

NASSAU COUNTY



ANALYSIS OF IMPEDIMENTS AND FAIR HOUSING PLAN

APPENDICES

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Prepared by the Nassau County Office of Housing and Community Development on behalf
of the County of Nassau and the Nassau County Urban County Consortium

IMPEDIMENT	IMPLEMENTATION STRATEGIES
<i>Discrimination in the Nassau County Housing Market</i>	During PY2017, Nassau County OHCD will put out an RFP to solicit services to provide mobility counseling to those families with Section 8 vouchers in order to assist families in moving out of high-poverty neighborhoods and rent in low-poverty neighborhoods.
<i>Discrimination in the Nassau County Housing Market</i>	Nassau County OHCD will offer two training sessions within the five-year consolidated planning period to developers and municipalities seeking to produce affordable housing.
<i>Discrimination in the Nassau County Housing Market</i>	During PY2016, Nassau County OHCD will train the Nassau County Consortium about the Nassau County Commission on Human Rights process for discrimination complaints including education materials such as posters.
<i>Discrimination in the Nassau County Housing Market</i>	During PY2016, Nassau County OHCD will hold two consortium trainings regarding using CDBG and HOME funds for affordable housing in High Opportunity Areas (HOA).
<i>Discrimination in the Nassau County Housing Market</i>	Housing counseling and support services will be provided to approximately 1,000 households per year through Nassau County OHCD, Long Island Housing Partnership and Long Island Housing Services.
<i>Discrimination in the Nassau County Housing Market</i>	Nassau County OHCD Housing Counseling Center will conduct 6-10 Homebuyer Education courses each year for the next five years dependent upon need and interest. Each Homebuyer Education orientation speaks about the Fair Housing Act and the Protected Classes that are covered under the Act.
<i>Discrimination in the Nassau County Housing Market</i>	Nassau County OHCD has appointed a dedicated in-house person to monitor, organize, and implement fair housing initiatives with the consortium communities. This will include, conducting an assessment of fair housing utilizing the "Fair Housing Activity Statement".
<i>Discrimination in the Nassau County Housing Market</i>	Provide financial assistance to LIHS matching or exceeding current levels of \$95,000 per year (should HUD funds remain stable) which will undertake programs to educate the public about their rights as is relates to fair and equitable housing.
<i>Discrimination in the Nassau County Housing Market</i>	NC OHCD will hold two public hearings per year to among other things, encourage the use of CDBG and HOME dollars for affordable housing purposes.
<i>Discrimination in the Nassau County Housing Market</i>	Nassau County Commission on Human rights will hold trainings and seminars for the general public, real estate professionals, lending institutions, and community based organizations, regarding fair housing laws and Nassau county housing laws.
<i>Discrimination in the Nassau County Housing Market</i>	Nassau County Commission on Human Rights will attend 4-5 town hall events per year to disseminate information on fair housing and interact with residents and educate residents on their fair housing legal rights.
<i>Discrimination in the Nassau County Housing Market</i>	Undertake housing support services for low to moderate income households with a goal of reaching 5,000 households.

IMPEDIMENT	IMPLEMENTATION STRATEGIES
<i>Lending Policies, Practices, and Disparities</i>	In order to educate the public about predatory lending practices, Nassau County OHCD Housing Counseling Center will attend three (3) community meetings each year over the next five years in order to increase participation in their Homeownership Counseling classes and Money 101 classes.
<i>Lending Policies, Practices, and Disparities</i>	Continue to provide financial assistance to LIHS matching or exceeding current levels of \$95,000 per year (should HUD funds remain stable) which will undertake programs to conduct real estate/lending testing programs as well as assistance to homeowners facing foreclosure and to screen mortgage/foreclosure prevention clients for predatory lending abuses.
<i>Lending Policies, Practices, and Disparities</i>	Nassau County OHCD Housing Counseling Center will conduct 6-10 Homebuyer Education courses each year for the next five years dependent upon need and interest. Each Homebuyer Education orientation speaks about the Fair Housing Act and the Protected Classes that are covered under the Act.
<i>Lending Policies, Practices, and Disparities</i>	Nassau County OHCD Nassau County Commission on Human Rights will work with the Long Island Housing Services on at least two seminars and conferences regarding housing laws.
<i>Lending Policies, Practices, and Disparities</i>	Nassau County Commission on Human Rights will attend and disseminate information at the two public hearings conducted by Nassau OHCD each program year.
<i>Lending Policies, Practices, and Disparities</i>	Nassau County Commission on Human Rights will outreach to people typically targeted by predatory lending (i.e. minorities and lower-income individuals) by participating in 4-5 town hall events per year.
<i>Lack of Vacant Land</i>	Nassau County Office of Real Estate will identify county owned vacant parcels that may be available for future development as multi-family housing.
<i>Lack of Vacant Land</i>	Nassau County OHCD will solicit and prioritize CDBG and HOME applications that address re-purpose and re-use of properties in Nassau County for affordable housing. Nassau County OHCD will conduct 1-2 training sessions prior to the beginning of each program year for consortium members.
<i>Lack of Vacant Land</i>	Continue to use/re-use land for Brownfield remediation, under-developed, underutilized, and in-fill sites for the construction of affordable housing. The goal is to remediate 5 acres with \$607,000 of CDBG funds.
<i>Limited Availability of Funds</i>	NC OHCD will hold two public hearings per year to among other things, encourage the use of CDBG and HOME dollars for affordable housing purposes.
<i>Limited Availability of Funds</i>	Starting in PY 2017 NC OHCD will establish a special set aside of up to 5% of HUD funds specifically for affordable housing purposes.
<i>Limited Availability of Funds</i>	Undertake the goals of housing units rehabilitated, retained, and units created by these programs.

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<i>Limited Availability of Funds</i>	Work to increase the number of emergency, transitional and permanent housing units through housing support services and homelessness prevention programs with the goal of matching or exceeding 15,250 persons assisted.
<i>Limited Availability of Funds</i>	NC OHDC will actively participate in the National Association of County Community and Economic Development (NACCED) which helps counties to professionally administer federally-funded affordable housing, community development, and economic development programs that benefit their low- and moderate-income households and who advocates for federal housing progress.
<i>Limited Non-Profit Capacity</i>	Nassau County will continue to encourage the development of projects that leverage a variety of funding sources including private, public and other non-profits. Nassau County will also encourage the utilization of foundations and other non-governmental sources for project funding.
<i>High Construction Costs and High Property Tax Burden</i>	Assist in the financing of affordable and homelessness housing projects, and increase the supply of affordable rental units. Matching or exceeding 15,250 persons assisted with emergency, transitional and permanent housing units through housing support services and homelessness prevention programs. Expansion and production of new owner and rental housing for low to moderate income households with a goal of matching or exceeding 115 new units.
<i>High Construction Costs and High Property Tax Burden</i>	Use/re-use land for Brownfield remediation, under-developed, under-utilized, and in-fill sites for the construction of affordable housing. The goal is to remediate 5 acres with \$607,000 of CDBG funds.
<i>High Construction Costs and High Property Tax Burden</i>	Prioritize affordable housing projects in areas that are identified as High Opportunity Areas.
<i>High Construction Costs and High Property Tax Burden</i>	Prioritize affordable housing projects serving populations identified as having a high cost burden, specifically, elderly, physically disabled, and the growing disabled population with non-physical disabilities.
<i>High Construction Costs and High Property Tax Burden</i>	NC OHCD will hold two public hearing per year to among other things, encourage the use of CDBG and HOME dollars for affordable housing purposes.
<i>High Construction Costs and High Property Tax Burden</i>	Starting in PY 2016 NC OHCD will establish a special set aside of up to 5% of HUD funds specifically for affordable housing allocation.
<i>Abandoned/Deteriorating Housing</i>	Nassau County will utilize CDBG and related funds for residential rehabilitation of homeowner and rental housing units.
<i>Abandoned/Deteriorating Housing</i>	NC OHCD will fund approximately \$500,000 towards the demolition of buildings to eliminate blight during the five-year consolidated planning period.
<i>Abandoned/Deteriorating Housing</i>	NC OHCD will work with LIHP to rehabilitate Superstorm Sandy ravaged homes to sell to income eligible homeowners.

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<i>Abandoned/Deteriorating Housing</i>	Nassau County Office of Real Estate will identify county owned parcels that are deteriorating. These parcels may be sold and developed as multi-family housing.
<i>Abandoned/Deteriorating Housing</i>	NC OHCD will provide CDBG funds for code enforcement to those municipalities who may require additional code enforcement officers and/or training.
<i>Employment, Housing, Transportation Linkage</i>	During PY2016 and PY2017 NC OHCD will provide HOME funding for LIHP and/or similar non-profits, up to \$500,000 to continue providing services for first-time homebuyers through the Employer Assisted Housing Program.
<i>Employment, Housing, Transportation Linkage</i>	During PY2016, Nassau County OHCD and Nassau County Department of Public Works (DPW) will undertake one (1) Complete Streets Projects within the consortium. Two additional projects will be planned to be undertaken during PY2017-PY2018.
<i>Employment, Housing, Transportation Linkage</i>	NC OHCD will organize two consortium meetings each year to discuss how CDBG and HOME funds can be used to undertake affordable housing, infrastructure, and economic development projects to link employment, housing and transportation in each respective community.
<i>Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance</i>	During PY2016, NC OHCD and NC OPC will identify emergency shelters in Nassau County who require technical assistance in understanding reasonable accommodations as well as providing Emergency Solutions Grants (ESG) funding and/or CDBG funding to incorporate and construct handicapped accessibility components to the facilities.
<i>Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance</i>	NC OPC will conduct approximately 6-10 speaking engagements during each program year to advocate for the rights of disabled residents and educate entities regarding their obligations to provide reasonable accommodations in the housing market.
<i>Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance</i>	NC OHCD will prioritize CDBG residential rehabilitation projects that call for handicapped accessibility improvements. It is anticipated that 10 homes per year for the five year consolidated planning period will receive these improvements.
<i>Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance</i>	NC OHCD staff will remain on the advisory board to Nassau County Office of the Aging and provides information to disseminate to the elderly regarding the use of CDBG dollars for home modification purposes.

IMPEDIMENT	IMPLEMENTATION STRATEGIES
<i>Insufficient Understanding of “Reasonable Accommodations” and ADA Compliance</i>	Nassau County Commission on Human Rights and NC OHCD will work with fair housing advocates, such as LIHP and LIHS, and others to educate the public, local building and code enforcement officials, building owners, landlords, real estate agents, lenders, and others about fair housing and its benefit to the community. Planning and participating in annual County-wide fair housing forum for consortium and non-consortium communities.
<i>Insufficient Understanding of “Reasonable Accommodations” and ADA Compliance</i>	NC OPC will attend two public hearings hosted by NC OHCD to share and disseminate information related to compliance with the Fair Housing Act and the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973.
<i>Insufficient Understanding of “Reasonable Accommodations” and ADA Compliance</i>	The Nassau County Office of Housing and Community Development will promote visitability for all development projects it funds with the goal of assisting 6,500 Households with special needs.