housing.

• Nassau County should make sure that code enforcement is not applied in a discriminatory way that places a disparate burden on low income communities.
5. Protect affordable homeownership for families of color.

Numerous studies have demonstrated that the foreclosure crisis in Nassau County and in the country has its roots in discriminatory lending policies. As a result, people of color are more likely to lose their home to foreclosure.

- Use the newly created Nassau County Land Bank to purchase mortgages in foreclosure.
- Preserve affordable homeownership. Should the financial institution be unwilling or unable to participate, Nassau County should work with community partners to convert the housing into rental housing or a limited-equity homeownership model.

4. For 14-unit multifamily buildings, Nassau County should retain the property tax arrears, foreclose, and transfer the buildings to nonprofit affordable developers.

- For low-income seniors, by deferring unpaid taxes into a reverse mortgage, Nassau County would retain the housing for affordable homeownership upon sale of the property or death.

- Preserve affordable homeownership by stabilizing the burden of unpaid property taxes at auction to the highest bidder. One just has to pay $125 to participate. Nassau County should retain the home if the owner can't afford it.

- For low-income seniors, by deferring unpaid taxes into a reverse mortgage, Nassau County would retain the housing for affordable homeownership upon sale of the property or death.

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endnotes

4. WNYC State of Anxiety
8. Furman Center, 101 report.
10. American Community Survey 2015 1-year estimates: Median Household Income in the past 12 months.
11. American Community Survey 2015 1-year estimates
12. Ibid
13. New York Communities for Change analysis of American Community Survey 2015 5-year estimates
16. Data is made available by HUD and can be viewed at https://esis.hud.gov/aflth/
17. Evelyn Davis interview with New York Communities for Change, December 6, 2016.
18. Ibid
20. Ibid
22. Evelyn Davis interview with New York Communities for Change, December 6, 2016
25. Ibid.


30. Ibid.


33. http://www.nassau.edu/About-Us


35. Complaint, Motion to Dismiss, and Settlement on file at NYCC.


Second Public Hearing
– July 11, 2017
Public Participation and Comments
INTER-OFFICE MEMO

TO: Honorable Norma L. Gonsalves, Presiding Officer Legislator District 13
Office of Housing & Community Development

FROM: Dept./Organization: Theresa Dukes

Contact Person: 516-572-1924
tdukes@nassaucountyny.gov

TODAYS DATE: 06/13/2017

RE: Request to Reserve Legislative Chambers

Our organization would like to respectfully request the use of the Legislative Chambers:

DATE & DURATION OF EVENT: Tuesday, July 11, 2017 from 1:30 pm - 4:30 pm

PURPOSE & EXPECTED NUMBER IN ATTENDANCE:
Nassau County Office of Housing and Community Development's Public Hearing for the 43rd Program Year. Purpose is to discuss funding availability of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program and Emergency Solutions Grant (ESG) Program and to gather community input.

REFRESHMENTS SERVED: No

EQUIPMENT NEEDED: ✓ microphone ✓ podium ✓ tv/video screens
✓ laptop(s) ✓ tables - if yes how many 2
✓ chairs - if yes how many
✓ other, please be specific

I have read the Instructions and Notes with this form and will comply with all
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NASSAU COUNTY OF CD
FY 2017 PUBLIC HEARING ON
ANNUAL ACTION PLAN
TUESDAY, JULY 11, 2017

Edward P. Mangano
John Sarcone
Director

Nassau Urban County Consortium

2017 Available Funding

Nassau Urban County Consortium

CDBG Funding for Affordable Housing

Nassau Urban County Consortium

HOW CDBG FUNDING WAS ALLOCATED
Nassau County – Second Public Hearing
July 11, 2017
Nassau County Legislative Chambers
1550 Franklin Avenue, Mineola, New York

Summary of Public Comments

Comment: Paul Gibson – Uniondale Community Land Trust – *(Noted that John Sarcone and Kevin Crean were wearing “Save CDBG” buttons distributed by the National Association of Counties.)* Beyond wearing buttons how can local organizations and program beneficiaries assist in advocating for the continued funding of the CDBG and HOME Programs?

Response: John Sarcone, Director NC OHCD – The County belongs to a sub-group of the National Association of Counties – the National Association for County Community and Economic Development (NACCD) which advocates for such Programs as well as acting as a resource for information. Local groups can help by writing to their local federal officials. The County is also considering preparing an impact study to determine the potential impact that severe cuts to the core programs would have. Local recipients of funds would obviously have a significant role to play in collecting this data.

Comment: Andrew Goldstein, Legislative Assistant, Leg. Laura Curran, LD#5 – Thank you. The presentation was very informative. Slide 12 refers to the First-Time Homebuyer Program. Can you explain how that works? Who is eligible?

Response: John Sarcone – The Long Island Housing Partnership has administered that Program on behalf of the County for a number of years. It has been very successful. About 800 families have been assisted in the purchase of their first home under this program. And because homebuyers can select a house anywhere in the county it greatly benefits the county’s de-segregation efforts. Interested purchasers must be able to qualify for a private mortgage and have savings that they contribute toward downpayment and closing costs. Applicants must also participate in eight (8) hours of pre-purchase homebuyer counseling. This type of education has been shown to greatly reduce the incidence of foreclosure among first-time homebuyers.

Comment: Diane Goins – New York Communities for Change – Good afternoon my name is Ms. Diane Goins and I am a member with New York Communities for Change. I am here today to talk on behalf African American and Latino communities that continue to live in segregation. With the draft Annual Action Plan, Nassau County proposes to abandon its already inadequate commitment to developing family-occupancy affordable housing in high opportunity areas. Cutting the allocation of CDBG funds for developments in high opportunity areas from $775,000 to $100,000 sends a strong signal that the County will continue to perpetuate segregation. The County’s proposed allocation of HOME funds demonstrates that its stated preference for developments in high opportunity areas is simply not real. The County needs to institute real incentives to encourage developers to propose projects in high opportunity areas and it needs to do it. It should start by setting aside a minimum portion of its HOME funds for developments in high opportunity areas.

By withdrawing all support for rental housing, the County would leave very low and extremely low-income households, which are disproportionately Black and Latino, out in the cold.

The County must continue to support affordable rental development alongside homeownership
opportunities.
Under the draft Annual Action Plan, exclusionary municipalities in Nassau County, like Garden City, continue to get a free pass on their discriminatory practices.
The County must meaningfully address barriers to integration in its municipalities by using its leverage as a distributor of grant and infrastructure funds to secure policy changes.
It's shameful that Nassau County needs to be sued by NYCC and Erase RACISM to do the right thing.
How much longer do we have to wait for fair housing policies? Thank you

Response: Kevin Crean ~ Thank you Ms. Goins. I think you are misreading the Action Plan budget and the budgeted set-aside CDBG funds for affordable housing in high opportunity areas. As explained in our presentation, the County awarded CDBG funds for affordable housing development to the Village of Island Park, in a high opportunity area. The $100,000 figure you reference is the remaining funds, after the award. Also pointed out in our presentation is that CDBG funds remain available for this purpose from our 2016 set-aside. As you know, the County has met with numerous groups, including some of your members to discuss the use of such funds and we are available to do so again. So to say that in the Draft Action Plan “the County proposes to abandon its already inadequate commitment to developing family-occupancy affordable housing in high opportunity areas” is inaccurate.

[See also correspondence from the Village of Garden City that specifically addresses that village’s actions to meet its individual obligations to affirmatively further fair housing.]

Comment: Ian Wilder, Deputy Director, Long Island Housing Services ~ Thank you for allowing us to speak here today. Long Island Housing Services is the only dedicated fair housing agency serving all of Nassau and Suffolk Counties and we thank the Office for its support. I do have a few recommendations for the Action Plan.

1. The Action Plan needs to upfront talk about the County’s commitment to Fair Housing and explain the connection of funding to each goal.
2. The Plan would benefit from more community outreach. Having public hearings in the local areas, in underserved communities would be a good start. The parking available at the current location is not good.
3. I encourage the County to undertake a community lending needs assessment.
4. More input should be sought on the Fair Housing Plan

Response: John Sarcone ~ Thank you Ian. We will take those comments under advisement.

While the County holds two public hearings as part of its Annual planning process and development of the Annual Action Plan, each consortium member is required to have their own local hearing to solicit input from residents on the individual local needs. These hearings, which more closely lead to the actual identification of local needs and development of funding applications that are eventually considered by the County for funding awards, all take place at the local level. The dates and location of these hearings are shared with the County Legislature so they can also alert their constituencies. We should also note that in response to comments received last year, the County scheduled the first of its two hearings in the evening to encourage more community attendance. While parking is sometimes an issue the 1550 Franklin Ave. the Office serves more than just car users and the site has many benefits. It is well known by non-profit service providers and local municipal officials alike who regularly attend County Legislative Hearings. Additionally, the site is accessible to the physically challenged and is directly served by two
Nassau Inter-County Express (NICE) bus lines running along Old Country Road and along Franklin Avenue with another a block away. The Mineola Long Island Rail Road (LIRR) station is also a short walk, two-tenths of a mile, away. The Mineola station links to three LIRR branches.

Comment: Mike Raab, NC OHCD ~ Mike gave an update on the NY Rising Program.

Response: John Sarcone ~ Thank You, Mike. I also want to thank Mike for his hard work recently in advocating for a higher Fair Market Rent for Housing Choice Voucher recipients. The increase gives more buying power to voucher holders meaning they have more options for finding rental housing in the County.
Good afternoon my name is _____________ and I am a member with New York Communities for Change.

I am here today to talk on behalf African American and Latino communities that continue to live in segregation.

With the draft Annual Action Plan, Nassau County proposes to abandon its already inadequate commitment to developing family-occupancy affordable housing in high opportunity areas.

Cutting the allocation of CDBG funds for developments in high opportunity areas from $775,000 to $100,000 sends a strong signal that the County will continue to perpetuate segregation.

The County's proposed allocation of HOME funds demonstrates that its stated preference for
developments in high opportunity areas simply is not real.

- The County needs to institute real incentives to encourage developers to propose projects in high opportunity areas and it needs to do it.
- It should start by setting aside a minimum portion of its HOME funds for developments in high opportunity areas.
- By withdrawing all support for rental housing, the County would leave very low and extremely low income households, which are disproportionately Black and Latino, out in the cold.
- The County must continue to support affordable rental development alongside homeownership opportunities.
- Under the draft Annual Action Plan, exclusionary municipalities in Nassau County, like Garden City,
continue to get a free pass on their discriminatory practices.

- The County must meaningfully address barriers to integration in its municipalities by using its leverage as a distributor of grant and infrastructure funds to secure policy changes.

- It’s shameful that Nassau County needs to be sued by NYCC and Erase RACISM to do the right thing.

- How much longer do we have to wait for fair housing policies?

- Thank you.
Nassau County is in a Housing Crisis! It is the perfect storm. Several challenges are presenting themselves at the very same time.

1) There is less than a 1% rental availability in Nassau County. When an apartment is listed, 20-40 individuals will show up at the doorstep of the unit for viewing. Competition between prospective tenants is very challenging.

2) The reputation of Section 8 Tenants is Unfair and affects tenants’ ability to convince landlords to rent to them.

3) Nassau DSS has created a huge barrier to rentals. They are offering a voucher in lieu of actual Security Deposit cash checks. Some Landlords do not trust DSS, nor do they find working with them to be easy. However, some landlords accept them (once they understand them).

4) Post Hurricane Sandy, thousands of homes were damaged, resulting in the loss of hundreds, if not thousands of “illegal” apartments; as-well-as legal apartments that were rented to low income tenants. These tenants were displaced after the storm. Both the homeowner and their tenants were forced to seek emergency rentals post-storm. This ate up all remaining inventory of rental housing on Long Island. As with Economics, supply and demand; Supply went down and the cost to rent an apartment has gone sky high. Homeowners were able to afford more per month that the tenants, so tenants could not find anything affordable in the same area they were living post storm.

5) NYRising has been a secondary disaster to Superstorm Sandy. The dysfunction of its organizational design coupled with a secretive management style is the single largest embarrassment to Governor Cuomo and his legacy. The insensitive communication style suggests a complete lack of caring for seniors, people with special needs, language barriers, military service, hard-working people that needed their hands held through the process. Instead of fixing the problem by admitting ignorance, the NYRising program continues to create and enforce deadlines that result in the disqualification from the program and recoupment of tens of thousands of dollars. Meanwhile where do these people go while they still can’t get home or lose their homes? It directly affected and continues to affect the Long Island Real Estate industry…. People’s LIVES!

6) Landlords are aware of which Section 8 Authorities pay more on their Standards than others. Nassau County’s standard payments are lower than surrounding agencies. Thus, landlords prefer renting their units to higher paying participants.

7) NIMBY is obvious on Long Island. There are few communities that have taken in MOST of the low income housing. I believe in YIMBY.. Yes in my backyard! Elected officials must demonstrate courage and guide their communities into a more welcoming strategy, but for housing and work opportunities.

8) Real Estate Agents are STEERING! There is little policing going on! Real estate agents are more concerned about getting their commissions and keeping their landlords happy than they are helping a family in need. Sometimes, all it takes is for the agent to “convince” the landlord to accept Section 8. They easily say “We do not accept Programs”.

9) Landlords are asking for $50-250 for “credit checks and background checks” from people that cannot afford them. This immediately disqualifies low-income participants, as they do not have that type of money and DSS and Nassau County Housing does not pay for application fees. So non-participants are at an advantage.

10) There needs to be more development! Not rich luxury units, but units that normal folk can afford. I myself, cannot afford an apartment currently being advertised as “Affordable Housing”. That is a lie and false advertising. Government should limit the use of that word by defining it.. Perhaps affordable should be within the Section 8 allowances. Even college students, single parents, seniors, special needs and other groups need low rents these days!

11) The idea of micro units should be looked into. People don’t need huge space. Some like small! Our building codes and zoning needs to be reviewed to see where smaller units can be built in volume.

12) Schools always fight additional housing under the false story that more homes/apartments will drive school taxes higher.
13) Nassau County must take a leadership position to encourage smart building in the future. They should immediately identify foreclosed, zombie, County-owned, State-Owned, and Federal properties that can be converted into real affordable housing with access to public transportation, quality education and safe communities and showcase them to qualified developers.
Long Island Housing Services, Inc.
640 Johnson Avenue, Suite 8, Bohemia, New York 11716-2624
www.LIFairHousing.org

July 10, 2017

John Sarcone, Director
Nassau County Office of Community Development
40 Main Street, 1st Floor
Hempstead NY 11550
Attention: Kevin Crean by Email: Kcrean@nassaucountyny.gov

Comments on the Draft Nassau County FY 2017 Annual Action Plan

Dear Mr. Sarcone:

We appreciate the opportunity to offer a few comments on the FY 2017 Annual Action Plan (Action Plan). As a private fair housing advocacy and enforcement agency, Long Island Housing Services, Inc. (LIHS) provides a full spectrum of services related to real estate transactions which have been made available to Nassau County residents since 1991. LIHS provides education, counseling and advocacy services concerning fair housing, unlawful discrimination, landlord tenant rights and obligations, and mortgage issues from a consumer protection prospective. A primary service is the investigation of housing discrimination complaints in the context of rentals, sales, lending, advertising and insurance. As resources allow, LIHS assists with investigations, formal administrative and judicial complaint filing, victim advocacy and resolution of unlawful housing discrimination complaints and enforcement of federal state and local fair housing laws.

As Executive Director I would like to express my gratitude to Nassau County for its commitment to Fair Housing and to support provided to LIHS. The funding provided by the Community Development Block Grant program (CDBG) has supported our agency’s ability to compete and receive United States Department of Housing and Urban Development (HUD) Fair Housing and Private Enforcement Initiative (FHIP) funding. CDBG and HUD funding allows LIHS to maintain well trained experienced staff and continue counseling and educating Nassau County residents, service and housing providers, realtors and agents on issues relating to housing discrimination on the federal state and municipal levels. We seek to improve housing conditions and equality of access to housing for all residents of Nassau County.

We have worked cooperatively with Nassau County through the support of either HOME or CDBG funds since the mid 1990’s. We appreciate the increase in funding in this year’s allocation, despite the decrease in federal allocations.
We remain committed to working closely with Nassau County agencies and not for profits to promote decent and affordable housing and to enhance local administrative response to challenge discrimination.

LIHS will work with Nassau County to ensure that alleged violations of these laws are effectively investigated and appropriate administrative and judicial complaints are filed. Our bilingual Housing Counseling staff can assist Nassau County in meeting this objective by outreaching to Latino (and all) home owners who are facing foreclosure due to mortgages that are not affordable. Our staff will assist Nassau County residents with foreclosure issues either by negotiating with lenders or educating homeowners about their options such as short sale or deed in lieu of foreclosure. By offering homeowners options we can minimize economic loss and prevent family disruptions in these highly impacted areas. Since 2010, we are offering free legal services to provide representation and related services for homeowners at risk of foreclosure, as well as expert counseling services.

After reviewing the 2017 Annual Action Plan, LIHS has determined that it contains the same areas requiring improvement that were addressed in LIHS’ 2016 comment letter on that year’s Annual Action Plan. None of LIHS’ 2016 comments on that year’s Annual Action Plan are addressed in the 2017 Annual Action Plan. The 2016 comments letter is included herein for reference.

The objectives of the plan do not adequately address the obligation to Affirmatively Further Fair Housing (AFFH), clarified by HUD in its most recent guidance and regulation. The duty to AFFH needs to be addressed throughout all of the programs and funding in the Annual Plan, not simply as a component of funding LIHS. Most noticeably, the Annual Plan does not address any of the recent Housing Discrimination cases taking place in Nassau County, much less raise them as harbingers of Fair Housing issues that need to be addressed in the county. Furthermore, the plan continues to avoid focusing on providing affordable housing in high opportunity areas in order to support a diverse community. The plan also needs to construct a cross-departmental education program within the county to educate County employees as to the various protections and prohibitions under Federal, State and local Fair Housing laws and the enforcement resources for these rights.

There needs to be greater outreach for community participation under the Plan. Further, there are no apparent accommodations in how the plan is advertised or the hearing is held that would encourage participation from underserved communities. The majority of the outreach appears to be to governmental agencies and nonprofits funded through HUD funds, and even at that there appears to be minimal response to the annual plan.

The Nassau-County Legislature need to be able to review all public comments before approving the Annual Action Plan. It appears from the Annual Action Plan that the Nassau County Legislature is reviewing and approving the 2017 Annual Action Plan on June 26, 2017 and July 10, 2017, which precedes the July 11, 2017 public hearing on the plan and the July 19, 2017 close of the comment period! To provide the Action Plan to the Legislature before the public has completed its ability to give feedback undermines the public’s ability to affect the terms of the Action Plan.
Conducting a needs assessment of communities’ lending needs and compare to current lending practices/patterns in those communities (CRA lenders) to make sure banks are meeting needs of the communities is an area of concern that the Action Plan might address. LIHS has been actively involved in advocating for more robust Community Benefits from lending institutions both under CRA review and under the administrative review of financial institution mergers. Nassau County lending its voice to reinforce the obligations of the financial institutions to serve the needs of the community would substantially further the fair housing rights of its underserved residents.

The Plan could also include greater community input, for example, to enhance access for related Section 8 Administrative plan; ensure that local residency preferences in Section 8 and all affordable housing programs and opportunities do not conflict with HUD’s Regulation concerning obligations to AFFH which require promotion of racial and economic integration to eliminate segregation.

LIHS regularly has screened, assessed, investigated and resolved claims of discrimination from Nassau County residents based on familial status, disability, marital status source of income, race, age and military status. Our Housing Counseling staff has provided services to hundreds of residents related to rental issues and foreclosure prevention, along with seminars in English and Spanish on Fair Housing and renter’s rights mortgage foreclosure and avoiding mortgage rescue scams. We have developed numerous outreach pieces available in English and Spanish, have enhanced the resources available through our website and have contracted to provide assistance to those that may require assistance, but lack English proficiency.

We urge that the Action Plan include allowance of adequate resources to provide the critically needed counseling, investigations and testing for discrimination, as well as to pursue enforcement and compliance with local, state and federal Fair Housing/Fair Lending laws and regulations. We also request Nassau County to return the grant to LIHS to the 2016 level of $120,000.00 from the proposed 2017 level of funding at $100,000.00.

The challenges we face to promote integration and eliminate discrimination are great and we thank you for your support and consideration of LIHS’ comments. We look forward to continuing our work in the coming year so that we may deliver critically needed fair housing and housing counseling services to Nassau County residents.

Sincerely,

Michelle Santantonio
Executive Director

Encl.
Join the mailing list to receive LIHS' news!

Preferred Gender Pronouns: He/Him/His

Our mission is the elimination of unlawful housing discrimination and promotion of decent and affordable housing through advocacy and education.
To: Kevin Crean
Kcrean@nassaucountyny.gov

The Village of Garden City is pleased to submit the following comments on the Nassau Urban County Consortium ("Consortium") Fiscal Year 2017 Annual Action Plan ("Action Plan"). In particular, Garden City lauds the various Action Plan objectives and targeted outcomes to address the important issue of the lack of fair and affordable housing throughout Nassau County.

Garden City recognizes that its jurisdiction includes one of the High Opportunity Areas (HOA) in the Consortium. As an HOA community, Garden City understands the importance of its commitment to continue current efforts to further specific objectives, assist in reaching specific outcomes, and contribute towards achieving certain Consortium goals articulated in the Action Plan. These objectives, targeted outcomes and specific goals include:

- The Objective of Availability/Accessibility of Decent, Affordable Housing
- The Objective of Sustainability of Decent, Affordable Housing
- The Goal of Expansion of Housing through New Construction
- The Goals of Public and Housing Support Services for Low/Mod Income Households

In addition, in its January, 2017 Fair Housing Activity Statement, Garden City set out specific items that it has completed, and committed to complete between 2017 and 2020, in order to address certain barriers to affordable housing. Garden City supports the Action Plan’s reiteration of such barriers. For example, some barriers cited in the Action Plan that Garden City has specific plans to address include the following:

- Addressing negative effects of public policies that serve as barriers to affordable housing, such as zoning ordinances
- High cost of land
- Limited availability of funds
- High construction costs
To assist the Consortium in reaching the objectives and goals above, as well as addressing the aforementioned barriers to affordable housing, Garden City has taken a variety of proactive steps, some of which will be addressed herein. In June 2014, the Garden City Board of Trustees adopted a Fair Housing Policy, meant to affirm Garden City’s commitment to equal housing opportunities and nondiscrimination in its zoning and land use processes. In July, 2016, Garden City was proud to adopt its Inclusionary Zoning Law, which requires developers of multifamily housing contemplating five or more residential units to set aside a minimum of ten percent of the development’s residential units for affordable housing. To address the barrier of high cost of land, the Inclusionary Zoning Law provides a density bonus to allow for an increased number of residential units that would otherwise be allowed under Garden City codes. To assist in the sustainability of decent, affordable housing, the Inclusionary Zoning Law mandates that the occupancy, sale, or resale of any created affordable unit be restricted to families that meet HUD’s definition of "affordability;" i.e. families making no more than 80% of Nassau County median income.

As of this writing, Garden City has received two applications for the development of multifamily housing that would mandate the creation of affordable housing units. To assist these developers, or any other developer seeking to develop multifamily housing, Garden City has developed an Affordable Housing Packet in order to educate developers on the various financial programs that might assist them in developing affordable housing. The packet also acts as a resource guide for low- and low-moderate income families on housing support services, financial literacy, first-time homebuyer guides, and predatory lending awareness. Finally, Garden City has committed to supporting developer applications for HOME funding to assist in alleviating high land and construction costs that serve as barriers to affordable housing.

Garden City is also committed to educating the public on fair housing issues. This includes promoting the various public and housing support services that Nassau County and non-government organizations provide to assist the County’s low- and low-mod income population. The home page of the Garden City municipal website includes a link to "Fair Housing," which is in the process of being populated with information on programs - many of which are funded by Community Development Block Grants (CDBG) - offered by Nassau County and social service organizations such as Long Island Housing Partnership, Long Island Housing Services, Community Development Corporation of Long Island, among others.

Sincerely,

Ralph V. Suozzi
Village Administrator

RVS:kma
Third Public Hearing –
August 8, 2016
Public Participation and
Comments
Ceremonial Chambers/ Conf. A & Conf C. Request

Complete the attached form and return to Mmarclano@nassaucountny.gov or fax to 516-571-6235.

I am requesting the use of (please check): Ceremonial Chambers: ___X___ (maximum 75 People)

                   Conference Room A: ___ (minimum -maximum 30)
                   Conference Room C: ___ (maximum 8)

Dept./Organization: Nassau County Office of Housing and Community Development

Contact Person: Theresa Dukes

Telephone #: (516) 572-1924

Email: tdukes@nassaucountny.gov

Note:

- No refreshments or food are allowed within the ceremonial chambers. If you are supplying food (in Hallways (no hot food, stenos’ not allowed) and/or Conference room A), please make sure you have food cleaned up prior to you leaving.
- ROOM MUST BE LEFT IN THE SAME CONDITION IT WAS FOUND IN!
- No fee may be charged by requestor.
- Requestor must be governmental/County non-for-profit sponsored organization.

Event information:

Name of Event: Public Hearing on Substantial Amendment to FY2017 Nassau County Action Plan

Date of Event: Tuesday, August 8, 2017

Duration/ Time of Event (Include setup and breakdown): 10:00 am – 12:00 pm

Number Expected in attendance: 20

Names of any Elected Officials expected to attend: None

Equipment needed:

___X___ microphone     ___X___ podium     ___ tables- if yes how many     ___ chairs-if yes how many

Audio/Video (tv/laptop/video screen):

_________________________________________________________ Please note that

if there will be a video presentation we will need a copy one week prior to event. If you are planning on bringing your own audio/video, please advise so we may make sure it is compatible with our equipment.
# NASSAU URBAN COUNTY CONSORTIUM
## THIRD PUBLIC HEARING
### SUBSTANTIAL AMENDMENT TO THE FY2017 ACTIONPLAN

**Tuesday, August 08, 2017**

**SIGN-IN SHEET**

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Jamie Asuncion of Newsday Media Group, Suffolk County, N.Y., being duly sworn, says that such person is, and at the time of publication of the annexed Notice was a duly authorized custodian of records of Newsday Media Group, the publisher of NEWSDAY, a newspaper published in the County of Suffolk, County of Nassau, County of Queens, and elsewhere in the State of New York and other places, and that the Notice of which the annexed is a true copy, was published in the following editions/counts of said newspaper on the following dates:

Tuesday July 25, 2017 Nassau

SWORN to before me this

CHRISTOPHER LAWSON
Notary Public – State of New York
No. 01LAS48406
Qualified in Suffolk County
My Commission Expires September 26, 2020
Nassau County – Third Public Hearing
August 8, 2017
Nassau County Ceremonial Chambers
1550 Franklin Avenue, Mineola, New York

Summary of Public Comments

Comment: Ralph Esposito, Director of Nassau County Veterans Services – Veterans and homeless veterans are a huge problem in Nassau County. We found a homeless female veteran living in her car and we found her housing with the help of Carlos Espinoza from Semper4Veterans. This is just one individual and there are many more. We just need more resources.

Response: Michael Raab, Program Coordinator NC OHCD – Thank you for that. There is significant need for financial assistance for veterans and housing. We encourage you to meet with staff from our office. Our grant programs can assist veterans with housing. The money is already here.

Comment: Tanya Ham, Bethany House – Ms. Ham read from a prepared statement as follows:

Good Morning. My name is Tanya Ham and I appreciate the opportunity to speak with you about some innovative programs of Bethany House. Bethany was established in 1978 and has faithfully and efficiently served the homeless constituents of Nassau County for almost 40 years. Once the Emergency Shelter Grant Funding was established by HUD in the mid '80s, Bethany has been assisted by revenue from this program on an annual basis. We are most appreciative of these annual funding awards, but I would like to point out that they represent less than 1% of our annual budget. I come today to ask for a portion of the additional ESG funding that has become available to support two of Bethany's newer programs:

1. The SAFE AT HOME Rapid Re-Housing Program and
2. The Transitional Housing Program for Older Single Women

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SAFE AT HOME is a structured program which aids families who are well motivated to go "up and out" of homelessness - to get them on a fast-track toward permanent stable housing. SAFE AT HOME ensures stabilization for families by

- helping them establish a permanent home,
- surrounding them with support services and
- providing realistic rental subsidies for up to 24 months.

SAFE AT HOME has operated on a small but consistent scale since its inception in 2001, expanding each year as funding would permit. Overall, the results have been most promising and the varied experiences of our families have helped to shape and further refine the program to this point where it is ready for significant expansion. The only limiting factor going forward is the needed funding.

RESULTS TO DATE - in the past 22 MONTHS alone,
• 79 families have been participants in SAFE AT HOME's Rapid Re-housing Program and have successfully moved on to safe, secure permanent housing.

• The SAFE AT HOME Program has provided more than $110,600 from its Emergency Assistance Fund to help stabilize these families during these 22 months.

• In all, these 79 families represent 79 Adults and 91 Children, totally 170 individuals.

• If these families had remained in emergency housing even one additional month, the cost to the Federal government through Nassau County would have been between $304,350 and $182,520

Secondly: The Transitional Housing Program for Older Single Women/LONG-TERM HOUSING FOR LOW-INCOME MATURE SINGLE WOMEN

SINCE 2007, BETHANY HOUSE HAS USED A SMALL NUMBER OF ITS EMERGENCY BEDS TO HOUSE AND PROVIDE SERVICES FOR OLDER SINGLE WOMEN WHO LIVE ON FIXED, MINIMAL INCOMES. WE HAVE DONE THIS BECAUSE THE NUMBER OF HOMELESS SINGLE WOMEN HAS INCREASED DRAMATICALLY AND RENTS FOR SINGLE ROOMS ARE NOW CLOSE TO TRIPLE THE SHELTER ALLOWANCE PROVIDED BY THE DEPARTMENT OF SOCIAL SERVICES: DSS PAYS $288/MONTH FOR RENT WHILE ROOMS RENT FOR $700 - $950 MONTHLY IN NASSAU COUNTY.

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Response: Thank you for that.

Comment: Margarita Grasing, Hispanic Brotherhood Inc., - Every month for the past five years we get 20-25 cases of foreclosures. It is a big problem. Sandy aggravated the problem. Seniors cannot continue paying the taxes. Nassau County is number one in the state of New York for foreclosures. Have to pay attention. We need help for these people. We work free of charge we work very hard to help and if you
can help us we will appreciate it.

**Comment:** Patricia Schust, Executive Director of Long Island Conservatory of Music – we provide free ESL to those who cannot afford it. Our CDBG grant has been significantly cut by more than half. We continue to work with 35-40 students and we feel it is very important for children and adults because you cannot get a job if you do not speak English. We try to take students out of areas where they are comfortable in so they can go into restaurants and other places and communicate effectively. We want parents to feel comfortable to go to school meetings and talk with a child’s teacher. We want to continue this program and our students are worried that we will not be able to do so. Since grant cut to $20,000 we will struggle. I am here to ask for additional funding to continue our program.

**Response:** Thank you. We know you do very good work in this area.

**Comment:** William Best - Family and Children’s Association – We oversee the only two programs that specialize in youth homelessness. The goal is to end youth homelessness in the next five years, yet we are the only organization in Nassau County that does this. We provide emergency shelter for homeless youth. We’ve seen an increase in the number of kids coming to our shelter. We have 350-400 kids coming to our house every year. We do need funds for upkeep to better able to help these kids. It cost money to upkeep the residence. We want to make it as homey as possible. We appreciate any support you can give. Thank you.

**Comment:** Fern Schanback, Nassau County Mental Health Association – How can we apply for these funds? Is there an application? Should we apply through the Continuum of Care? Is all the money accounted for at this time? The population that we deal with is extremely vulnerable as they have a myriad of problems.

**Response:** Theresa Dukes, Program Supervisor, CDBG Program – Yes the money is all accounted for at this time, however, this is why we are asking for public comment. We had very limited time to allocate the funding in order to get this Substantial Amendment to HUD on time. We can make adjustments after this is submitted so let’s meet to discuss that possibility. We know you do very good work for mentally ill homeless individuals.

**Comment:** Carlos Espinoza – Executive Director of Semper4Veterans – I work with Ralph. Just two weeks ago there was a homeless veteran living in her car with two kids. We assisted her and within 24 hours was in an apartment. Female vets don’t get appreciated and it’s unfortunate. Don’t forget what our veterans did for us.

**Response:** Cherie Edmonston, Program Supervisor, ESG – Thank you. I just want to inform participants today that this is a one-time grant. We can’t expect that we will get this funding again next year. So I want to be clear.

**Response:** Theresa Dukes – The reason that we are highlighting that is that we do not want an organization to start a new program or expand a program only to have the funding cut next year.

**Statement:** Cherie Edmonston - On behalf of John Sarcone; the Director of Housing we would like to thank you for coming to this hearing.
Submitted Written Comment after the Public Hearing – Long Island Coalition for the Homeless

On January 25, 2017, there were 1218 homeless persons in emergency housing or living in motels paid through Nassau Department of Social Services (Nassau DSS, 2017). As a region, we have seen the number of homeless persons increase over the last several years, even as many areas across the country have reported decreases in homelessness during the same time.

On Long Island, approximately 70% of homeless persons are members of families, and their primary reason for homelessness remains the lack of access to safe, permanent, affordable housing. An effective method to assist these households in accessing permanent, affordable housing is through Rapid ReHousing.

The National Alliance to End Homelessness conducted the “Short Term Impacts Study” (published July 2015), which shows that Rapid ReHousing is effective on various fronts:

- **Quickly exiting homelessness**: families that enrolled in RRH exited homelessness within 2 months, or 3.2 months faster than families that were referred to RRH but did not enroll.
- **Preventing households from returning to homelessness**: 77% of families that enrolled in RRH did not return to shelter twenty months later.
- **Increasing Self-Sufficiency**: Families referred to RRH had incomes 10% higher than those referred to those referred to usual care.
- **Decrease in Homelessness overall**: 5 families can be housed in Rapid ReHousing for the cost of housing one family in transitional housing ($6578 vs. $32,557 per family).

In a funding debriefing presented by the US Department of Housing and Urban Development (HUD) on February 9, 2017, Norm Suchar emphasized the importance of a number of system performance measures to determine future funding for regions. The main factors included the reduction of homelessness (and increase in permanent housing retention), the increase in permanent housing units, and the number of persons served per HUD dollar. Rapid ReHousing, as evidenced above, provides a permanent housing solution that is low-cost, reduces homelessness and increases capacity by serving more households per dollar than traditional rental assistance programs.

The Long Island Coalition for the Homeless, on behalf of the NY-603 COC, recommends the use of ESG and CDBG funds, as appropriate, to support Rapid ReHousing activities for homeless households in Nassau County that need short- or medium-term assistance to become stable in permanent housing. We are encouraged that HUD has incorporated a one-time increase in our region’s ESG funding and encourage the County to allocate the bulk of those funds for new Rapid ReHousing activities and programs.

As of January 25, 2017, 357 persons were identified as meeting HUD’s definition of Chronically Homeless. For such households, Permanent Supportive Housing is the best model, offering affordable, long-term housing with support services. Studies show that the cost of emergency housing can be almost five time higher than permanent housing.

A challenge often faced by providers of permanent supportive housing for chronically homeless (CH) persons is finding landlords who will work with them. Because of the high service needs for many chronically homeless persons, apartments in apartment complexes are not always the ideal placement. Non-profit housing developers who use capital funds to increase the housing stock of permanent
supportive housing units for CH households are able to provide more comprehensive supports and often, more readily address any issues the households may have in maintaining their housing stability.

The Long Island Coalition for the Homeless, on behalf of the NY-603 COC, recommends the use of HOME funds to support the development of permanent supportive housing by non-profits for chronically homeless households.

The US Department of Housing and Urban Development has encouraged communities and municipalities to work together on strategic planning to end homelessness in their regions. This includes participation by COC’s in planning and decision-making related to ESG, HOME and CDBG funding, and the participation by entitlement municipalities in the planning and decision-making related to the use of COC dollars.

The Long Island Coalition for the Homeless, on behalf of the NY-603 COC, supports the continued participation by Nassau County Office of Housing in Community Development in the strategic planning and decision-making related to the use of COC funds within our region. Specifically, we encourage the County’s representation on the COC’s Governance Board and/or Ranking Committee. Further, we appreciate the opportunity to share our recommendations for the County’s local Consolidated Plan, and offer our assistance in providing the County with relevant data to make informed decisions related to ending homelessness in Nassau County.

According to the ESG Interim Rule, ESG recipients must use the region’s coordinated entry system. This information can be found on: p. 75985 of the Federal Register, Subpart E—Program Requirements § 576.400 Area-wide systems coordination requirements.

(d) Centralized or coordinated assessment. Once the Continuum of Care has developed a centralized assessment system or a coordinated assessment system in accordance with requirements to be established by HUD, each ESG-funded program or project within the Continuum of Care’s area must use that assessment system. The recipient and subrecipient must work with the Continuum of Care to ensure the screening, assessment and referral of program participants are consistent with the written standards required by paragraph (e) of this section. A victim service provider may choose not to use the Continuum of Care’s centralized or coordinated assessment system.

(e) Written standards for providing ESG assistance.

(1) if the recipient is a metropolitan city, urban county, or territory, the recipient must have written standards for providing Emergency Solutions Grant (ESG) assistance and must consistently apply those standards for all program participants. The recipient must describe these standards in its consolidated plan.

The Long Island Coalition for the Homeless appreciates the continued collaboration and coordination with the Nassau County Office of Housing and Community Development, and looks forward to working together to ensure all ESG-funded Rapid ReHousing programs are active participants in the region’s Coordinated Entry System.
Good Morning. My name is Tanya Ham and I appreciate the opportunity to speak with you about some innovative programs of Bethany House. Bethany was established in 1978 and has faithfully and efficiently served the homeless constituents of Nassau County for almost 40 years. Once the Emergency Shelter Grant Funding was established by HUD in the mid ‘80’s, Bethany has been assisted by revenue from this program on an annual basis. We are most appreciative of these annual funding awards, but I would like to point out that they represent less than 1% of our annual budget.

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The US Department of Housing and Urban Development has encouraged communities and municipalities to work together on strategic planning to end homelessness in their regions. This includes participation by COC’s in planning and decision-making related to ESG, HOME and CDBG funding, and the participation by entitlement municipalities in the planning and decision-making related to the use of COC dollars.

The Long Island Coalition for the Homeless, on behalf of the NY-603 COC, supports the continued participation by Nassau County Office of Housing in Community Development in the strategic planning and decision-making related to the use of COC funds within our region. Specifically, we encourage the County’s representation on the COC’s Governance Board and/or Ranking Committee. Further, we appreciate the opportunity to share our recommendations for the County’s local Consolidated Plan, and offer our assistance in providing the County with relevant data to make informed decisions related to ending homelessness in Nassau County.

According to the ESG Interim Rule, ESG recipients must use the region’s coordinated entry system. This information can be found on p. 75985 of the Federal Register, Subpart E—Program Requirements § 576.400 Area-wide systems coordination requirements.

(d) Centralized or coordinated assessment. Once the Continuum of Care has developed a centralized assessment system or a coordinated assessment system in accordance with requirements to be established by HUD, each ESG-funded program or project within the Continuum of Care’s area must use that assessment system. The recipient and subrecipient must work with the Continuum of Care to ensure the screening, assessment and referral of program participants are consistent with the written standards required by paragraph (e) of this section. A victim service provider may choose not to use the Continuum of Care’s centralized or coordinated assessment system.

(e) Written standards for providing ESG assistance.
(1) If the recipient is a metropolitan city, urban county, or territory, the recipient must have written standards for providing Emergency Solutions Grant (ESG) assistance and must consistently apply those standards for all program participants. The recipient must describe these standards in its consolidated plan.

The Long Island Coalition for the Homeless appreciates the continued collaboration and coordination with the Nassau County Office of Housing and Community Development, and looks forward to working together to ensure all ESG-funded Rapid ReHousing programs are active participants in the region’s Coordinated Entry System.