

Appendix P: Detailed Zoning Analysis

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Detailed Zoning Analysis

For the purposes of this AI, the Nassau County OHCD has undertaken a detailed review and analysis of zoning and land use for every individual consortium community. This zoning analysis examines zoning and residential land use patterns. The purpose of the zoning analysis is to determine whether there is a correlation between low/moderate income minority residential patterns and residential zoning. This is not a housing affordability study.

The following is a description of the methodology that has been employed to undertake the zoning analysis and provide the information in this AI:

1. The most recent zoning map for each individual consortium community was obtained and is provided in the AI. These individual consortium community **Zoning maps** have not been altered or manipulated in any way.
2. For the next step in the Detailed Zoning Analysis, the 31 separate zoning maps were digitized using GIS to assist in the analysis.
3. For comparison purposes, zones for all consortium communities were mapped and labeled with generalized categories to create commonalities throughout the consortium (**Generalized Zoning map**). A Generalized Zoning map has been created for each individual consortium community to facilitate the detailed zoning analysis.

Each consortium community has its own unique zoning ordinance with varying zoning districts. Therefore, there is not uniformity across communities in the definitions of specific zoning terms and districts. For example, a single-family district in one community permits no accessory housing, while a single-family district in another community permits accessory housing that could be rented to a non-related household, in essence, creating a two-family home. While these district are both labeled as single-family, the latter provides housing opportunities that the former does not. In order to provide a clearer understanding of the issues and opportunities present in these communities, the zoning districts within each community were simplified and labeled as these four generalized residential categories:

- Single-family residences (including some districts which permit accessory apartments than can only be rented to blood-relatives),
 - Two-family residences (including some single-family districts which permit accessory apartments than can be rented to anyone),
 - Three or more family residences (multi-family residences),
 - All non-residential zones where residential uses are not permitted (including all municipal variations of commercial or business, industrial/manufacturing, community/public facilities, parks/open space, and parking districts).
4. Maps illustrating areas with concentrations of African-American populations (with concentrations defined as areas where the percentage of African-Americans is higher than the percentage of African-Americans at the County level) were created. These maps also illustrated the areas where families are earning at or below the County median income. These maps were both layered on top of Generalized Zoning maps to create a map showing areas with concentrations of African-Americans with low/moderate income in relation to zoning. This analysis was also done in separate maps to depict low/moderate income Hispanic concentrations. These Low/Moderate Income and African-American or Hispanic Concentrations with Generalized Zoning maps were created for each consortium community so that the communities can be analyzed parallel to each other to determine if

zoning district boundaries have dictated racial residential patterns and if racial residential patterns have any correlation to the density of residential zoning.

It must be noted that Census data provided on the maps in this section is based on census block group areas while zoning areas do not follow census boundaries. As a result, census block group data for population may be mapped in an area that does not permit any residential use if a portion of the census block group does permit residential use.

Finally, CDBG and HOME program summaries for each consortium community are provided to demonstrate community needs and funding priorities.

City of Glen Cove

The City of Glen Cove is located in the northwest corner of the Town of Oyster Bay. Bounded on the north and west by Long Island Sound, the City abuts the Village of Sea Cliff and the Census Designated Place (CDP) of Glen Head on the south. On its east, the City is bounded by Lattintown, the CDP of Locust Valley, and Mattinecock. The City's 19.2 square miles is unevenly divided between land (6.7 mi) and water (12.6 mi).

The City of Glen Cove, carved from the Town of Oyster Bay in 1917, is a residential community serviced by Long Island Rail Road, Long Island Transit express bus services, and county and city-wide bus services. In the historic period, the City's economic bases were agriculture, industry, and recreation. The City of Glen Cove underwent a shift in economic orientation after World War II as agricultural land was subdivided into residential enclaves. According to the U.S. Census Bureau, between 1950 and 2010 the City's population almost doubled from 15,130 to 26,964 persons and many of the wage earners were engaged in daily transit into the City of New York or other communities in Nassau County.

US Census Bureau 2010 census data indicates that the population in that year was composed of 74.2% White, 7.2% Black/African American, 4.6% Asian, and 13.8% some other race, two or more races, Native American, and Hawaiian/Pacific Islander. Of the population pool, 27.9% classified themselves as Hispanic or Latino. Overall, the minority population increased almost 10% between 2000 (26.4%) and 2010 (35%) according to the US Census Bureau. Relative to the other Nassau County Urban County Consortium members, the City of Glen Cove has a smaller percentage of Black/African American residents and a larger Hispanic population percentage than the county as a whole.

The median household income, as of the US Census, American Community Survey 2009-2013 5-year estimates, is lower (\$68,221) than the county average (\$97,690). As of 2010, the US Census indicates that the population was serviced by 10,352 housing units of which 9,764 were occupied during the survey. Of the occupied stock, 67.4% (6,579 units) of the units were occupied by families consisting of, on average, 3.22 persons. The remaining households consisted of single residents, husband-wife only, or non-family households. Approximately 12.1 percent of the single residents were males or females over 65 years of age.

Zoning Ordinance

Chapter 280 of the City of Glen Cove City Code specifies a number of zoning districts that provide opportunities for the development of multiple dwelling units, whether through multi-family housing, two-family zoning or, accessory apartments. In total, 22 separate zoning districts provide such opportunities, as-of-right or otherwise, described below:

Multi-Family Zoning:

1. **R-5, R-5A, R-5B, and R-6 Zoning Districts** – Permit multi-family residential development as-of-right (as well as conversion of single-family homes within such districts to multiple family via special permit), with various minimum lot

sizes, as well as minimum lot areas per unit type. The R-6 district also permits “Golden Age” development for ages 62 and over.

2. **R-1A, R-1, R-2, R-3, R-3A, R-4, R-4B, and MW-2 Zoning Districts** – Permit the conversion of single-family residences within such districts to multi-family residences via special permit, provided such residences are obsolescent and unfit for practical use, are on plots not less than 10 acres, and were erected prior to 1930.
3. **B-1 Zoning District** – Restricted to three bedrooms per unit, with minimum lot areas per unit type.
4. **B-2 Zoning District** – Limited to 2nd floor apartments fronting on Cedar Swamp Road, consisting of no more than two bedrooms per unit.
5. **B-4 Zoning District** – Permits multi-family housing only as adaptive reuse or in mixed-use developments only. No new residential building permitted.
6. **CBD Overlay Commercial District** – Permits a maximum of 50 units per acre (with a 2.5-acre site minimum) in a mixed-use development, provided that residential must be a special permit use in the underlying district and at least 175 square feet of commercial space is proposed for each unit.
7. **Planned Waterfront District** – Permits multi-family housing in those underlying properties zoned I-2, I-3, or MW-2 with frontage on Glen Cove Creek, with minimum lot areas per unit type.
8. **Glen Cove Ave Redevelopment Incentive Overlay (RIO-GCA) District** – Permits multi-family housing along certain sections of the Glen Cove Avenue corridor, with a maximum of 20 to 50 units per acre (depending on incentives), and a minimum lot area of three acres. It should be noted that affordable housing requirements for this district may be waived where on-site and off-site improvements are undertaken that benefit existing affordable housing residents in the area. Further, existing affordable housing residents may be relocated, as this district’s purpose is to eliminate blighted structures.
9. **Orchard Neighborhood Redevelopment Incentive Overlay (RIO-ON) District** – Allows for a variety of multi-family housing types in the downtown area of the Orchard Neighborhood, with minimum lot areas per unit, either as-of-right or by special permit. It should be noted that affordable housing requirements can be waived provided certain criteria are met.
10. **Estate Preserve (E) Floating Zone District** – Permits multi-family housing in areas of R-1 and R-1A Districts that contain historically or architecturally important structures on 10 or more acres. Specifically, multi-family uses are permitted in noncontributory grounds and contributory structures, with the intention of the district being to preserve important historic estates and their grounds. The total residential density cannot exceed that of underlying district (1 to 2 acres).

11. **R-SC Zoning District (Low Income Senior Development)** – Permits multi-family housing in the form of Senior housing operated and administered by the City’s Housing Authority or other such agency. A maximum density of 45 persons per acre is permitted (which may be increased by 10 percent with City Council approval), on one-acre minimum lots. Only studio and one-bedroom units are permitted.

Two-Family Zoning:

12. **R4, R-4B, R-5, R-5A, R-5B, MW-2 Zoning District** - Permits two-family residential uses with a minimum lot area of 7,500 square feet.

Accessory Apartments:

13. **R1-A, R-1, R-2 Zoning Districts** – Permits accessory apartments for household staff.

In addition to districts permitting multi-family housing, the City of Glen Cove features an Inclusionary Housing provision, which mandates affordable housing be provided in any structure with four or more residential units. 10 percent of units must be available to families with incomes no greater than 80 percent area median income (AMI), or 15 percent of units for families with incomes no greater than 100 percent AMI, or 20 percent of units to families with incomes no greater than 130 percent AMI. The inclusionary housing mandate also permits for a 10 percent density bonus for providing affordable units. Within the M1-3 Planned Unit Development (PUD) District, 10 percent of all residential units are required to be workforce housing (with a minimum lot area of 25 acres and a maximum density of 20 units per acre), and must be situated along the south side of Garvies Point Road or Herb Hill Road.

As indicated above, the City of Glen Cove provides variety of opportunities for multi-family housing, in numerous formats, including new residential buildings, accessory apartments, and two-family units, as part of downtown revitalization, and as part of historic preservation, among others. These multi-family housing opportunities, in conjunction with the City’s inclusionary housing provision, represent a pro-active and comprehensive approach to the development and provision of affordable housing within the City of Glen Cove.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, virtually all of the City of Glen Cove is zoned for multi-family residential use. A few relatively small areas are zoned for multi-family senior housing.

The concentration of African American/Black population is located generally in the south-central area of the City. Within the City of Glen Cove, all of the census tracts with a concentration of African American/Black population are also low/moderate income census tracts.

The concentration of Hispanic population is located throughout the entire southern half of the city. While some of the census tracts with a concentration of Hispanic population

are also low/moderate income census tracts, the southeastern portion of the city has a concentration of Hispanic population that is not low/moderate income.

Summary: The southern half of the city has greater populations of African American/Black and Hispanic residents and much, but not all, of this area is also low/moderate income. There does not appear to be any correlation between low/moderate income minority residential patterns and residential zoning.

CDBG and HOME Program Summary

The City of Glen Cove's emphasis has been on the Glen Cove Waterfront Development Project which is a 56 acre site that had been contaminated with various metals and toxins due to past industrial use. As the environmental clean-up has been ongoing, the area is almost ready to be developed into an active mixed-use development combining residential, commercial, retail, cultural, recreational and entertainment uses, and new marina along the north side of Glen Cove Creek. In addition to the waterfront revitalization, Glen Cove is seeking to acquire properties for the purpose of affordable housing as well as investing in its downtown business district. The following represents the types of activities undertaken during FY2014 and the types of activities in progress and/or planned for the near future.

CDBG Program – FY2014 (September 1, 2014 – August 31, 2015) - The City of Glen Cove allocated and expended funds on the following activities:

- Program Administration
- Commercial Rehabilitation for economic development in the downtown
- Clean-up of contaminated sites in the waterfront area
- Public Facilities and Improvements to Glen Cove senior center for handicapped accessibility and downtown infrastructure improvements
- Demolition and Clearance for the purpose of demolishing a defunct incinerator to create open space
- Residential Rehabilitation on a town wide basis
- Public Services focusing on youth and senior services

CDBG Program – FY2015 (September 1, 2015 – August 31, 2016) - The City of Glen Cove allocated and expended funding on the following activities:

- Program Administration
- Acquisition for affordable housing
- Public Facilities and Improvements to Village Hall for handicapped accessibility and downtown infrastructure improvements
- Demolition and Clearance for the purpose of demolishing a defunct incinerator to create open space
- Residential Rehabilitation on a town wide basis
- Commercial Rehabilitation for the purpose of economic development
- Public Services focusing on youth and senior services

HOME FTHB Program – HOME Investment Partnerships (HOME) Program funds were awarded by Nassau County to the Long Island Housing Partnership in FY2015

to administer the Nassau County First Time Homebuyer Downpayment Assistance Program. Under this Program, income-eligible applicants were able to apply up to \$25,000 in HOME assistance toward down payment or closing costs associated with the purchase of a home anywhere in Nassau County. During FY2015 one home was purchased by a Program beneficiary in the City of Glen Cove.

Zoning District Classifications

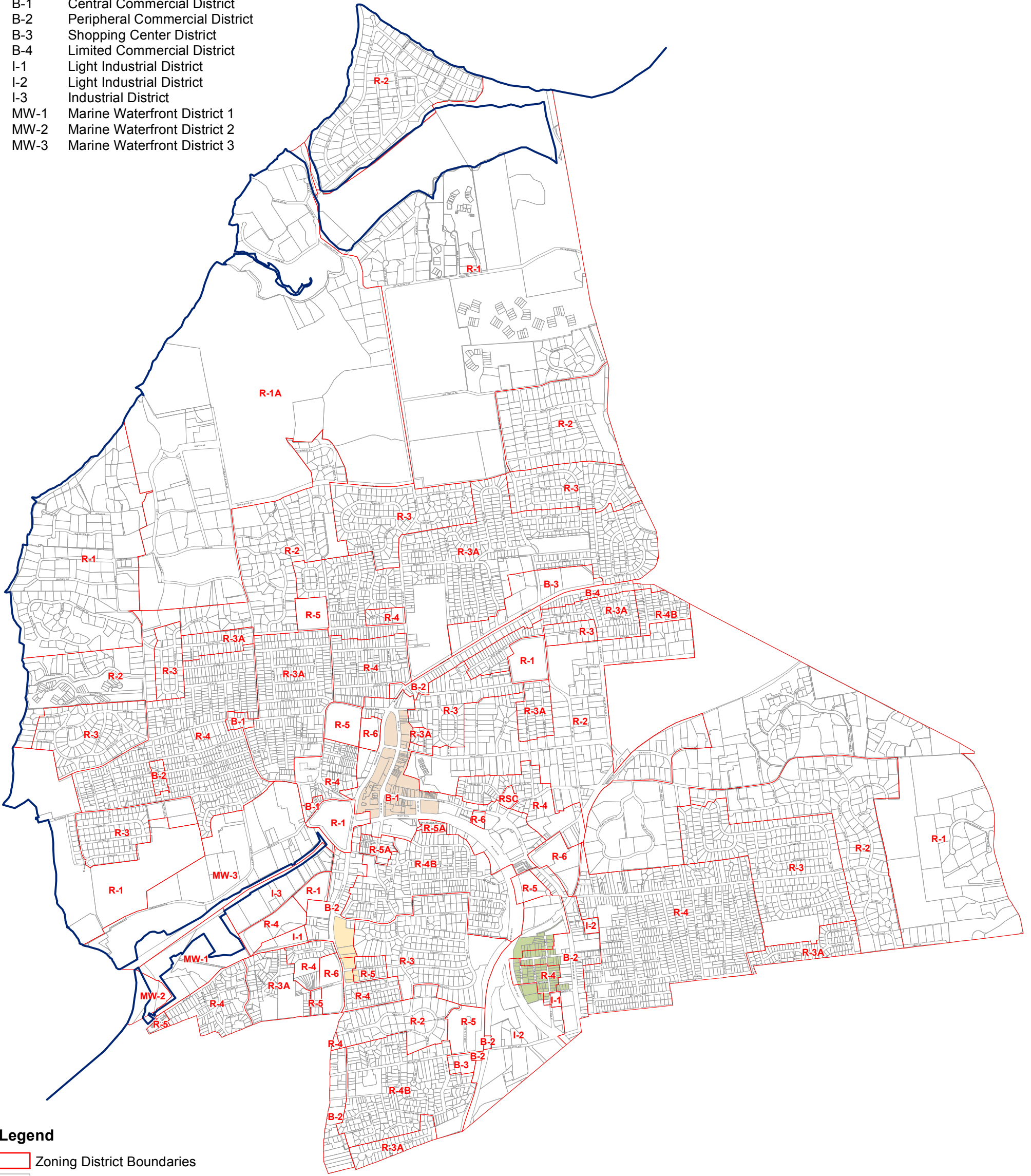
- R-1A Two-Acre Residence District
- R-1 One-Acre Residence District
- R-2 Half-Acre Residence District
- R-3 Quarter-Acre Residence District
- R-3A 6,500 Sq. Ft. Single-Family Residence District
- R-4 6,500 – 7,500 Sq. Ft. One- & Two-Acre Residence District
- R-4B 6,500 – 7,500 Sq. Ft. One- & Two-Acre Residence District
- R-5 Garden Apartment – Office District
- R-5A Residence – Office District
- R-5B Garden Apartment/Townhouse/Condominium District
- R-6 Residence – Office District
- RSC Senior Citizen Housing District
- B-1 Central Commercial District
- B-2 Peripheral Commercial District
- B-3 Shopping Center District
- B-4 Limited Commercial District
- I-1 Light Industrial District
- I-2 Light Industrial District
- I-3 Industrial District
- MW-1 Marine Waterfront District 1
- MW-2 Marine Waterfront District 2
- MW-3 Marine Waterfront District 3

Note:

The zoning boundaries were derived from the local zoning ordinance and tax maps and reflects current local zoning laws.

Source:

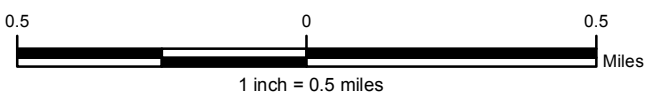
Data layers courtesy of Nassau County GIS; TMG GIS.



Legend

- Zoning District Boundaries
- Parcels
- RIO-ON Overlay Zone
- RIO-GCA Overlay Zone
- CBD Overlay Zone
- Shoreline

Prepared February 2013



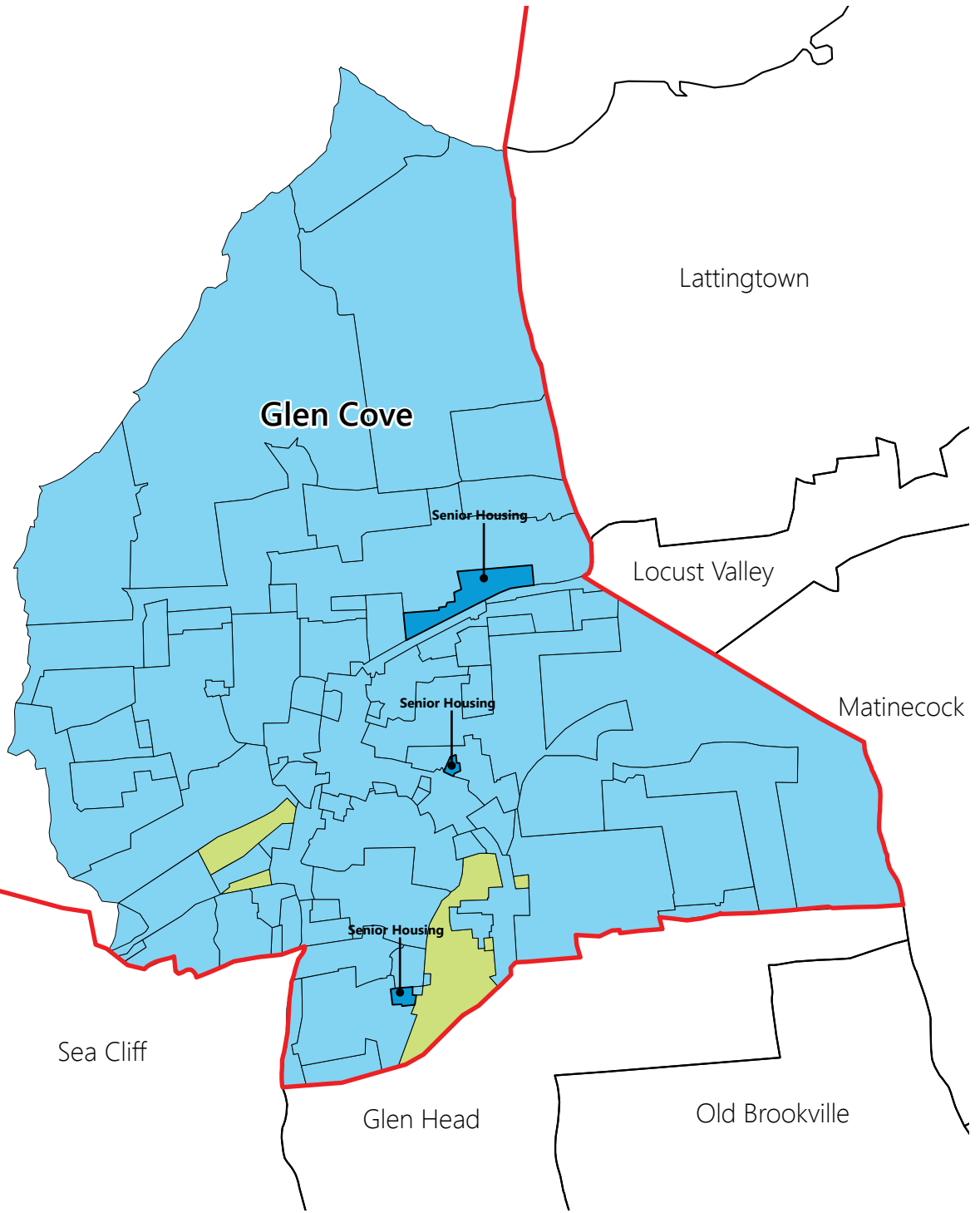
OFFICIAL ZONING MAP

City of Glen Cove
 NASSAU COUNTY, NEW YORK






TURNER MILLER GROUP
 Planning and Development Consultants

2 Executive Blvd., Suite 108
 Suffern, NY 10901

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Legend

-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  3 - Multi-family (3+) Senior Housing
-  4 - Does not permit residential use

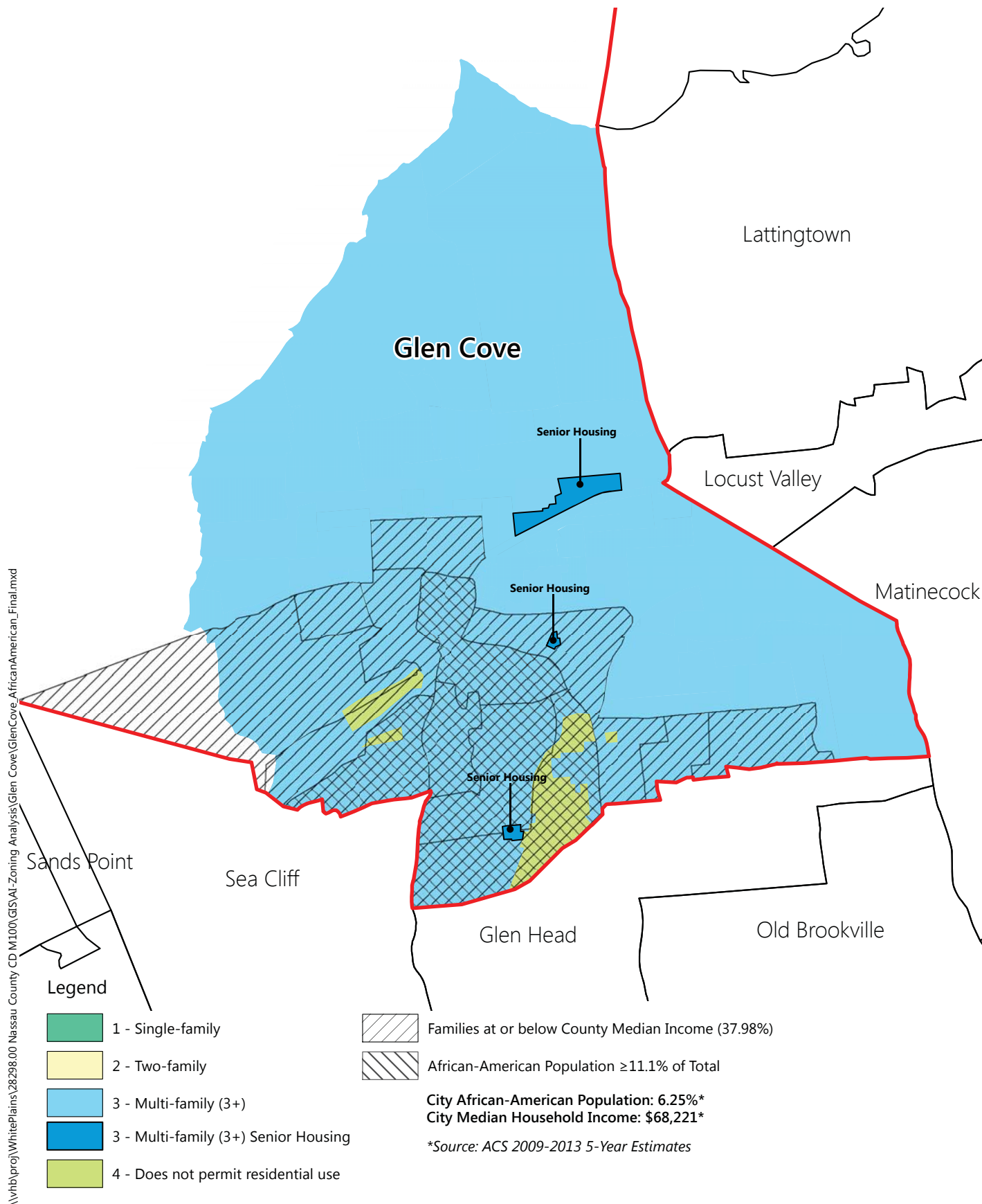


Analysis of Impediments to Fair Housing | City of Glen Cove, New York

2. Generalized Zoning

Source: City of Glen Cove

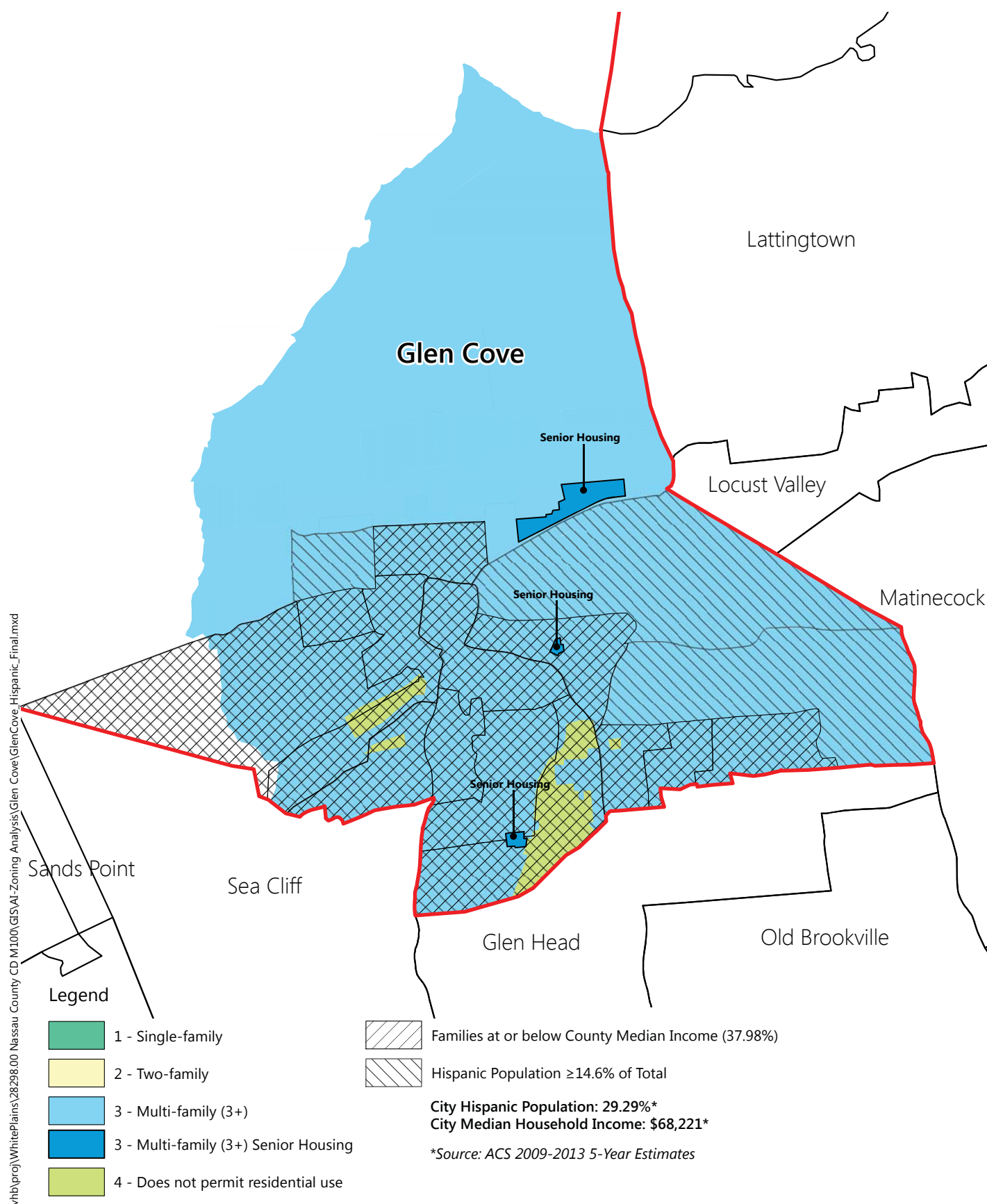
\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Glen Cove\GlenCove_AfricanAmerican_Final.mxd



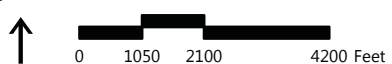
Analysis of Impediments to Fair Housing | City of Glen Cove, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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Analysis of Impediments to Fair Housing | City of Glen Cove, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

City of Long Beach

The City of Long Beach is located on Long Beach Barrier Island at the extreme southern end of the Town of Hempstead. Bounded on the north by the so-called Reynolds Channel, a cut-through between the barrier islands and the Atlantic Ocean, the City lies between the CDP of East Atlantic Beach on the west and the CDP of Lido Beach on the east. The Atlantic Ocean lies to the south. The City's 3.9 mi is unevenly divided between land (2.215 mi) and water (1.68 mi).

The City of Long Beach was incorporated in 1922. It is connected to the mainland via the Long Beach Bridge, the Atlantic Beach Bridge to the west, and the Loop Parkway to the east. The Long Island Rail Road's Long Beach Branch and the Nassau Inter-County Express provide public transportation to locations outside of the City. The City proper is serviced by the Long Beach Bus.

The US Census Bureau characterizes the City of Long Beach as a high-density community ranking it the 24th densest community in the United States. The population in 2010 was 33,275 persons. The US Census Bureau 2010 census data indicates that the population in that census year was 83.2% White, 6.4% Black/African American, 2.7% Asian, and approximately 7.7% classified by the census as some other race, two or more races, Native American, and Hawaiian/Pacific Islander. Of the population pool, 14.1% classify themselves as Hispanic or Latino. Overall, the minority population increased approximately 1.5% between 2000 (19.0%) and 2010 (20.5%) according to the US Census Bureau.

Relative to the other Nassau County Urban County Consortium members, the City of Long Beach has a smaller percentage of Black/African American residents and a smaller or comparable Hispanic population percentage than the county as a whole. The median household income, presented in the US Census, American Community Survey 2009-2013 5-year estimates, is lower (\$84,882) than the county average (\$97,690).

As of 2010, the US Census indicates that the population was serviced by 16,450 housing units. Of the 14,809 households, 51.3% (7,595) were occupied by families consisting of, on average, 2.95 persons. The remaining households consisted of single residents, husband-wife only, or non-family households. Approximately 11.4% of the single residents were males or females over 65 years of age.

Zoning Ordinance

Appendix A of the Zoning Code of the Long Beach Code of Ordinances specifies five zoning districts that permit multi-family and/or two-family residential uses, including the following:

Multi-Family Zoning:

1. **Residence H, J, K, L and Residence-Business A Zoning Districts** – These zoning districts permit multi-family residential uses as-of-right, featuring varying minimum lot sizes and permissible densities. The Residence-Business A District also permits multi-family residential uses in mixed-use developments

via special permit, as well as requiring a minimum lot area of 150,000 square feet.

Two-Family Zoning:

2. **Residence H, J, K, L and Residence-Business A Zoning Districts** – The zoning districts also permit two-family residential uses, with varying minimum lots sizes and density requirements.

While the permissible formats of multiple dwelling units within the City of Long Beach are limited (i.e., multi-family housing and two-family residential uses), the number and extent of these districts provide opportunity for the development of multi-family housing within the city. It should be noted, however, that there are no affordable housing requirements within the City of Long Beach, such that development of these aforementioned housing types does not necessarily result in the development of affordable housing.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, much of the City of Long Beach is zoned for single family residential use. The areas zoned for multi-family use include a portion of the area along the oceanfront and scattered areas proximate to the LIRR.

The concentration of African American/Black population is located in the north-central portion of the city. The concentration of Hispanic population is also located in the north-central portion of the city. This area includes single-family and multi-family residential zoning.

Low/moderate income population is found throughout much of Long Beach including single-family, non-minority areas west of Lindell Boulevard, and south of East Beach Street.

Summary: Based on this analysis, there does not appear to be a correlation between residential zoning and either low/moderate income minority residential patterns or low/mod income non-minority residential patterns.

CDBG and HOME Program Summary

The City of Long Beach was hard hit by Hurricane Sandy in October 2012 and their efforts to rebuild are ongoing. The city has focused their CDBG funds on tree planting as many were lost in the storm. Additionally, they focused on improving the parks and playgrounds for city residents as well as making City Hall handicapped accessible. The following represents the types of activities undertaken during FY2014 and in progress and/or planned for the near future.

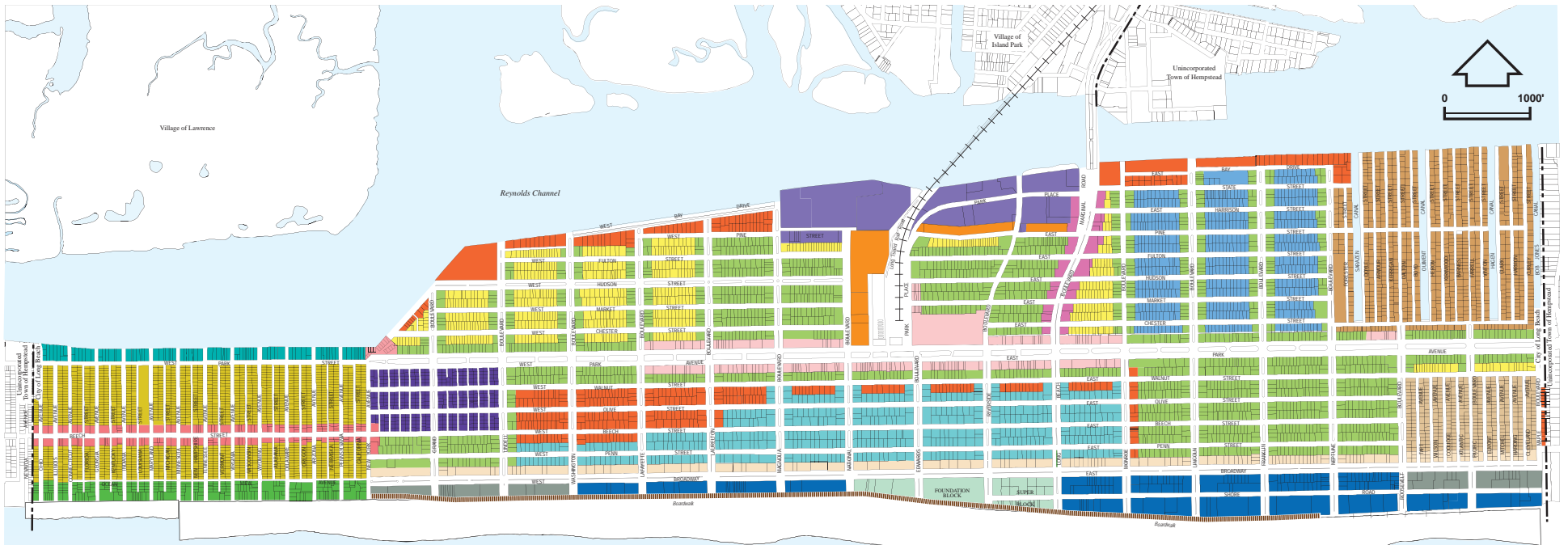
CDBG Program – FY2014 (September 1, 2014 – August 31, 2015) - The City of Long Beach allocated and expended funds on the following activities:

- Program Administration
- Residential rehabilitation on a town wide basis





















- Public Facilities and Improvements including city-wide tree planting, parks and playground improvements, community center improvements, and handicapped accessibility improvements to city hall
- Public Services focusing on senior services and youth services

CDBG Program – FY2015 (September 1, 2015 – August 31, 2016) - The City of Long Beach allocated and expended funding on the following activities:

- Program Administration
- Residential Rehabilitation on a town-wide basis
- Public Facilities and Improvements including city-wide tree planting, parks and playground improvements, community center improvements, and handicapped accessibility improvements to city hall
- Public Services focusing on senior services and youth services

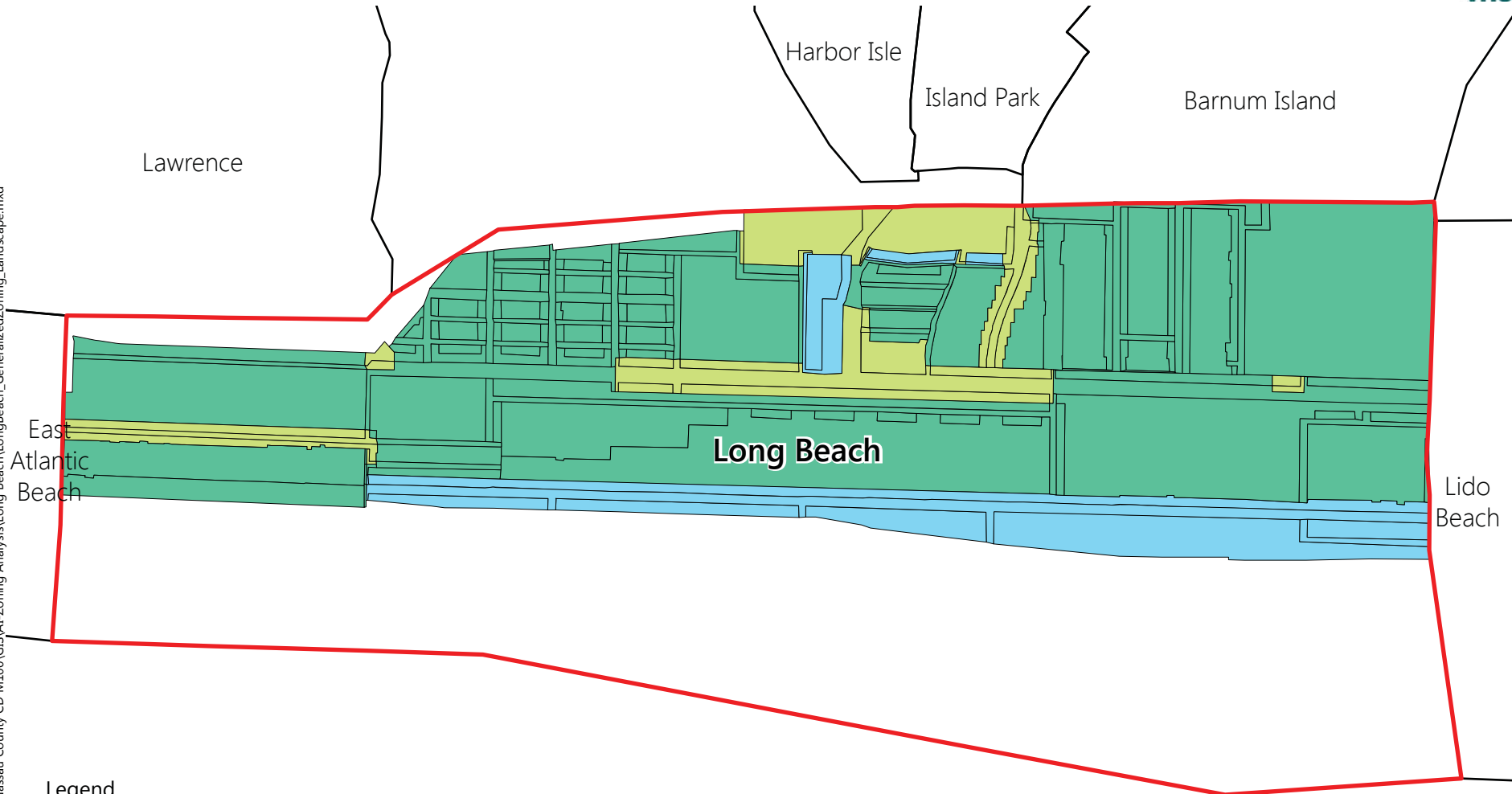


Zoning Districts





	A	One-Family Residential
	B	One-Family Residential
	C	Two-Family Residential
	D	Two-Family Residential
	DD	One-Family Residential
	E	One-Family Residential
	EE	One-Family Residential
	FF	One-Family Residential
	F	Two-Family Residential
	G	One-Family Residential
	H	Multi-Family Residential (12 Units Max.)
	J	Multi-Family Residential (12 Units Max.)
	K	Multi-Family Residential
	L	Multi-Family Residential
	M	One-Family Residential
	RES/BUS A	Multi-Family/Business
	BUS A	Business
	BUS B	Business
	BUS C	Business
	I	Industrial

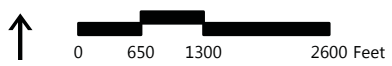
SOURCE: City of Long Beach Official Zoning Map, 8/21/87
 BASE MAP SOURCE: Nassau County GIS

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Legend

-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  4 - Does not permit residential use

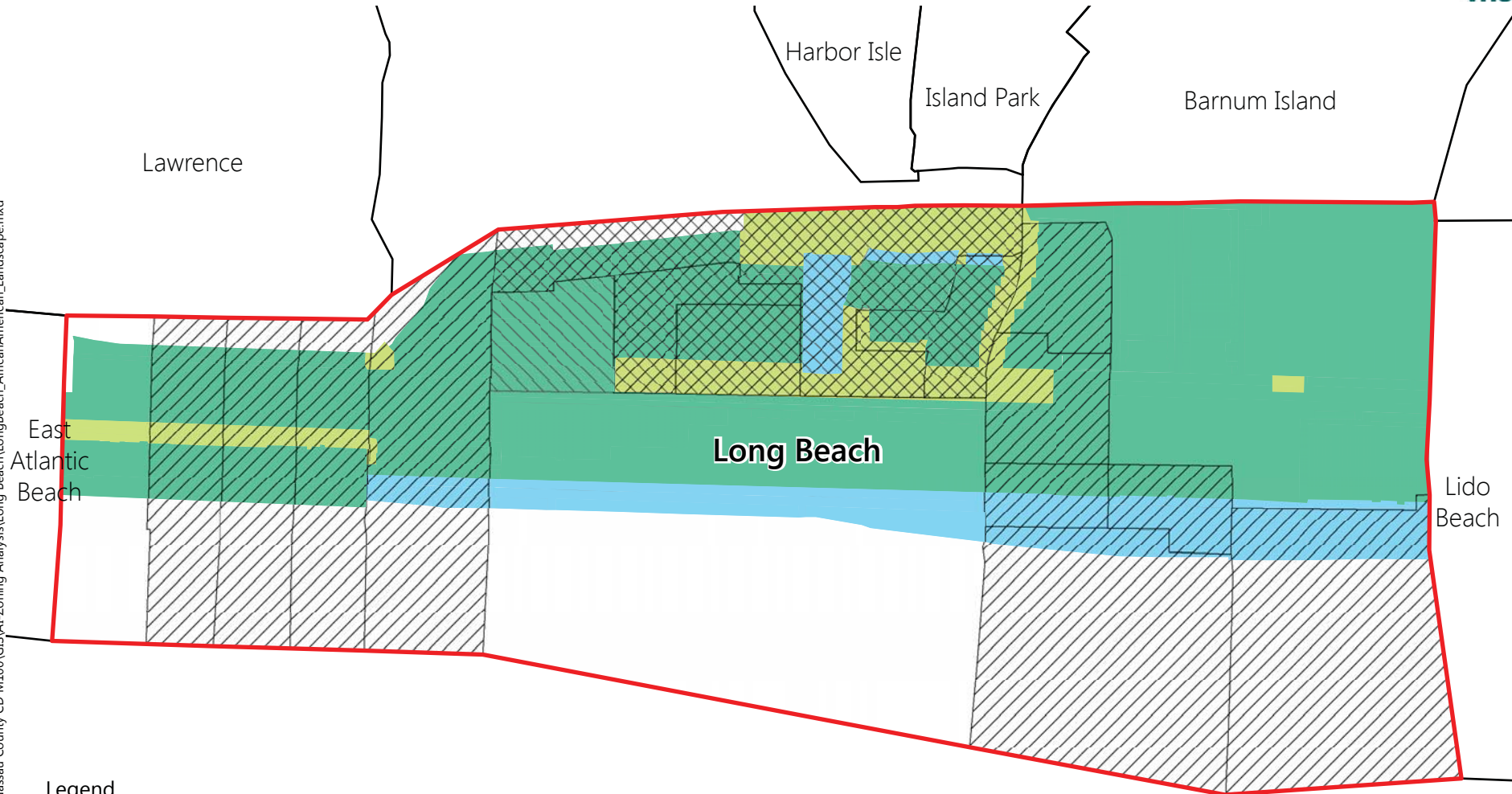


Analysis of Impediments to Fair Housing | City of Long Beach, New York

2. Generalized Zoning

Source: City of Long Beach

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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- African-American Population \geq 11.1% of Total

City African-American Population: 5.41%*
 City Median Household Income: \$84,882*

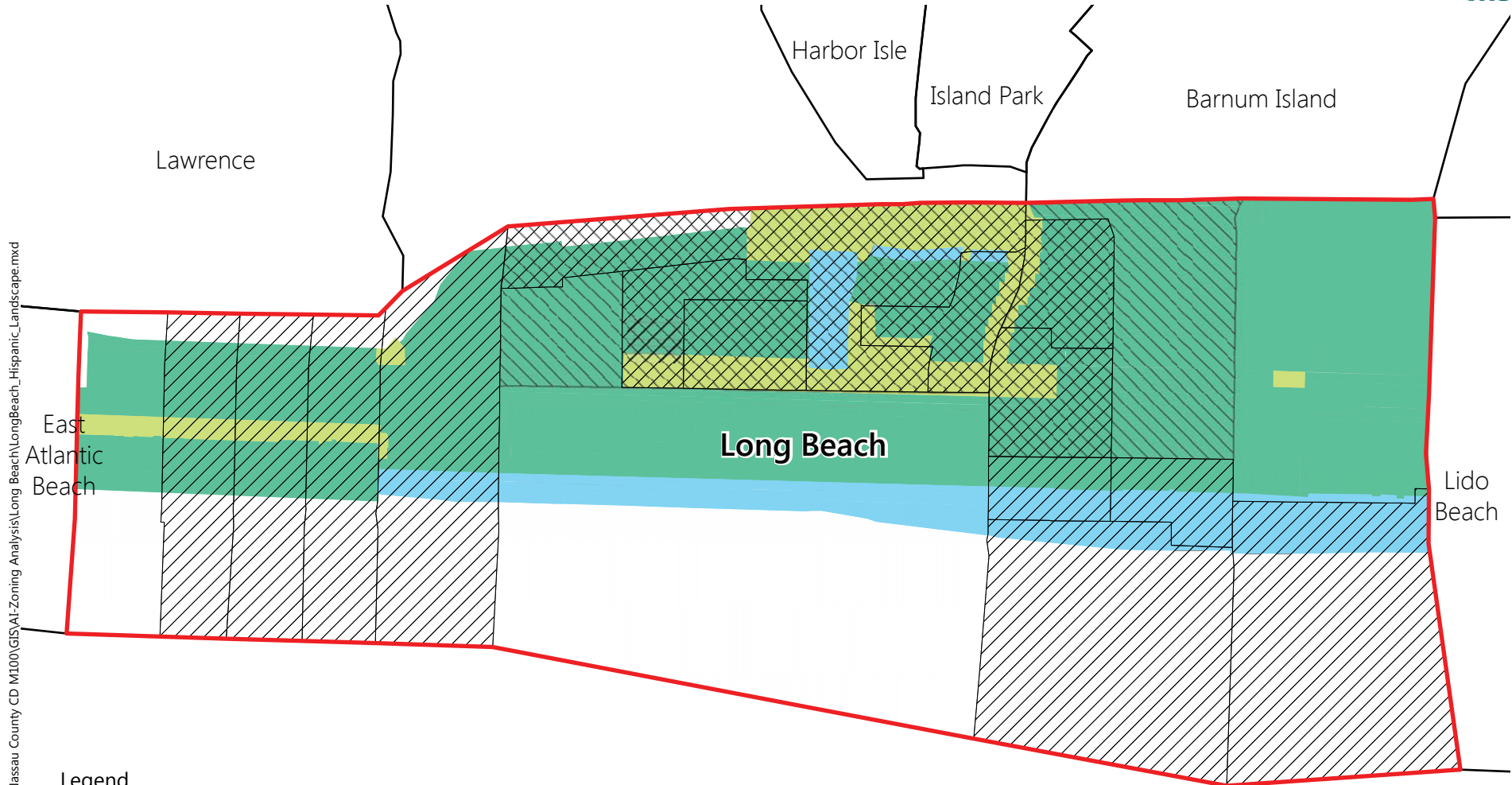
*Source: ACS 2009-2013 5-Year Estimates



Analysis of Impediments to Fair Housing | City of Long Beach, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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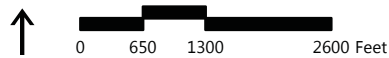
Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- Hispanic Population \geq 14.6% of Total

City Hispanic Population: 16.81%*
City Median Household Income: \$84,882*

**Source: ACS 2009-2013 5-Year Estimates*



Analysis of Impediments to Fair Housing | City of Long Beach, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Town of Hempstead

The Town of Hempstead occupies the southwest and southcentral quadrants of Nassau County. It is bounded on the west by Queens County, on the north by the Towns of North Hempstead and Oyster Bay, and on the south by the Atlantic Ocean and Suffolk County. The Town of Hempstead encompasses 191.3 mi of which 120 mi is land and 71.4 mi is water.

The Town of Hempstead comprises 37 separate CDPs including the following: Atlantic Beach Estates; Baldwin; Baldwin Harbor; Barnum Island; Bay Park; Bellmore; East Atlantic Beach; East Garden City; East Meadow; Elmont; Floral Park Centre; Franklin Square; Garden City South; Harbor Isle; Hewlett; Inwood; Lakeview; Levittown; Lido Beach; Meadowmere Park; Merrick; North Bellmore; North Lynbrook; North Merrick; North Valley Stream; North Wantagh; Oceanside; Point Lookout; Roosevelt; Salisbury; Seaford; South Hempstead; South Valley Stream; Uniondale; Wantagh; West Hempstead; and Woodmere.

The 2010 US Census recorded 759,757 persons in the Town. The population profile was 68.3% White, 16.5% Black/African American, and 5.2% Asian accounting for 90% of the population. The remaining population was represented by Native Americans, Pacific Islander/Hawaiians, other races, or two or more races. Approximately 17.3% of the various groups classified themselves as Hispanic or Latino. The population in 2010 according to the Census Bureau was distributed into 246,828 households of which 193,513 were classified as families. The average family size was 3.41 individuals and the average household size was comparable at 3.02 individuals. Of the singles forming a household, 9.2% were over 65 years of age. The US Census, American Community Survey 2009-2013 5-year estimate indicate that the average household income in the Town of Hempstead was \$93,706 slightly less than the county average (\$97,690).

According to the US Census, American Community Survey 2010-2014 5-Year estimates, the Town of Hempstead contained 255,709 housing units. The following list illustrates the number of residential units in a structure, demonstrating that approximately 13.5% of the housing units in the Town of Hempstead are in multi-family structures containing three or more units.

Units in Structure	Estimate	Percent
Total Housing Units	255,709	100%
1-unit, detached	196,101	76.7%
1-unit, attached	5,117	2%
2 units	19,613	7.7%
3 or 4 units	5,645	2.2%
5 to 9 units	4,074	1.6%
10 to 19 units	4,644	1.8%
20 or more units	20,128	7.9%
Mobile homes	343	0.1%
Boat, RV, van, etc.	44	0.0%

Source: 2010-2014 American Community Survey 5-Year Estimates.

Zoning Ordinance

The Town of Hempstead Building Zoning Ordinance provides a number of affordable housing opportunities in various formats, predominantly under the auspices of various special districts. The extent of these special districts within the Town of Hempstead, as well as modest opportunities via standard zoning districts within the Town, provide strong opportunities for the development of affordable housing.

Multi-Family Zoning:

1. **CA Residence Zoning District** – This zoning district permits multi-family housing as-of-right, with a maximum density of 20 units per acre.
2. **URD-C Urban Renewal Residence C District** – Permits multi-family housing as-of-right within the Inwood Urban Renewal Project Area, with various minimum lot size requirements based on unit count in multiple dwelling buildings.
3. **CA-S Residence District** – Features a maximum density of 55 units per acre, and must be located proximate to a bus station.
4. **Hempstead Turnpike – Elmont, Neighborhood Center (HT-E, NC)** – Permits multi-family housing in an area near the intersection of Hempstead Turnpike and Elmont Road / Plainfield Avenue. Building heights are restricted to two-to-four stories, with a maximum of three units per story. Affordable units are also permitted as apartments above stores in mixed-use buildings.
5. **Golden Age Housing** –
 - a. **E Edu-Cultural District (Golden Age housing)** – Permits only public or nonprofit senior housing.
 - b. **GA Golden Age Residence District** – Features a maximum density of 30 units per acre, with minimum ages of 62 (55 if approved by Town Board). The Town of Hempstead must own or be a contract vendee of land.
 - c. **URD-EH Urban Renewal Residence Elderly-Handicapped District** – Permits multi-family residential development in the Inwood Urban Renewal Project area, with a maximum density of 45 units per acre, and in a variety of formats, including multiple dwellings, garden-type apartments and townhouses.
 - d. **Planned Unit Development District (PUD)** – Permits a maximum of 720 units and is age restricted to 55 and over.
 - e. **Planned Senior Citizen Residential Community (PSCRC)** – Features a maximum density of 14 units per acre and permits attached residences in townhouses and other multiple dwellings in a single building. Housing is provided in the form of condo ownership.

6. **CR Cluster Residence District (Townhouse)** – Features a maximum density of four units per gross developable acre or eight units per net developable acre (whichever is less). A maximum of eight units per building is permitted, unless approved by the Town Board. Also, the gross development area cannot be less than 10 contiguous acres not traversed by existing streets.

Two-Family Zoning:

7. **C Residence District** – Requires a minimum lot area of 12,000 square feet.
8. **X Business District** – Requires a minimum lot area of 1,500 square feet per family, and, for developments exceeding 100 units that are accessed by one or more two-way roadways, a special permit is required.
9. **URD-B Urban Renewal Residence B District** – Permits attached two-family residential units on lots with a minimum area of 4,000 square feet within the Inwood Urban Renewal Project Area.

Accessory Apartments:

Accessory apartments are permitted in many zoning districts of the Town of Hempstead, including the A, AA, A1, A2, B, BB, BA, C, LPRD Levittown Planned, and MA Marine Residence Districts.

Two special districts within the Town feature affordable housing mandates / incentives, including the Mitchel Field Mixed-Use (MFM) District and the Planned Unit Development (PUD) District. Within the MFM District, 20 percent of all units must be affordable and/or next generation/workforce units (with a maximum of 500 total units within the district). Within the PUD District, not less than 20 percent of all housing units shall be affordable and half of those units shall be senior units (for ages 62 and over). Income eligibility for affordable units is 100 percent AMI and 80 percent AMI for senior units. Permissible residential density within the district is approximately 25 units per acre in areas designated for housing.

Overall, the proliferation of special districts within the Town shows a commitment to the development of multi-family housing. This is particularly true regarding the multitude of special districts specialized for Golden Age Housing, targeting affordable housing opportunities towards a specific vulnerable population. Combined with as-of-right zoning for multiple dwelling units (particularly the extensive potential for accessory apartments), there is high potential for affordable housing development throughout the Town.

Residential Zoning and Land Use

As shown on the Generalized Zoning Map, the dominant residential zoning in the Town of Hempstead is for single-family residential use. Much of this area, shown in green on the Generalized Zoning Map, allows accessory apartments for seniors. However, since these accessory apartments are age restricted, they are not shown as unrestricted, two-family housing.

There are many scattered areas throughout the Town where two-family housing is permitted. These two-family zoned areas do **not** limit occupancy of the accessory unit to relatives or seniors. Therefore, these two-family zoned area truly provide opportunity for rental of accessory apartments. As shown on the Generalized Zoning map, two-family housing that does not limit occupancy of the accessory unit to relatives or seniors is allowed in most CDPs in the Town. Refer to the Generalized Zoning Map areas shaded yellow.

Multi-family (3+ units) residential use is allowed on scattered sites throughout the Town of Hempstead. These multi-family areas are found in Elmont, North Valley Stream, West Hempstead, East Garden City, North Bellmore, North Wantagh, Seaford, Wantagh, Merrick, East Meadow, Oceanside, Hewlett, Inwood, Lido Beach, Barnum Island, Harbor Isle, Levittown, Merrick, South Hempstead, Baldwin, Baldwin Harbor, Salisbury Franklin Square, and Woodmere.

In addition, the Town of Hempstead has several scattered sites that are zoned for multi-family senior housing. These are located in East Garden City, East Meadow, Uniondale, Seaford, Salisbury, Oceanside, Baldwin, Roosevelt, Inwood, North Valley Stream, South Valley Stream, North Bellmore, and Bellmore.

According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the Town of Hempstead of Hempstead was 15.9% and the Hispanic share of population was 17.62%. The median household income was \$93,706.

Concentrations of African American/Black population are found scattered throughout the Town of Hempstead particularly west of the Meadowbrook Parkway. See Town of Hempstead Map 3. Both low/mod and non-low/mod African American/Black populations are living in single-family, two-family and to a lesser extent, multi-family housing. Concentrations of low/mod African American/Black populations are found in Inwood, Elmont, North Valley Stream, East Garden City, Uniondale, South Hempstead, Baldwin and Roosevelt.

Concentrations of Hispanic population are found in Elmont, Franklin Square, North Valley Stream, West Hempstead, Lakeview, South Hempstead, Baldwin, East Garden City and Salisbury. See Town of Hempstead Map 4. Both low/mod and non-low/mod Hispanic populations are living in single-family, two-family and to a lesser extent, multi-family housing. Concentrations of low/mod Hispanic populations are found in Inwood, Baldwin, South Hempstead, Uniondale, Roosevelt and portions of South Hempstead and Elmont.

Summary: Within the Town of Hempstead there are many scattered site areas that allow two-family housing and fewer, smaller areas that allow multi-family (non-senior) housing. Based on this analysis, low/mod income minority and non-minority populations are living in areas zoned for single-family and two-family residential housing, and, to a lesser extent, in areas zoned for multifamily housing. It appears that the greatest opportunity for housing affordability is within the areas zoned two-family residential. However, since there are many areas zoned for two-family residential that are not primarily low/mod income, there does not appear to be a correlation between zoning and race or income.

CDBG and HOME Program Summary

Town of Hempstead is the largest township in the United States with numerous Villages and hamlets all of which have differing community needs. The Town directs its CDBG allocations to a variety of activities in low/mod income areas including, but not limited to the hamlets of Roosevelt, Elmont, Uniondale, Baldwin and Inwood. The following represents types of activities undertaken during FY2014 and types of activities in progress and/or planned for the near future.

CDBG Program – FY2014 (September 1, 2014 – August 31, 2015) - The Town of Hempstead allocated and expended funds on the following activities:

- Program Administration
- Residential rehabilitation on a town wide basis
- Commercial rehabilitation on a low/mod area benefit basis in the Hamlets of Baldwin and Franklin Square
- Public Facilities and Improvements in the hamlets of Elmont, Uniondale, Roosevelt, Merrick including: street, sidewalk, parking, and handicapped accessibility improvements
- Acquisition in the hamlet of Elmont for the purpose of purchasing a group of buildings in the “Argo” area for the purpose of redevelopment. In coordination with NY Restore Grant II and III.

CDBG Program – FY2015 (September 1, 2015 – August 31, 2016) - The Town of Hempstead allocated and expended funding on the following activities:

- Program Administration
- Residential rehabilitation on a town wide basis
- Commercial Rehabilitation on a town low/mod area benefit basis – businesses to be identified
- Public Facilities and Improvements in the hamlets of Roosevelt and Uniondale including street and side walk improvements
- Acquisition in the hamlet of Elmont for the purpose of purchasing a group of buildings in the “Argo” area for the purpose of redevelopment. In coordination with NY Restore Grant II and III

HOME Funding – Roosevelt – The Town of Hempstead received HOME funds in FY2015 to subsidize the development of seven single-family homes in the hamlet of Roosevelt. These homes are part of the Town’s efforts to replace blighted vacant houses in the community with affordable new homes to be sold to income eligible homebuyers via a lottery.

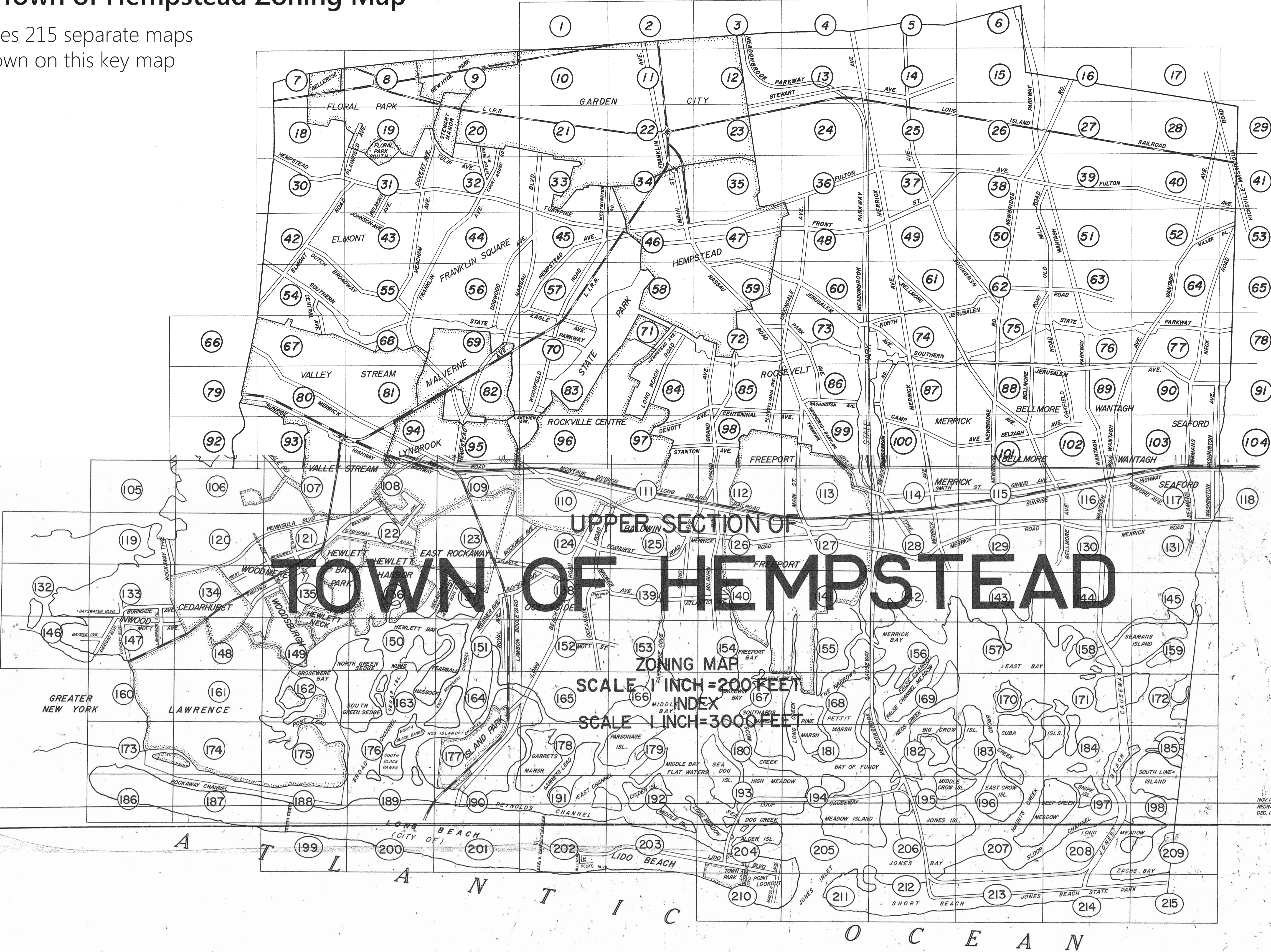
HOME Funding – Seaford – Nassau County awarded HOME funds in FY2015 to Karen’s Hope, Inc., a non-profit organization, to assist with the acquisition and rehabilitation of a foreclosed house that, when completed, will be used to serve developmentally disabled adults.

HOME FT HB Program – HOME Investment Partnerships (HOME) Program funds were awarded by Nassau County to the Long Island Housing Partnership in FY2015 to administer

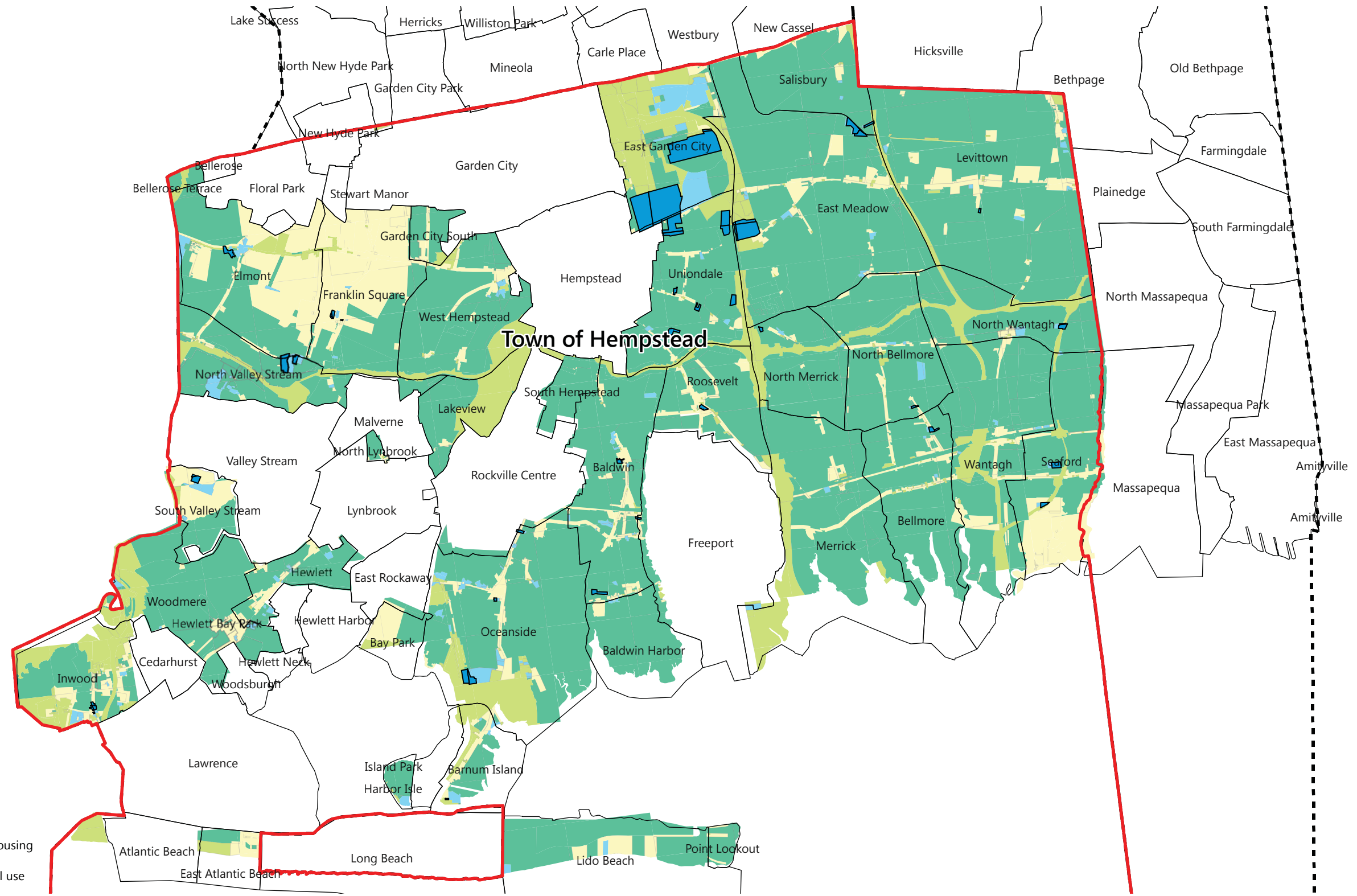
the Nassau County First Time Homebuyer Downpayment Assistance Program. Under this Program, income-eligible applicants were able to apply up to \$25,000 in HOME assistance toward down payment or closing costs associated with the purchase of a home anywhere in Nassau County. During FY2015 Program beneficiaries purchased five homes in unincorporated areas of the Town of Hempstead including two homes in Elmont, and one each in Levittown, Merrick and Oceanside.

The Town of Hempstead Zoning Map

Includes 215 separate maps as shown on this key map



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- Legend**
- 1 - Single-family
 - 2 - Two-family
 - 3 - Multi-family (3+)
 - 3 - Multi-family (3+) Senior Housing
 - 4 - Does not permit residential use



Analysis of Impediments to Fair Housing | Town of Hempstead, New York

2. Generalized Zoning

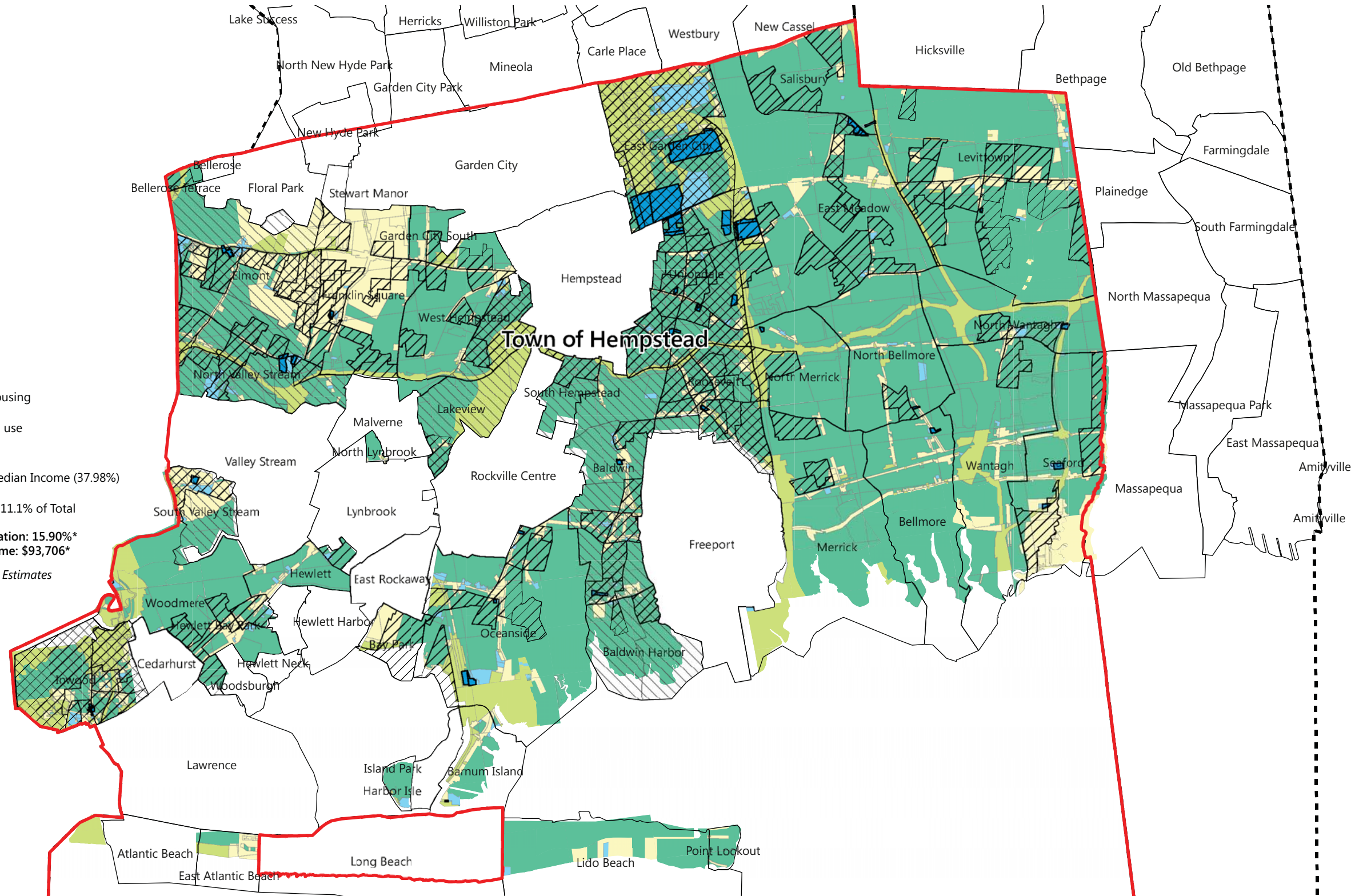
Source: Town of Hempstead

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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- African-American Population \geq 11.1% of Total

Town African-American Population: 15.90%*
Town Median Household Income: \$93,706*
**Source: ACS 2009-2013 5-Year Estimates*



Analysis of Impediments to Fair Housing | Town of Hempstead, New York

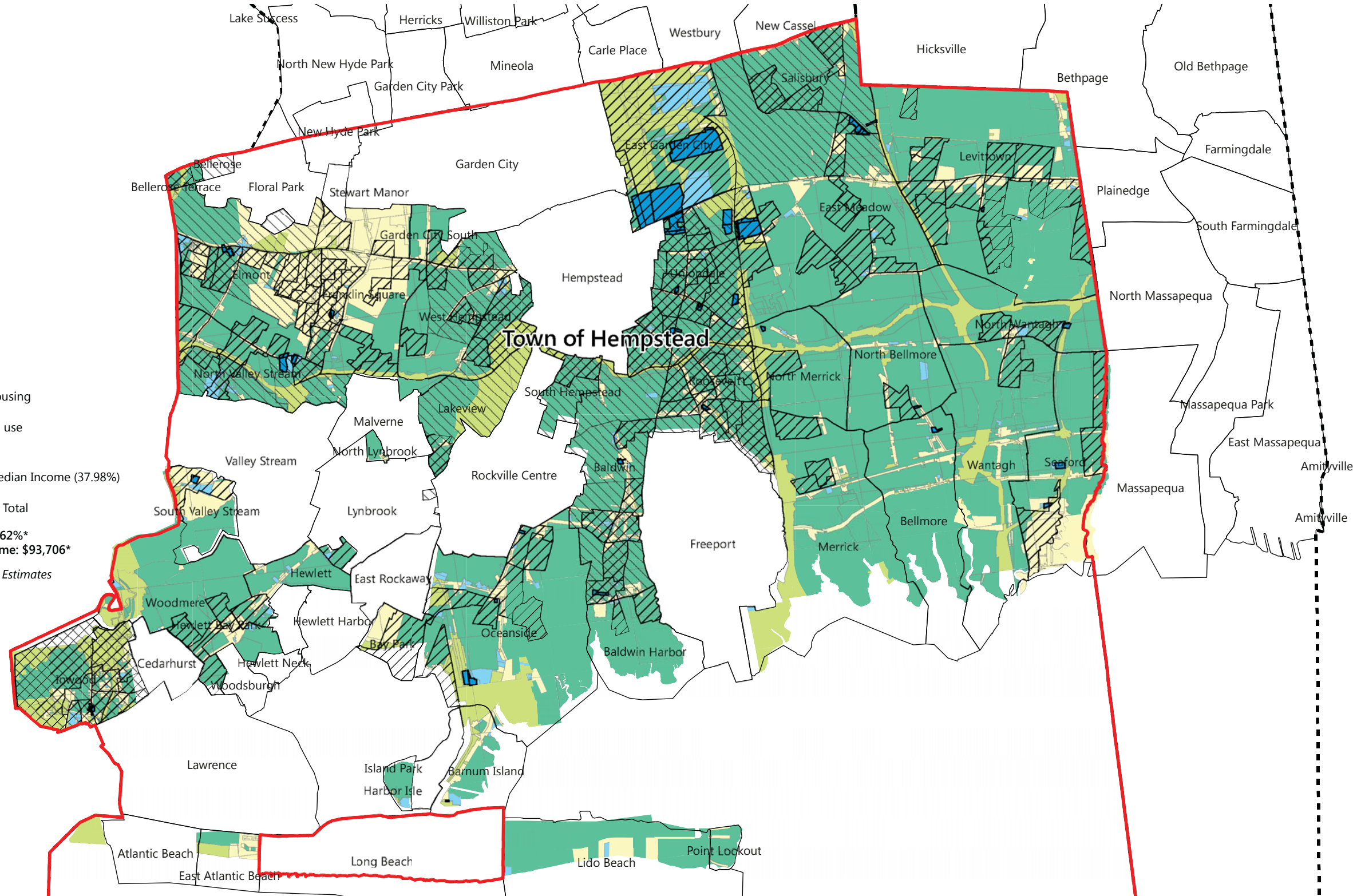
3. Low/Moderate Income and African-American Concentrations with Generalized Zoning
 Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- Hispanic Population ≥14.6% of Total

Town Hispanic Population: 17.62%*
Town Median Household Income: \$93,706*
**Source: ACS 2009-2013 5-Year Estimates*



Town of North Hempstead

The Town of North Hempstead occupies the northwest quadrant of Nassau County. It is bounded on the west by Queens County, on the north by Long Island Sound, on the south by the Town of Hempstead, and on the east by the Town of Oyster Bay. The Town of North Hempstead encompasses 69.1 mi of which 53.6 mi is land and 15.5 mi is water.

Within the Town of North Hempstead there are several Census Designated Places (CDPs) including: Port Washington; part of Glenwood Landing; Greenvale; Great Neck Gardens; Harbor Hills; University Gardens; Manhasset; Manhasset Hills; Searingtown; Albertson; Roslyn Heights; Herricks; Garden City Park; North New Hyde Park; Carle Place; and New Cassel.

The 2010 US Census recorded 226,322 persons in the Town. The population profile was 71.6% White, 15.0% Asian, 5.6% Black/African American, and 7.8% Native American, Hawaiian/Pacific Islander, other races, or two or more races. Approximately 12.8% of the various groups classify themselves as Hispanic or Latino. The population in 2010 according to the Census Bureau was distributed into 78,080 households of which 58,483 were classified as families. The average family size was 3.33 individuals and the average household size was 2.87 individuals. Of the singles forming a household, 11.4% were over 65 years of age. The US Census, American Community Survey 2009-2013 5-year estimate indicate that the average household income in the Town of North Hempstead was \$103,551 slightly more than the county average (\$97,690).

Zoning Ordinance

Chapter 70 of the Town of North Hempstead Town Code designates and identifies various zoning districts that permit different formats of multiple dwelling development, through multiple channels, including as-of-right zoning, special districts, senior housing, and two-family zoning and accessory apartments. These various means specifically include:

Multi-Family Zoning:

1. **Planned Waterfront Residential Community District** – Permits multiple-unit development, with a density based on a minimum aggregate lot area per unit of 7,500 square feet, and seven acres for a Planned Waterfront Residential Community.
2. **Multiple Residence District** – Permits a maximum density of 24 units per acre, as-of-right, based on a minimum lot area of 1,500 square feet per unit.
3. **Public Housing District** – Permits 16 units per row dwelling, as-of-right, based on a minimum lot area of 2,000 square feet per unit. For multi-family residential development other than row dwellings, the maximum permissible density within this district is 32 units per acre.

4. **Business A (B-A) and Business B Districts** – Permits multiple dwelling development within the New Cassel Urban Renewal Area as-of-right, including within mixed-use buildings.
5. **Planned Unit Development (PUD) District** – An overlay district that permits multi-family housing, with site-specific dimensional standards determined as part of the Master Plan approval process, including max density and minimum lot area.
6. **Port Washington Business Overlay District** – An overlay district that permits multiple dwelling unit development within the Port Washington Central Business District, with a maximum density of 18 to 24 units per acre.
7. **Senior Housing** –
 - a. **Multiple Residence District (RM), Hospital, and Business A (B-A), Business B Districts (conditional use in B-A and Business B Districts)** – Permit senior housing at varying densities. Density bonuses are available if all units within the development are made affordable.
 - b. **Golden Age Residence District** – Permits a maximum density of 40 units per acre with a minimum lot area of 20,000 square feet. Restricted to ages 62 and over.
 - c. **Senior Residence District (R-S) Floating District** – A floating district that may be used standalone or in conjunction with the RM, Business A, Business B, Industrial A and Industrial B Districts. Permits a maximum density of 32 units per acre on lots a minimum of 5 acres in size. Density bonuses are available if all units are made affordable. Requires a minimum of 40 percent one-bedroom units, and no more than two bedrooms per unit.
 - d. **Community Facility District (CFD)** – Permits a maximum density of 40 units per acre with a minimum lot area of 2.5 acres.
 - e. **Waterfront Business District (B-W)** – Permits a maximum density of 25 units per acre, and mixed-use buildings (commercial uses on the ground floor with senior units above).
 - f. **Residence D (R-D) and Multiple Residence (RM) District** – Permit the development of multiple family townhouses within areas designated as an Urban Renewal Area or when the lot was previously occupied by a single-family attached townhouse. Such townhouses are permitted to contain three-to-eight units, with a minimum lot area of 2,000 square feet per unit.

Planned Unit Development District:

- g. **A/Senior Residential Community Subdistrict** – Applies to the Morewood Property/Harbor Links Master Plan (452.6 acres). The subdistrict is a 42 acre planned residential community for seniors.

Permits a maximum of 675 units, with varying permissible densities for different unit types.

Two-Family Zoning:

- h. **Residence C (R-C) District (2-family detached)** – Requires a minimum lot area of 10,000 square feet.
- i. **Residence D (R-D) and Multiple Residence (RM) Districts (2-family attached)** – Permits a maximum density of four units per building, with a minimum lot area of 2,000 square feet per unit.

The Town of North Hempstead provides a number of opportunities for the development of multiple-dwelling units in a variety of formats, through a balance of as-of-right zoning and special districts, with limited requirements for the provision of affordable housing through density bonus incentives. Similar to the Town of Hempstead, provisions for senior housing-related development are abundant. Overall, the various multiple-dwelling development formats available in the Town of North Hempstead provide opportunities for the development of affordable housing.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, the Town of North Hempstead comprises sixteen separate CDPs. Within North Hempstead there are substantial areas zoned for single-family and two-family residential use. These two-family zoned areas do ***not*** limit occupancy of the accessory unit to relatives or seniors. Therefore, these two-family zoned area truly provide opportunity for rental of accessory apartments. As shown on the Generalized Zoning map, there are many small areas scattered throughout the town that allow multi-family senior housing and fewer, equally scattered areas that allow multi-family housing.

Within the Town of North Hempstead, the concentration of African American/Black population is located in Manhasset and New Cassel. Within Manhasset, the African American/Black population is not low/mod income. Within New Cassel, the African American/Black population is low/mod income. Single-, two-, multi-family and multi-family senior housing is allowed in both Manhasset and New Cassel.

Within the Town of North Hempstead, the concentration of Hispanic population is located in Garden City Park, New Cassel, and Port Washington. Low/mod income Hispanic concentrations are located in a New Cassel and in portion of Garden City Park.

Summary: Within the Town of North Hempstead there are many areas that allow two-family housing and fewer, smaller areas that allow multi-family (non-senior) housing. Based on this analysis, low/mod income minority and non-minority populations are living in areas zoned for two-family residential housing. It appears that the greatest opportunity for housing affordability is within the areas zoned two-family residential. However, since there are many areas zoned for two-family residential that are not primarily low/mod income, there does not appear to be a correlation between zoning and race or income.

CDBG and HOME Program Summary

The Town of North Hempstead has focused a majority of its CDBG funding on re-developing the hamlet of New Cassel, an Urban Renewal Area (URA). This has included the production of new rental and homeowner units, infrastructure improvements, economic development for the purpose of bringing in businesses, and commercial rehabilitation. The following represents the types of activities undertaken during FY2014 and in progress and/or planned for the near future.

CDBG Program – FY2014 (September 1, 2014 – August 31, 2015) - The Town of North Hempstead allocated and expended funding on the following activities:

- Program Administration
- Acquisition for the purpose of building affordable housing
- Code Enforcement
- Economic Development for the purpose providing loans to businesses to expand or relocate
- Residential Rehabilitation on a town wide basis
- Downpayment Assistance to those low income homebuyers purchasing affordable homes in New Cassel
- Disposition for the purpose of selling the affordable homes
- Relocation for the purpose of relocating tenants displaced during construction of affordable housing
- Public Facility and Infrastructure Improvements in New Cassel
- Commercial Rehabilitation – grants to businesses in need of lighting and signage in New Cassel
- Public Services

CDBG Program – FY2015 (September 1, 2015 – August 31, 2016) – The Town of North Hempstead allocated and expended funding on the following activities:

- Program Administration
- Acquisition for the purpose of building affordable housing
- Code Enforcement
- Economic Development for the purpose of providing loans to businesses to expand or relocate
- Residential Rehabilitation on a town wide basis
- Downpayment Assistance to those low income homebuyers purchasing affordable homes in New Cassel
- Disposition for the purpose of selling the affordable homes
- Public Facility and Infrastructure Improvements in New Cassel
- Commercial Rehabilitation – grants to businesses in need of lighting and signage in New Cassel
- Public Services

HOME Funding – Manhasset – Nassau County awarded HOME funds in FY2015 to assist with the substantial rehabilitation and preservation of ten units of multi-family affordable rental housing in the hamlet of Manhasset.

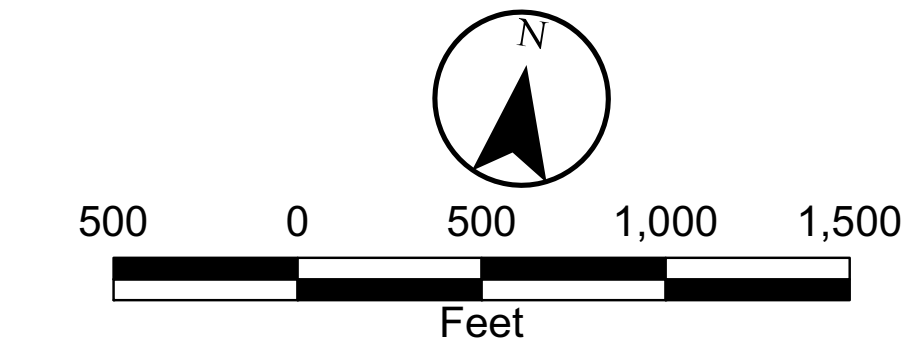
HOME Funding – New Cassel – The Town of North Hempstead received HOME funds in FY2015 to subsidize the development of four single-family homes in the hamlet of New Cassel. These homes are part of the Town's efforts to replace blighted vacant houses in the community with affordable new homes to be sold to income eligible homebuyers via a lottery.

HOME FTHB Program – HOME Investment Partnerships (HOME) Program funds were awarded by Nassau County to the Long Island Housing Partnership in FY2015 to administer the Nassau County First Time Homebuyer Downpayment Assistance Program. Under this Program, income-eligible applicants were able to apply up to \$25,000 in HOME assistance toward down payment or closing costs associated with the purchase of a home anywhere in Nassau County. During FY2015 one home was purchased by a Program beneficiary in the unincorporated areas of the Town of North Hempstead. The house is located in the hamlet of Port Washington.



ZONING MAP

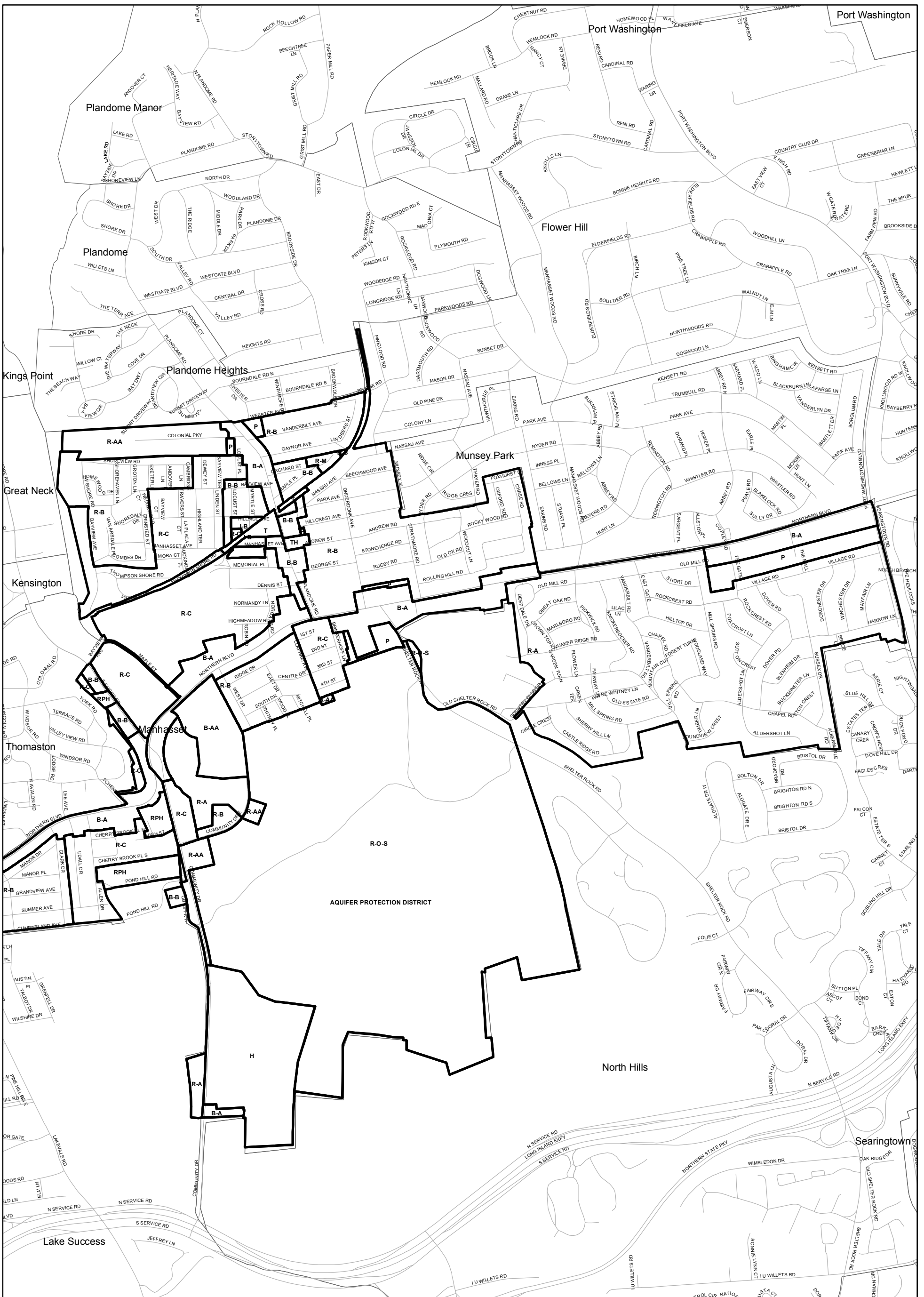
PLANNING DEPARTMENT
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK



Town of North Hempstead
Zoning 1 - 2

April 27, 2012

R-A - RESIDENCE A	PWRC - PLANNED WATERFRONT RESIDENTIAL COMMUNITY	B-A - BUSINESS A	PUD-GRR - PLANNED UNIT DEVELOPMENT GOLF & RECREATIONAL
R-AA - RESIDENCE AA	GAR - GOLDEN AGE RESIDENCE DISTRICT	B-AA - BUSINESS AA	PUD-CR - PLANNED UNIT DEVELOPMENT COMMERCIAL RECREATION
R-AAA - RESIDENCE AAA	O-S-R - OPEN SPACE RECREATION	B-B - BUSINESS B	PUD-SRC - PLANNED UNIT DEVELOPMENT SENIOR RESIDENTIAL COMMUNITY
R-B - RESIDENSE B	T - TRANSPORTATION	I-A - INDUSTRIAL A	PUD-NP - PLANNED UNIT DEVELOPMENT NATURE PRESERVE
R-C - RESIDENCE C	TH - TOWN HALL	I-B - INDUSTRIAL B	PUD-PCF - PLANNED UNIT DEVELOPMENT PUBLIC & COMMUNITY FACILITY
R-D - RESIDENCE D	P - PARKING	MPIP - MODIFIED PLANNED INDUSTRIAL PARK DISTRICT	■ AQUIFER PROTECTION OVERLAY
R-M - MULTIPLE RESIDENCE	H - HOSPITAL	PIP - PLANNED INDUSTRIAL PARK DISTRICT	■ URBAN RENEWAL PLAN
RPH - RESIDENCE, PUBLIC HOUSING	C-F - COMMUNITY FACILITY	SC - SERVICE COMMERCIAL DISTRICT	
R-O-S - RESIDENCE OPEN SPACE			



ZONING MAP

March 18, 2014

PLANNING DEPARTMENT
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK



Town of North Hempstead
Zoning 3

- R-A - RESIDENCE A
- R-AA - RESIDENCE AA
- R-AAA - RESIDENCE AAA
- R-B - RESIDENCE B
- R-C - RESIDENCE C
- R-D - RESIDENCE D
- R-M - MULTIPLE RESIDENCE
- RPH - RESIDENCE, PUBLIC HOUSING
- R-O-S - RESIDENCE OPEN SPACE

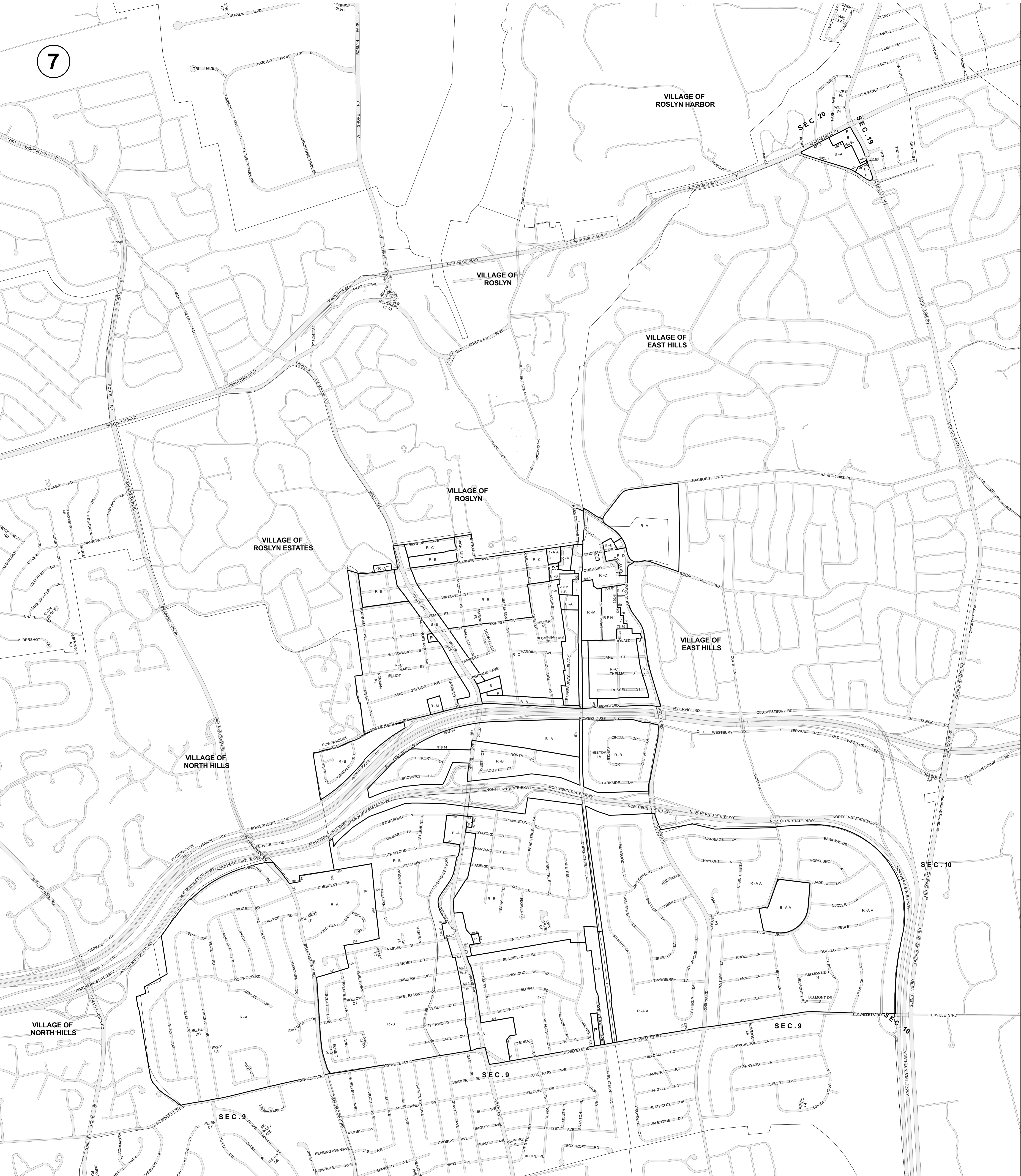
- PWRC - PLANNED WATERFRONT RESIDENTIAL COMMUNITY
- GAR - GOLDENAGE RESIDENCE DISTRICT
- O-S-R - OPEN SPACE RECREATION
- T - TRANSPORTATION
- TH - TOWN HALL
- P - PARKING
- H - HOSPITAL
- C-F - COMMUNITY FACILITY

- B-A - BUSINESS A
- B-AA - BUSINESS AA
- B-B - BUSINESS B
- I-A - INDUSTRIAL A
- I-B - INDUSTRIAL B
- MPIP - MODIFIED PLANNED INDUSTRIAL PARK DISTRICT
- PIP - PLANNED INDUSTRIAL PARK DISTRICT
- SC - SERVICE COMMERCIAL DISTRICT

- PUD-GRR - PLANNED UNIT DEVELOPMENT GOLF & RECREATIONAL
- PUD-CR - PLANNED UNIT DEVELOPMENT COMMERCIAL RECREATION
- PUD-SRC - PLANNED UNIT DEVELOPMENT SENIOR RESIDENTIAL COMMUNITY
- PUD-NP - PLANNED UNIT DEVELOPMENT NATURE PRESERVE
- PUD-PCF - PLANNED UNIT DEVELOPMENT PUBLIC & COMMUNITY FACILITY

- AQUIFER PROTECTION OVERLAY
- URBAN RENEWAL PLAN

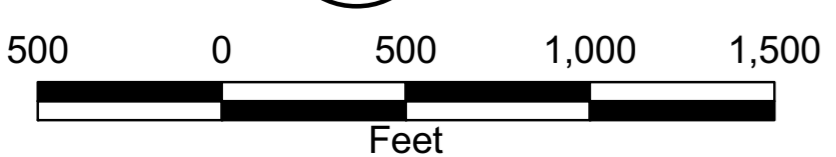




ZONING MAP

April 27, 2012

PLANNING DEPARTMENT
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK



**Town of North Hempstead
Zoning 7**

- | | | | |
|------------------------------------|--|--|--|
| R-A - RESIDENCE A | PWRC - PLANNED WATERFRONT
RESIDENTIAL COMMUNITY | B-A - BUSINESS A | PUD-GRR - PLANNED UNIT DEVELOPMENT
GOLF & RECREATIONAL |
| R-AA - RESIDENCE AA | GAR - GOLDEN AGE
RESIDENCE DISTRICT | B-AA - BUSINESS AA | PUD-CR - PLANNED UNIT DEVELOPMENT
COMMERCIAL RECREATION |
| R-AAA - RESIDENCE AAA | O-S-R - OPEN SPACE
RECREATION | B-B - BUSINESS B | PUD-SRC - PLANNED UNIT DEVELOPMENT
SENIOR RESIDENTIAL COMMUNITY |
| R-B - RESIDENCE B | T - TRANSPORTATION | I-A - INDUSTRIAL A | PUD-NP - PLANNED UNIT DEVELOPMENT
NATURE PRESERVE |
| R-C - RESIDENCE C | TH - TOWN HALL | I-B - INDUSTRIAL B | PUD-PCF - PLANNED UNIT DEVELOPMENT
PUBLIC & COMMUNITY FACILITY |
| R-D - RESIDENCE D | P - PARKING | MPPI - MODIFIED PLANNED
INDUSTRIAL PARK
DISTRICT | |
| R-M - MULTIPLE RESIDENCE | H - HOSPITAL | PIP - PLANNED INDUSTRIAL
PARK DISTRICT | |
| RPH - RESIDENCE,
PUBLIC HOUSING | C-F - COMMUNITY FACILITY | SC - SERVICE COMMERCIAL
DISTRICT | |
| R-O-S - RESIDENCE
OPEN SPACE | | | |

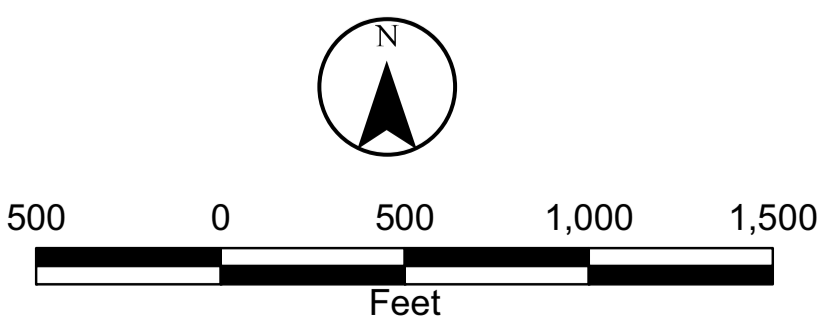
- AQUIFER PROTECTION
OVERLAY
- URBAN RENEWAL PLAN



ZONING MAP

April 27, 2012

PLANNING DEPARTMENT
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK

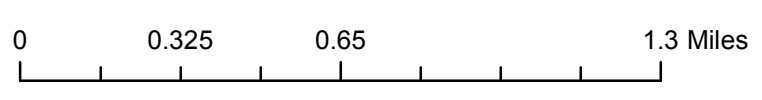


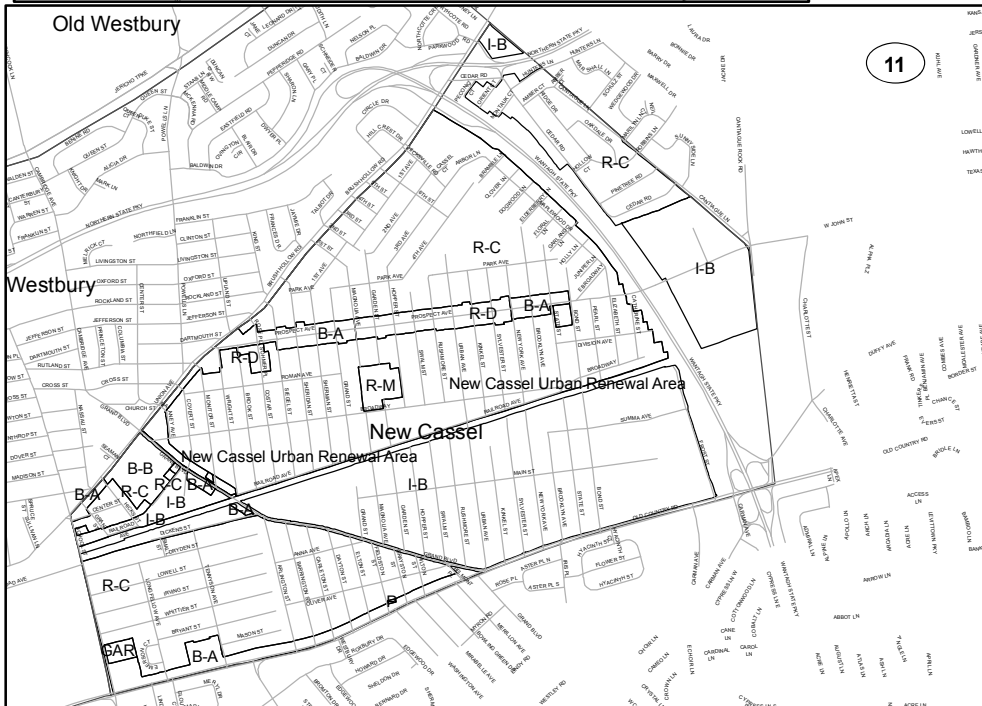
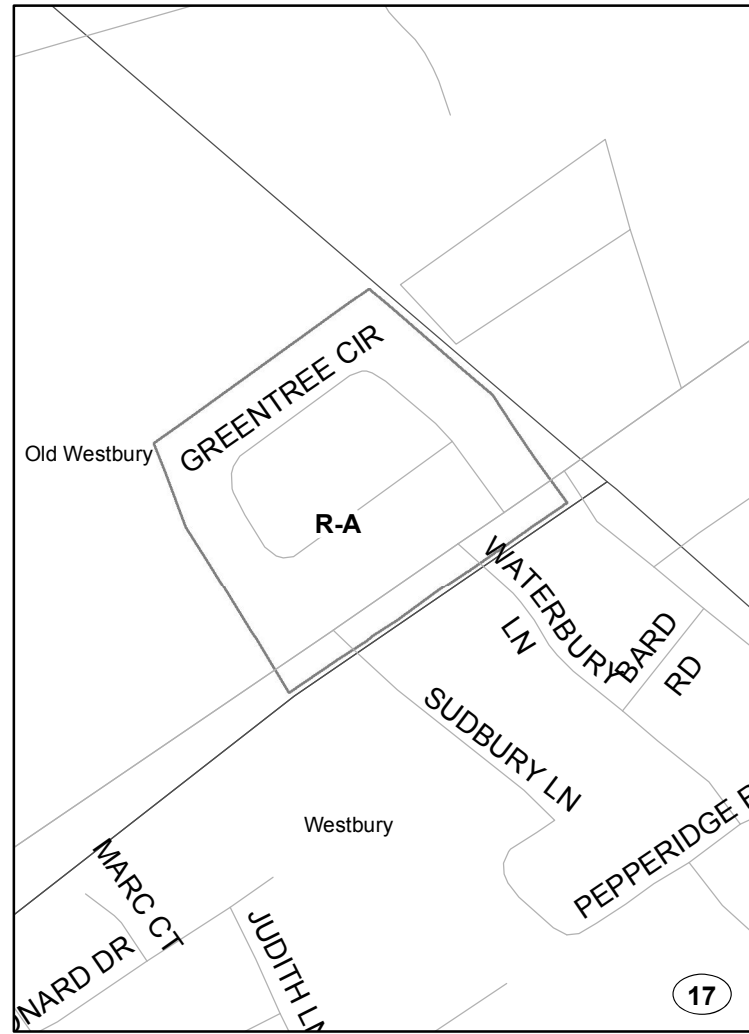
- R-A - RESIDENCE A
- R-AA - RESIDENCE AA
- R-AAA - RESIDENCE AAA
- R-B - RESIDENSE B
- R-C - RESIDENCE C
- R-D - RESIDENCE D
- R-M - MULTIPLE RESIDENCE
- RPH - RESIDENCE PUBLIC HOUSING
- R-O-S - RESIDENCE OPEN SPACE
- PWRC - PLANNED WATERFRONT RESIDENTIAL COMMUNITY
- GAR - GOLDEN AGE RESIDENCE DISTRICT
- O-S-R - OPEN SPACE RECREATION
- T - TRANSPORTATION
- TH - TOWN HALL
- P - PARKING
- H - HOSPITAL
- C-F - COMMUNITY FACILITY
- B-A - BUSINESS A
- B-AA - BUSINESS AA
- B-B - BUSINESS B
- I-A - INDUSTRIAL A
- I-B - INDUSTRIAL B
- MPIP - MODIFIED PLANNED INDUSTRIAL PARK DISTRICT
- PIP - PLANNED INDUSTRIAL PARK DISTRICT
- SC - SERVICE COMMERCIAL DISTRICT
- PUD-GRR - PLANNED UNIT DEVELOPMENT GOLF & RECREATIONAL
- PUD-CR - PLANNED UNIT DEVELOPMENT COMMERCIAL RECREATION
- PUD-SRC - PLANNED UNIT DEVELOPMENT SENIOR RESIDENTIAL COMMUNITY
- PUD-NP - PLANNED UNIT DEVELOPMENT NATURE PRESERVE
- PUD-PCF - PLANNED UNIT DEVELOPMENT PUBLIC & COMMUNITY FACILITY
- AQUIFER PROTECTION OVERLAY
- URBAN RENEWAL PLAN

**Town of North Hempstead
Zoning 8**



Zoning Map
Town of North Hempstead
Section 9
May 28, 2014





ZONING MAP

PLANNING DEPARTMENT
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK



Town of North Hempstead
Zoning 10, 11, 17

March 18, 2014

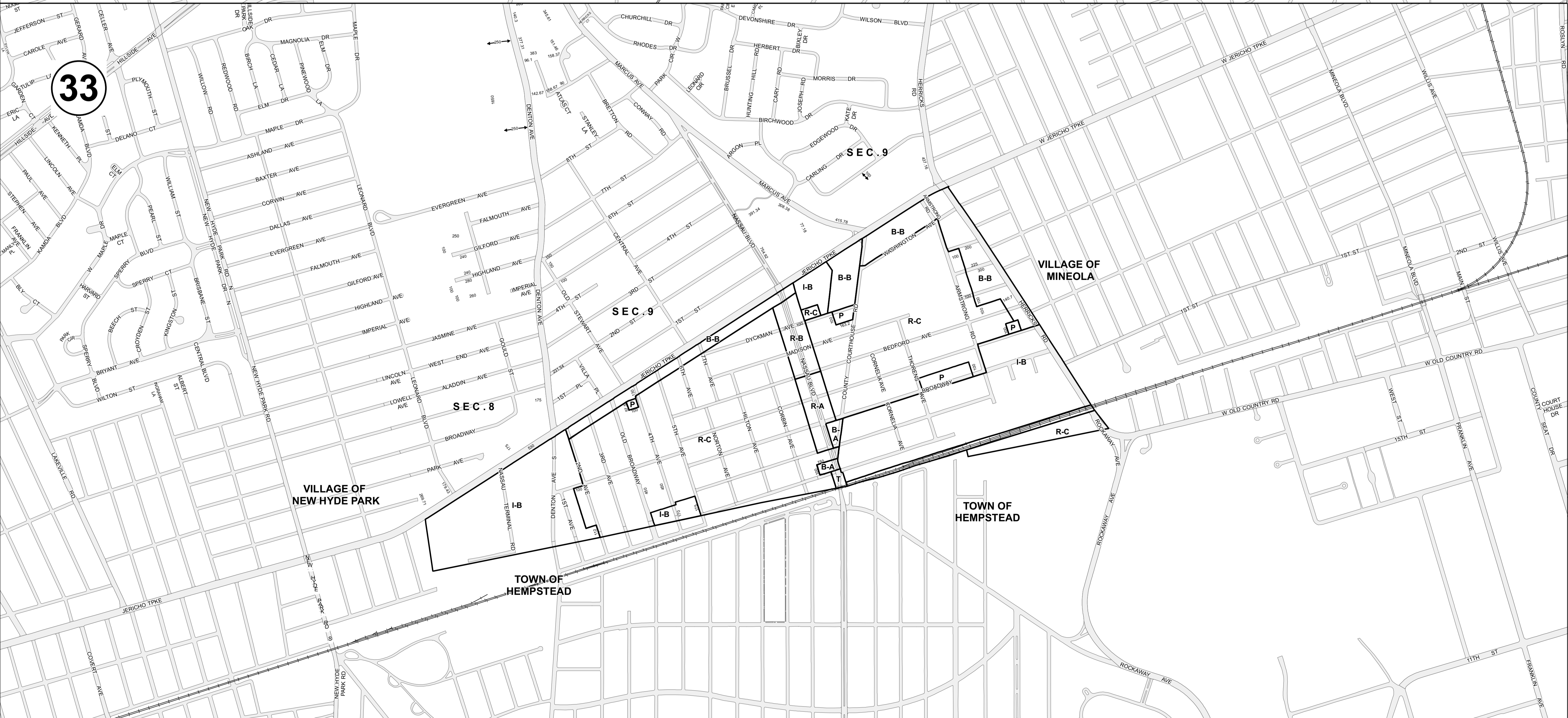
- R-A - RESIDENCE A
- R-AA - RESIDENCE AA
- R-AAA - RESIDENCE AAA
- R-B - RESIDENCE B
- R-C - RESIDENCE C
- R-D - RESIDENCE D
- R-M - MULTIPLE RESIDENCE
- RPH - RESIDENCE PUBLIC HOUSING
- R-O-S - RESIDENCE OPEN SPACE

- PWRC - PLANNED WATERFRONT RESIDENTIAL COMMUNITY
- GAR - GOLDEN AGE RESIDENCE DISTRICT
- OS-R - OPEN SPACE RECREATION
- T - TRANSPORTATION
- TH - TOWN HALL
- P - PARKING
- H - HOSPITAL
- C-F - COMMUNITY FACILITY

- B-A - BUSINESS A
- B-AA - BUSINESS AA
- B-B - BUSINESS B
- I-A - INDUSTRIAL A
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- MPIP - MODIFIED PLANNED INDUSTRIAL PARK DISTRICT
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- PUD-GRR - PLANNED UNIT DEVELOPMENT GOLF & RECREATIONAL
- PUD-CR - PLANNED UNIT DEVELOPMENT COMMERCIAL RECREATION
- PUD-SRC - PLANNED UNIT DEVELOPMENT SENIOR RESIDENTIAL COMMUNITY
- PUD-NP - PLANNED UNIT DEVELOPMENT NATURE PRESERVE
- PUD-PCF - PLANNED UNIT DEVELOPMENT PUBLIC & COMMUNITY FACILITY
- AQUIFER PROTECTION OVERLAY
- URBAN RENEWAL PLAN

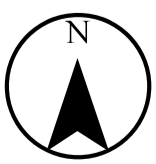
10 11 17



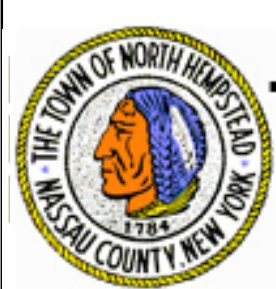
ZONING MAP

April 27, 2012

PLANNING DEPARTMENT
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK



500 0 500 1,000 1,500
Feet



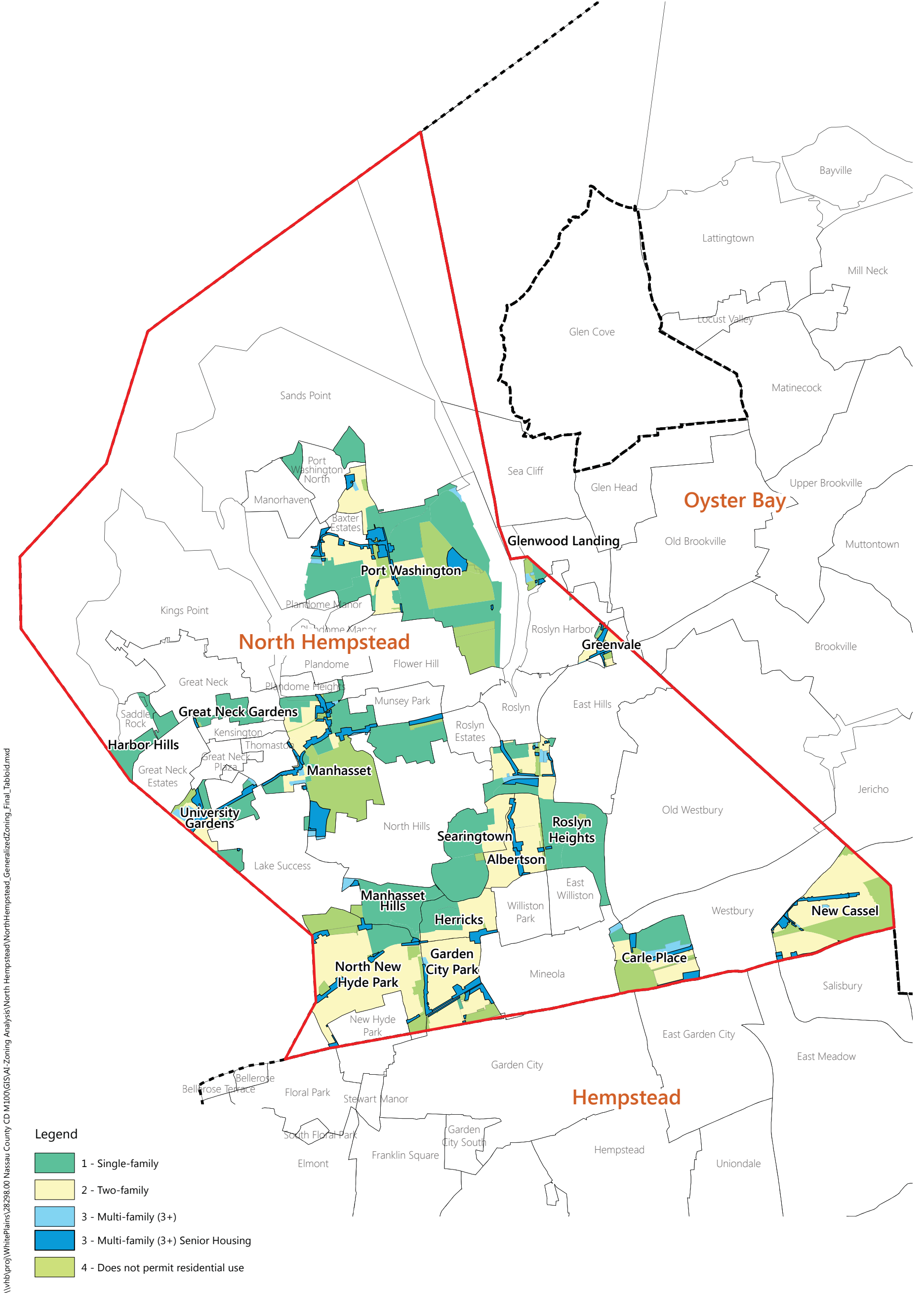
Town of North Hempstead
Zoning 19, 20, 33

- R-A - RESIDENCE A
- R-AA - RESIDENCE AA
- R-AAA - RESIDENCE AAA
- R-B - RESIDENCE B
- R-C - RESIDENCE C
- R-D - RESIDENCE D
- R-M - MULTIPLE RESIDENCE
- RPH - RESIDENCE, PUBLIC HOUSING
- R-O-S - RESIDENCE OPEN SPACE

- PWRC - PLANNED WATERFRONT RESIDENTIAL COMMUNITY
- GAR - GOLDEN AGE RESIDENCE DISTRICT
- O-S-R - OPEN SPACE RECREATION
- T - TRANSPORTATION
- TH - TOWN HALL
- P - PARKING
- H - HOSPITAL
- C-F - COMMUNITY FACILITY

- B-A - BUSINESS A
- B-AA - BUSINESS AA
- B-B - BUSINESS B
- I-A - INDUSTRIAL A
- I-B - INDUSTRIAL B
- MPIP - MODIFIED PLANNED INDUSTRIAL PARK DISTRICT
- PIP - PLANNED INDUSTRIAL PARK DISTRICT
- SC - SERVICE COMMERCIAL DISTRICT

- PUD-GRR - PLANNED UNIT DEVELOPMENT GOLF & RECREATIONAL
- PUD-CR - PLANNED UNIT DEVELOPMENT COMMERCIAL RECREATION
- PUD-SRC - PLANNED UNIT DEVELOPMENT SENIOR RESIDENTIAL COMMUNITY
- PUD-NP - PLANNED UNIT DEVELOPMENT NATURE PRESERVE
- PUD-PCF - PLANNED UNIT DEVELOPMENT PUBLIC & COMMUNITY FACILITY
- AQUIFER PROTECTION OVERLAY
- URBAN RENEWAL PLAN



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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use

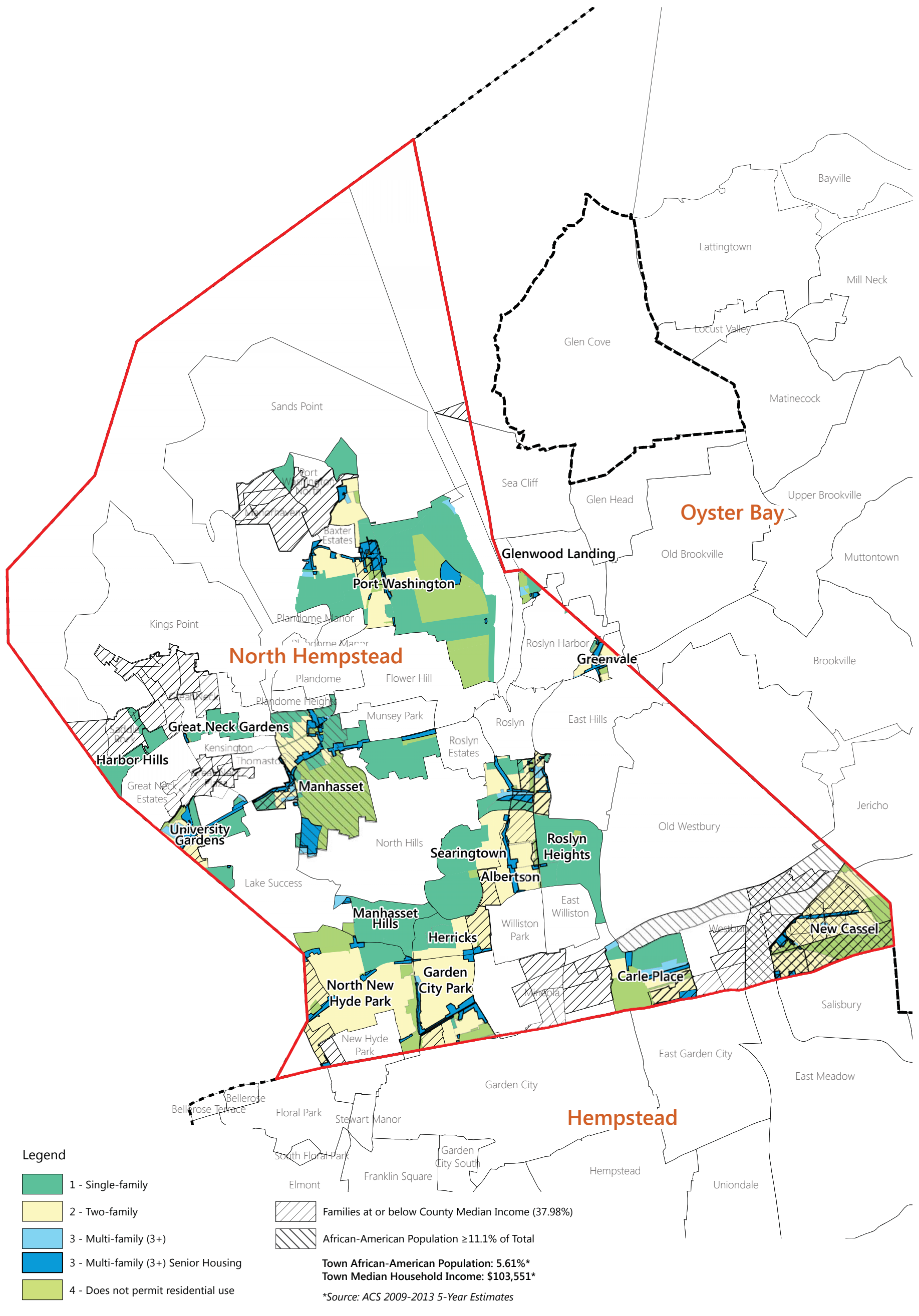


Analysis of Impediments to Fair Housing | Town of North Hempstead, New York

2. Generalized Zoning

Source: Town of North Hempstead

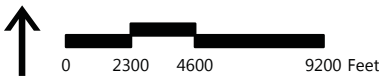
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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- African-American Population ≥11.1% of Total

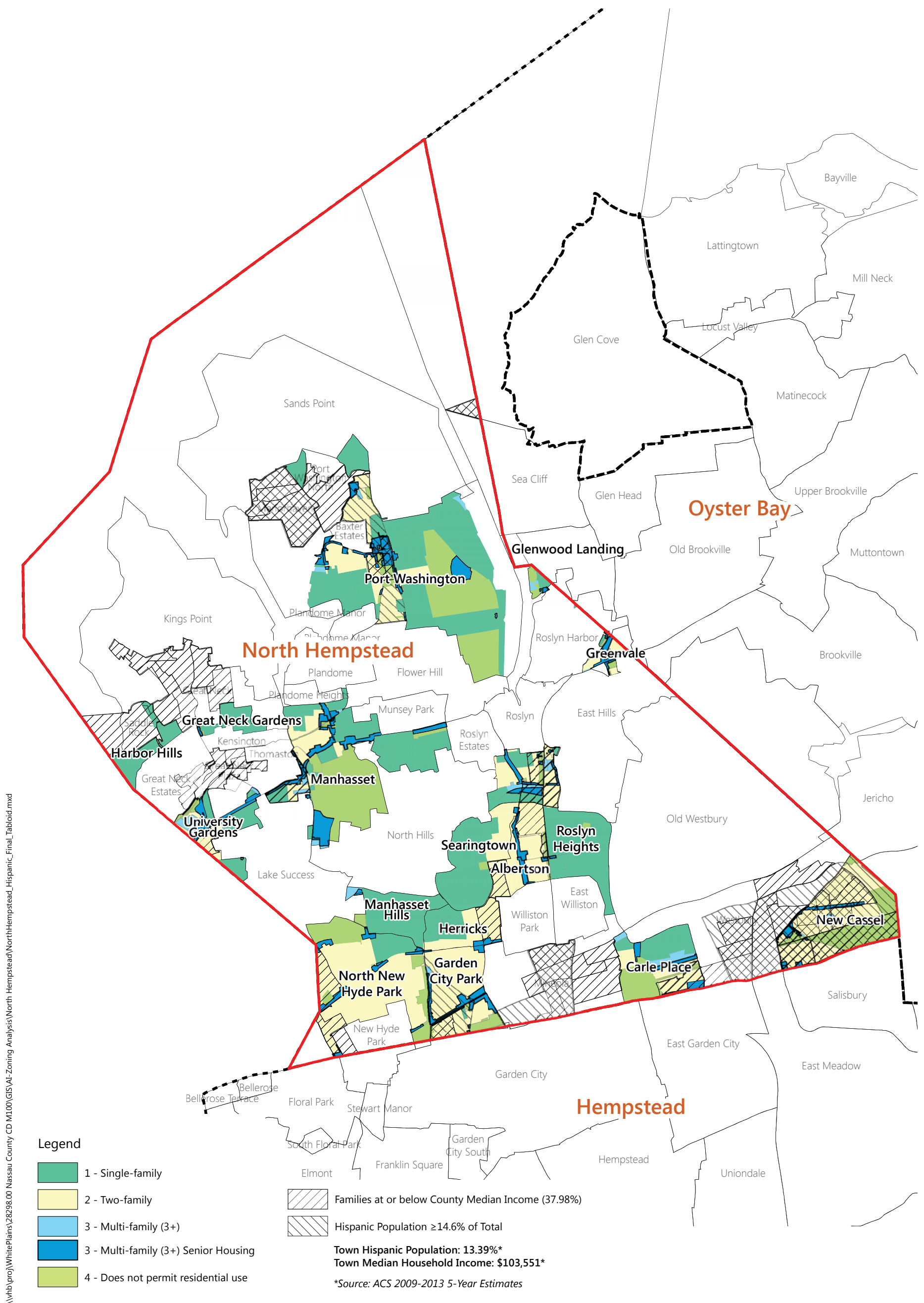
Town African-American Population: 5.61%*
 Town Median Household Income: \$103,551*
 *Source: ACS 2009-2013 5-Year Estimates



Analysis of Impediments to Fair Housing | Town of North Hempstead, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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Analysis of Impediments to Fair Housing | Town of North Hempstead, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Town of Oyster Bay

The Town of Oyster Bay stretches from Long Island Sound to the water of the Atlantic Ocean, occupying the northern half and southern one-fourth of Nassau County. It is bounded on the west by the Towns of North Hempstead and Hempstead, and on the east and south by Suffolk County. The Town of Oyster Bay encompasses 169.5 mi of which 104.4 mi is land and 65.1 mi is water.

Within the Town of Oyster Bay there are several Census Designated Places (CDPs) including: Locust Valley; Glen Head; part of Glenwood Landing; Oyster Bay; East Norwich; Woodbury; Syosset; Jericho; Plainview; Hicksville; Bethpage; Old Bethpage; Plainedge; South Farmingdale; North Massapequa; East Massapequa; and Massapequa.

The 2010 US Census recorded 293,214 persons in the Town. The population profile was 85% White, 9.1% Asian, 2.3% Black/African American, and approximately 3.7% Native American, Hawaiian/Pacific Islander, other races, or two or more races. Approximately 7.5% of the various groups classify themselves as Hispanic or Latino. The population in 2010 according to the Census Bureau was distributed into 99,419 households of which 78,232 were classified as families. The average family size was 3.29 individuals and the average household size was slightly smaller at 2.89 individuals. Of the singles forming a household, 9.8% were over 65 years of age. The US Census, American Community Survey 2009-2013 5-year estimate indicate that the average household income in the Town of Hempstead was \$109,286 approximately 10% greater than the county average (\$97,690).

Zoning Ordinance

Various multiple-dwelling unit development provisions are found in Chapter 246 of the Town of Oyster Bay Town Code. These include:

Multi-Family Zoning:

1. **Multi-Family Residence RMF-6, RMF-10, RMF-16, Multi-Family Public Housing Residence RPH-20, and Multi-Family Senior Citizens Residence RSC-25 Zoning Districts** – Permit the development of multi-family dwellings as-of-right, at varying densities and minimum lot sizes. A maximum of eight units per building is permitted, which can be increased if certain amenities are provided. The RSC-25 district restricts residents to ages 62 and older. Townhouses are also permitted.
2. **Planned unit Development (PUD) District** – Permits multi-family development at a density of one unit per 6,500 square feet with a minimum site area of 50 acres, located along state or county road and within the LI Light Industrial District.
3. **Planned Unit Development/Residence-30 (PUD/R-30) District** – Located within the LI Light Industrial District and on property that contains a use deemed by the Town Board to be intrusive or incompatible with neighboring uses, at a maximum density of 30 units per acre at a site with a minimum area of 15 acres. All units must be owner-occupied, and various types of housing

are permitted (including senior, first-time home buyers, and/or price-controlled).

4. **Neighborhood Business (NB), Central Business (CB) and General Business (GB) Districts** – Permit apartments above stores

Two-Family Zoning:

5. **R1-7 and R1-6 Districts** – Permit the development of two-family dwellings via special permit, with a minimum lot area of 12,000 square feet. Further, one of the two dwellings must be owner-occupied. Additionally, a two-family dwelling shall only be permitted where it results from the conversion of an existing one-family dwelling constructed at least 3 years prior to application for two-family.

Accessory Apartments:

6. **All One-Family Residence Districts** –Parent-Child residences permitted via special permit. The R1-5A and R1-2A districts also permit Domestic Employees' Residences with special permit.
7. **Residence-Office (RO) District** – Permits a maximum of one accessory apartment unit. The property must maintain the character of a single-family home, with a minimum lot area of 6,000 square feet.

The Town of Oyster Bay Zoning Ordinance also includes the Multi-Family Next Generation RNG-12 District, the intent of which is to provide first time home buying opportunities for Town residents and children of Town residents. The district requires that all units be owner-occupied and that the sales price does not exceed three times the median annual household income for a three person household in the Town. Further, the maximum permitted annual household income is not to exceed 120% of Town median income. The district permits a maximum density of 12 units per acre on a minimum lot area of two acres.

Overall, there are numerous opportunities for the development of multiple-dwelling units in the Town of Oyster Bay, in a variety of formats, including numerous as-of-right multi-family zoning districts that, in conjunction with the RNG-12 District, can provide owner-occupied multi-family affordable housing within the Town. A number of other options, through special districts and two-family and accessory apartment zoning, provide opportunities for other types of multiple dwelling units, and, therefore, affordable housing.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, the Town of Oyster Bay comprises seventeen separate CDPs. Within Oyster Bay most CDPs allow single-family, two-family and multi-family residential use. A few scattered sites are zoned for multi-family senior housing. The most prevalent residential zoning is two-family residential. As stated earlier, for the purposes of this analysis, areas identified as “two-family” do ***not*** limit occupancy of the accessory unit to relatives or seniors. Therefore, these two-family zoned area truly provide opportunity for rental of accessory apartments.

Within the Town of Oyster Bay, concentrations of African American/Black population are found in single-family areas in Jericho and single- and two-family areas in East Massapequa.

Within the Town of Oyster Bay, concentrations of Hispanic population are found in Oyster Bay, Locust Valley, Hicksville and East Massapequa.

Summary: Within the Town of Oyster Bay the most prevalent residential zoning is two-family residential, with scattered areas throughout the town zoned for single-family and multi-family residential use. Based on this analysis, low/mod income minority and non-minority populations are living in areas zoned for single-family, two-family and multi-family residential housing. It appears that the greatest opportunity for housing affordability is within the areas zoned two-family residential. However, since there are many areas zoned for two-family residential that are not primarily low/mod income, there does not appear to be a correlation between zoning and race or income. This is evident in areas such as East Massapequa, Massapequa, Old Bethpage, Woodbury, East Norwich, and Syosset where there are concentrations of non-minority low/mod income families in areas zoned for single-family residential use.

CDBG Program Summary

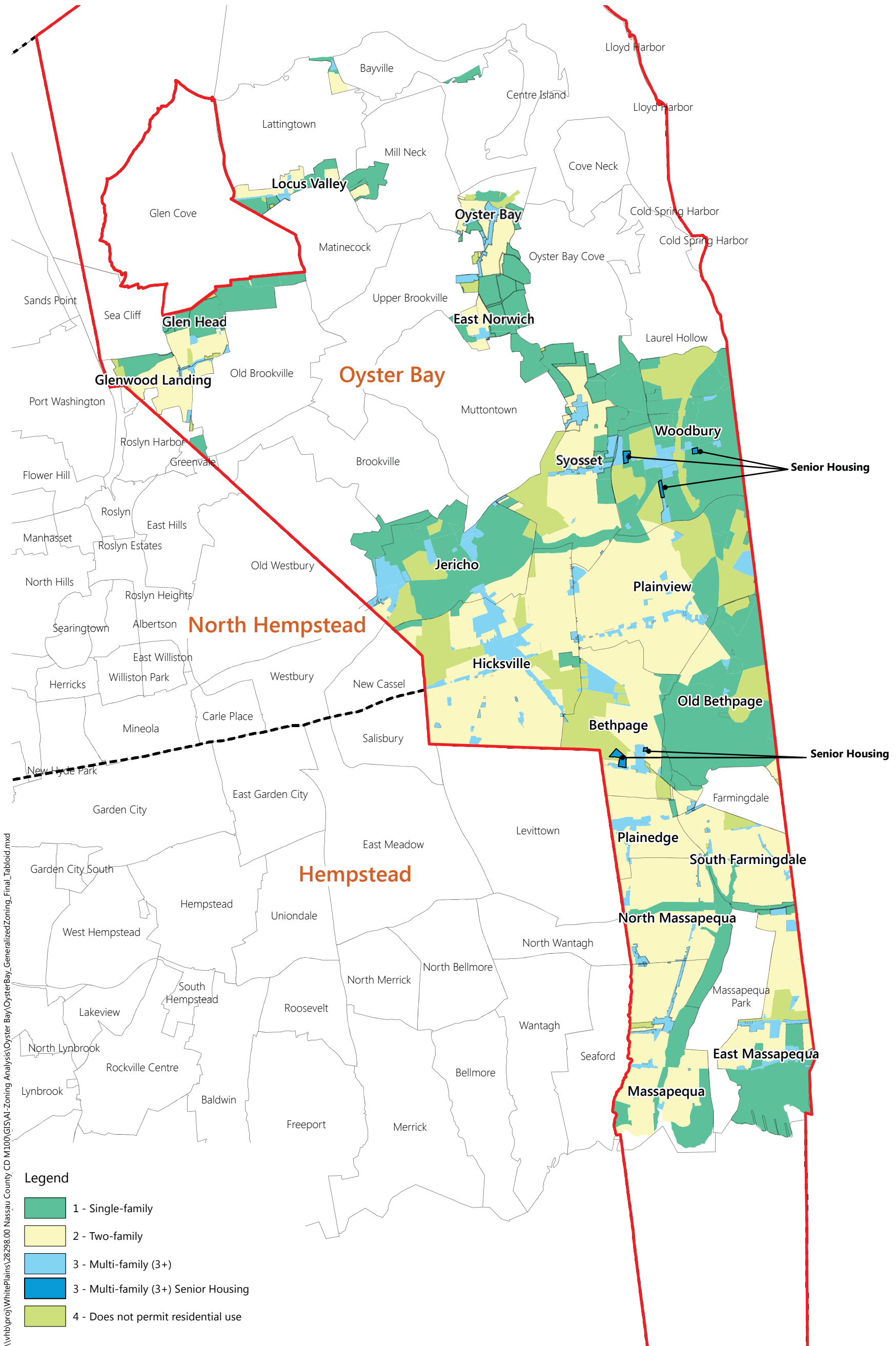
The Town of Oyster Bay funds a variety of public facility and improvement projects in eligible areas of the town. In addition to infrastructure improvements, upgrading the physical condition of Oyster Bay's Public Housing Authority buildings is a priority. The following represents the types of activities undertaken during FY2014 and/or planned for the near future.

CDBG Program – FY2014 (September 1, 2014 – August 31, 2015) - The Town of Oyster Bay allocated and expended funding on the following activities:

- Program Administration
- Planning
- Residential Rehabilitation on a town wide basis
- Public Housing Rehabilitation
- Public Facilities and Improvements in the hamlets of Oyster Bay, Bethpage and Glen Head
- Public Services focusing on youth and senior services

CDBG Program – FY2015 (September 1, 2015 – August 31, 2016) – The Town of Oyster Bay allocated and expended funding on the following activities:

- Program Administration
- Planning
- Residential Rehabilitation on a town wide basis
- Public Housing Rehabilitation
- Public Facilities and Improvements in the hamlet of Oyster Bay
- Public Services focusing on youth and senior services



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Legend

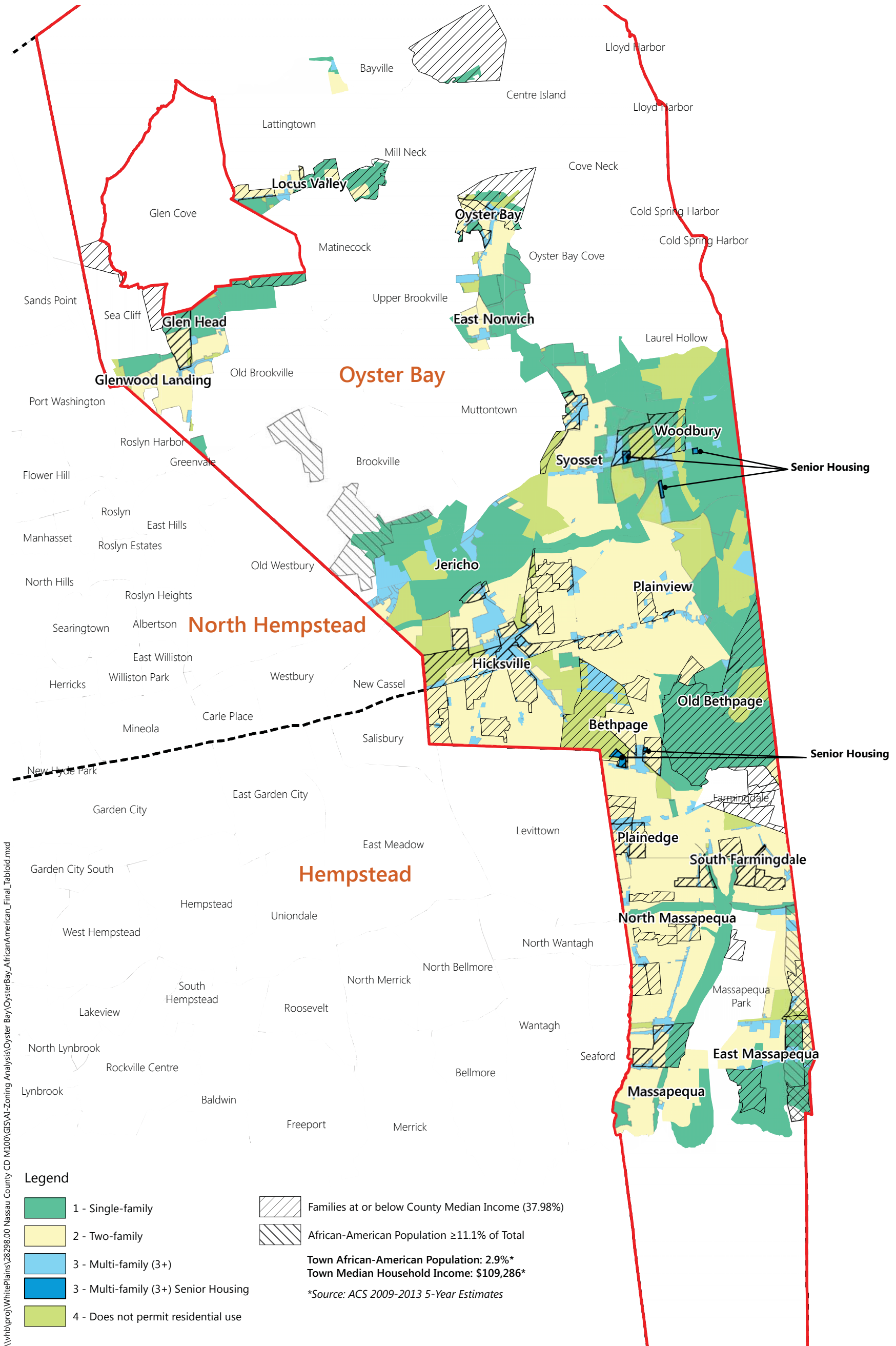
- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use



Analysis of Impediments to Fair Housing | Town of Oyster Bay

2. Generalized Zoning

Source: Town of Oyster Bay



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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- African-American Population ≥11.1% of Total

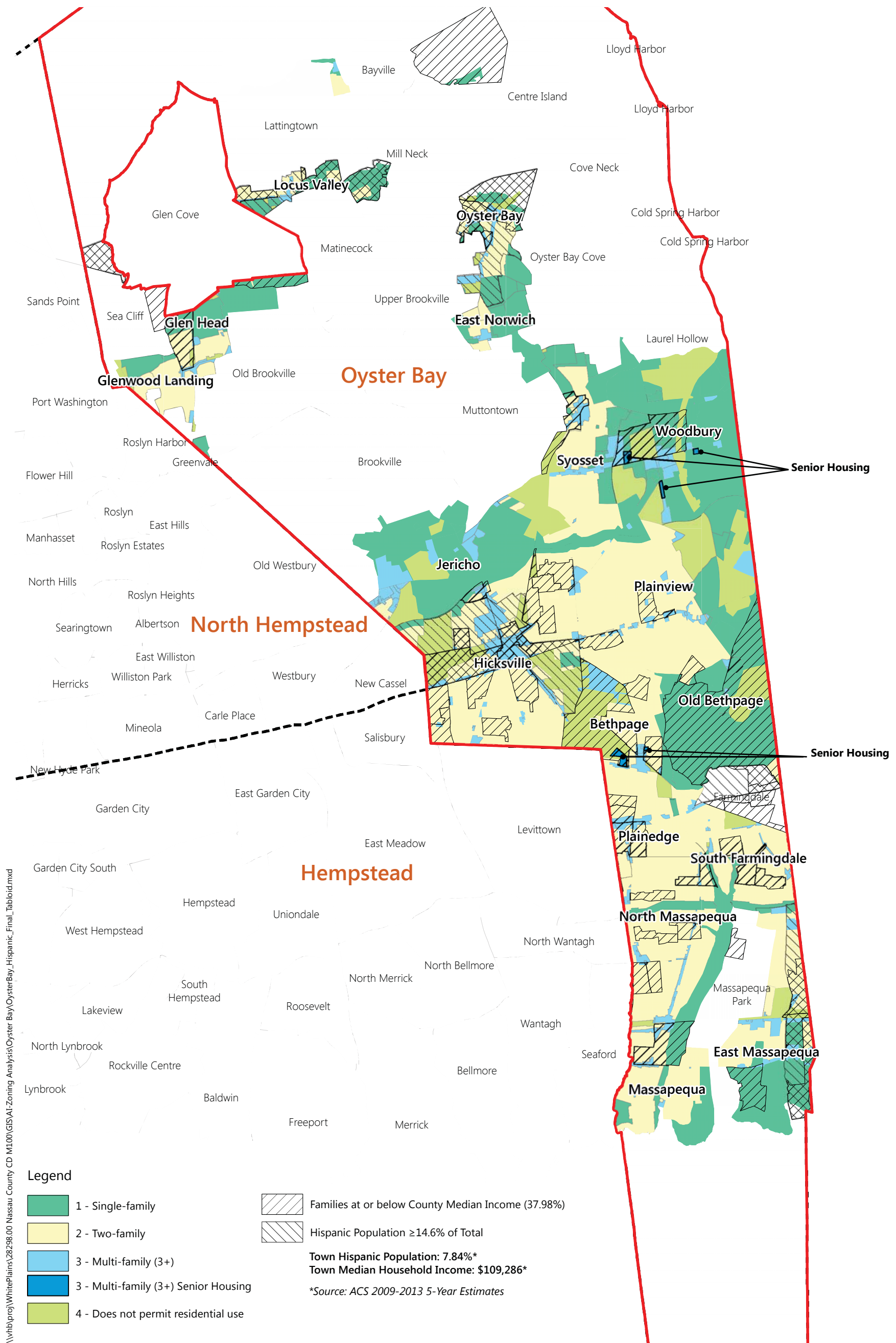
Town African-American Population: 2.9%*
 Town Median Household Income: \$109,286*
 *Source: ACS 2009-2013 5-Year Estimates



Analysis of Impediments to Fair Housing | Town of Oyster Bay

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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Legend

 1 - Single-family	 Families at or below County Median Income (37.98%)
 2 - Two-family	 Hispanic Population ≥14.6% of Total
 3 - Multi-family (3+)	
 3 - Multi-family (3+) Senior Housing	
 4 - Does not permit residential use	

Town Hispanic Population: 7.84%*
 Town Median Household Income: \$109,286*
 *Source: ACS 2009-2013 5-Year Estimates



Analysis of Impediments to Fair Housing | Town of Oyster Bay

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Incorporated Village of Bayville

The Incorporated Village of Bayville is located in Town of Oyster Bay at the Town's northern end. It is bounded on the north and south by Long Island Sound waters, on the east by Center Island and on the west by Lattintown. Bayville village encompasses 1.5 mi of which 1.4 mi is land and 0.1 mi is water.

The 2010 US Census recorded 6,669 persons in the Village. The population profile was 95% White, 1.7% Asian, and 0.3% Black/African American. The remaining population was classified as Native American, Pacific Islander, other races, or two or more races. Approximately 6.5% of the various groups classified themselves as Hispanic or Latino. The population in 2010 according to the Census Bureau was distributed into 2,471 households of which 72.6% (1,793) were classified as families. The average family size was 3.15 individuals and the average household size was smaller consisting of 2.67 individuals. Of the singles forming a household, 9.1% were over 65 years of age. The US Census, American Community Survey 2009-2013 5-year estimate indicate that the average household income in Bayville village was \$98,362 just slightly higher than the county average (\$97,690).

Zoning Ordinance

The Incorporated Village of Bayville has limited opportunities for affordable housing within its jurisdiction. According to Chapter 80 of its Village Code, residential apartments are permitted within the Business, Amusement Business, and Planned Shopping Center Districts, but only pursuant to a special permit issued by the Board of Trustees. The limited nature of multiple dwelling development within the Village (including the bureaucratic hurdle of obtaining the necessary special permit), creates a constrained atmosphere for affordable housing opportunities. However, most recently, the Village Board approved a zoning change which allows for apartments in the business district of up to four (4) units.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, much of the Village is zoned for single family residential use. The limited areas zoned for multi-family use include areas along Bayville Avenue and Ludlam Avenue and an area in the northeast corner of the village.

There are no concentrations of African American/Black population or Hispanic population in the Village of Bayville. The eastern side of the village, east of Valley Road, is low/mod income.

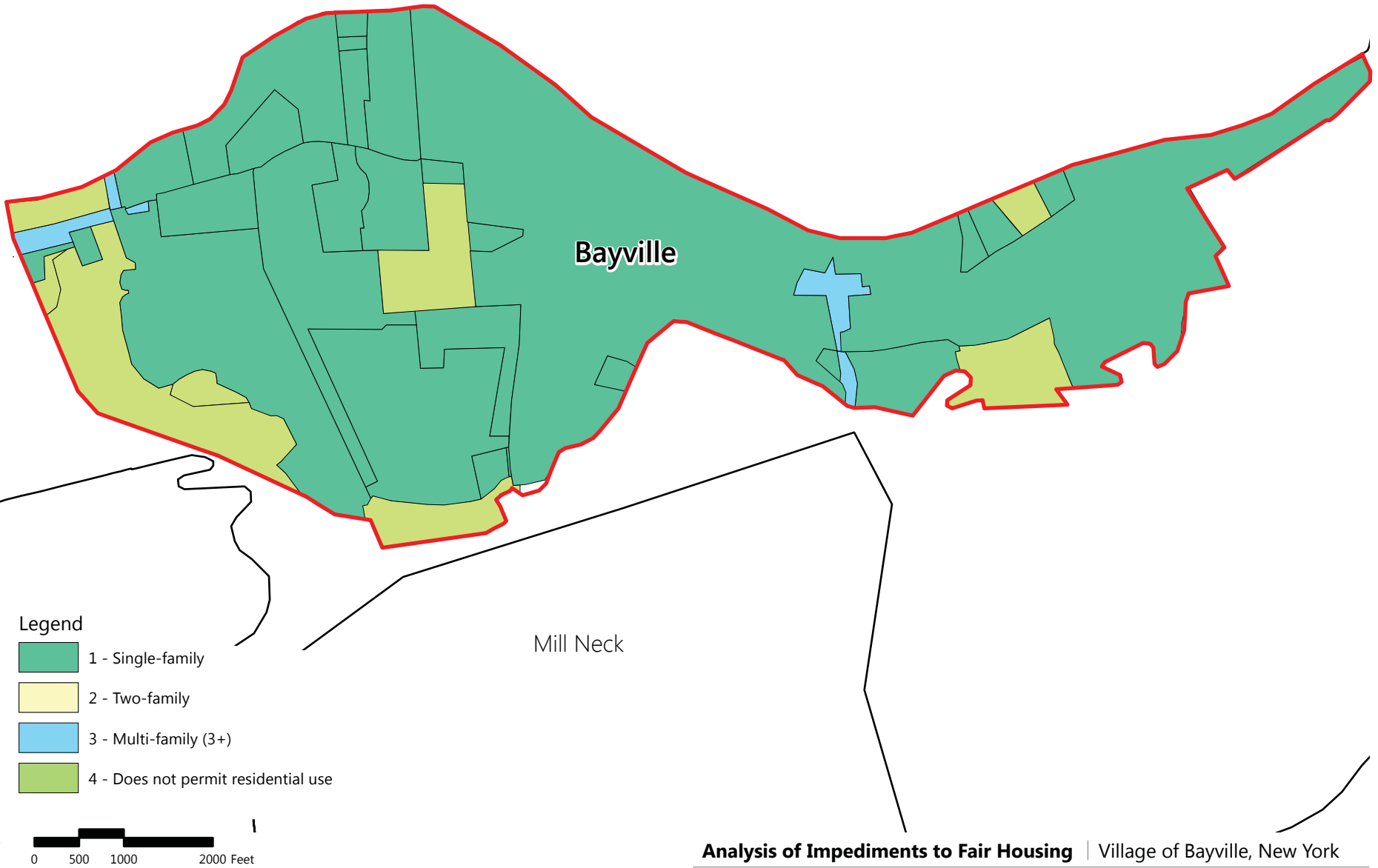
Summary: Within the Village of Bayville a substantial area is low/moderate income. Based on this analysis, low/mod income non-minority populations are living in areas zoned for single-family with a smaller multi-family area. There does not appear to be any correlation between zoning, income and race.

CDBG Program Summary

The Village of Bayville has focused its efforts on revitalizing the downtown area which had been depressed due to lack of investment. Commercial rehabilitation projects have been undertaken during the last few program years and are in the planning

stages for additional improvements. The Village has also invested CDBG funds in the residential rehabilitation program.

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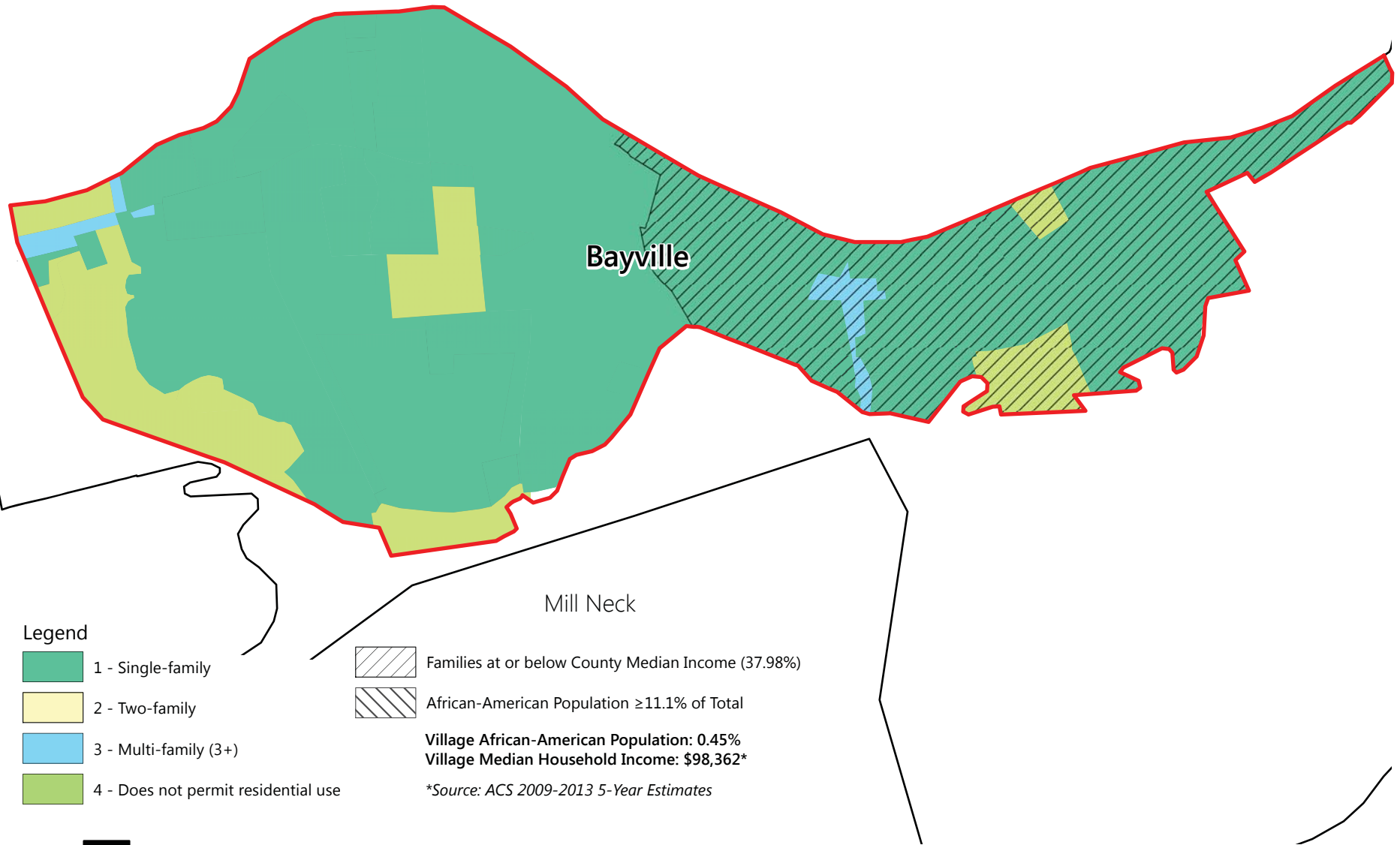


Analysis of Impediments to Fair Housing | Village of Bayville, New York

2. Generalized Zoning

Source: Village of Bayville

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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- African-American Population \geq 11.1% of Total

Village African-American Population: 0.45%
 Village Median Household Income: \$98,362*
 *Source: ACS 2009-2013 5-Year Estimates

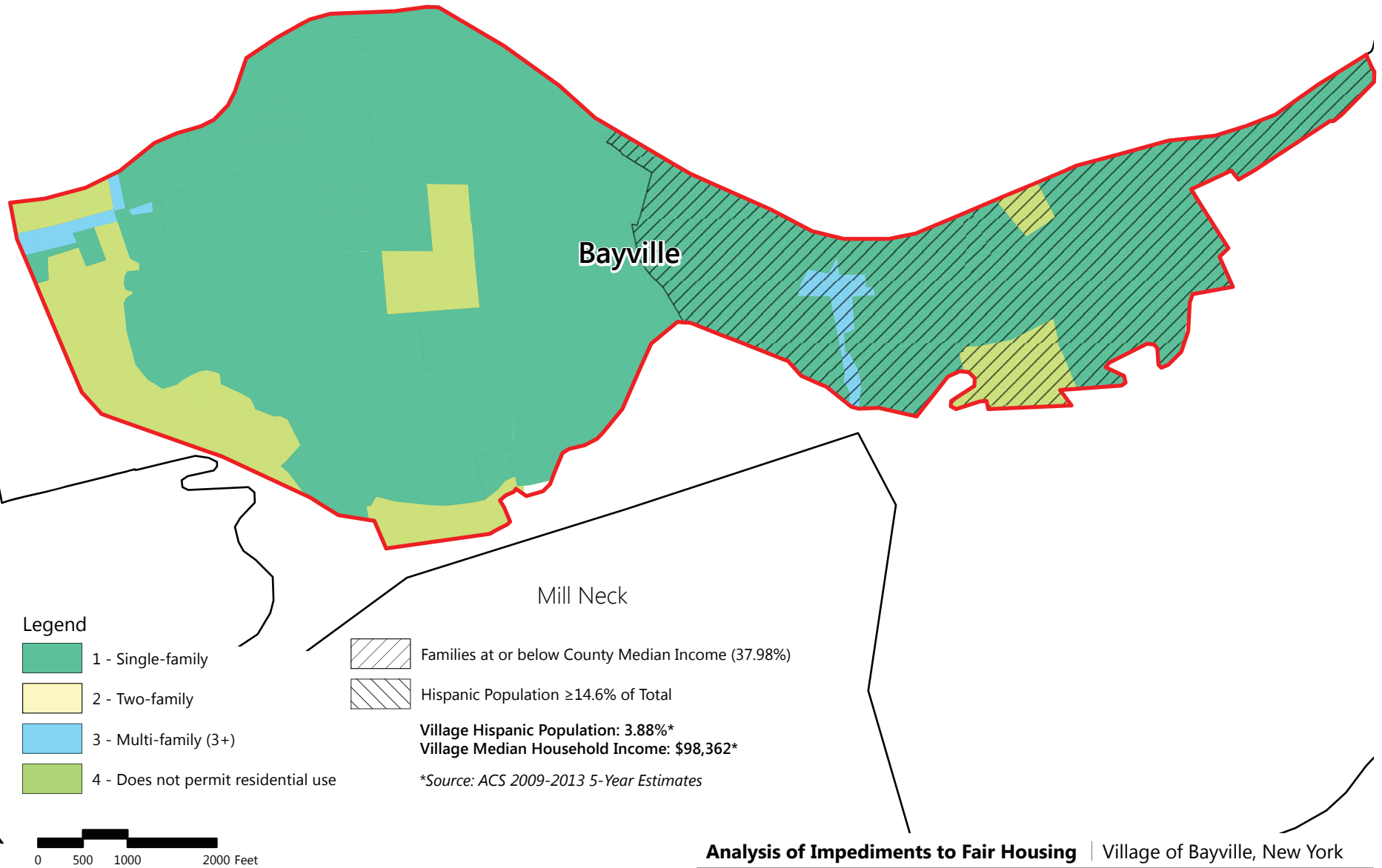


Analysis of Impediments to Fair Housing | Village of Bayville, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

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Analysis of Impediments to Fair Housing | Village of Bayville, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Incorporated Village of Bellerose

The Incorporated Village of Bellerose is in the Town of Hempstead, New York and borders Queens County in the City of New York, to the north and the Village of Floral Park to the south and east. The Village of Bellerose is very small with a total area of only 0.1203 square miles according to the United States Census Bureau.

The population in the Village of Bellerose was 1,193 at the 2010 census. According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the Village of Bellerose was 1.24% and the Hispanic share of population was 3.49%. The median household income was \$126,500.

Zoning Ordinance

The Apartment and Business Zoning District within the Incorporated Village of Bellerose permits multiple dwelling unit development within its Apartment and Business District, including as-of-right multi-family and two-family zoning, pursuant to Chapter 210 of the Village Code. This district is situated along the northern boundary of the Village, along the south side of Jericho Turnpike, representing a relatively small portion of the land area within the Village. Thus, multi-family housing opportunities, and therefore affordable housing opportunities, within the Village exist but are limited.

Residential Zoning and Land Use

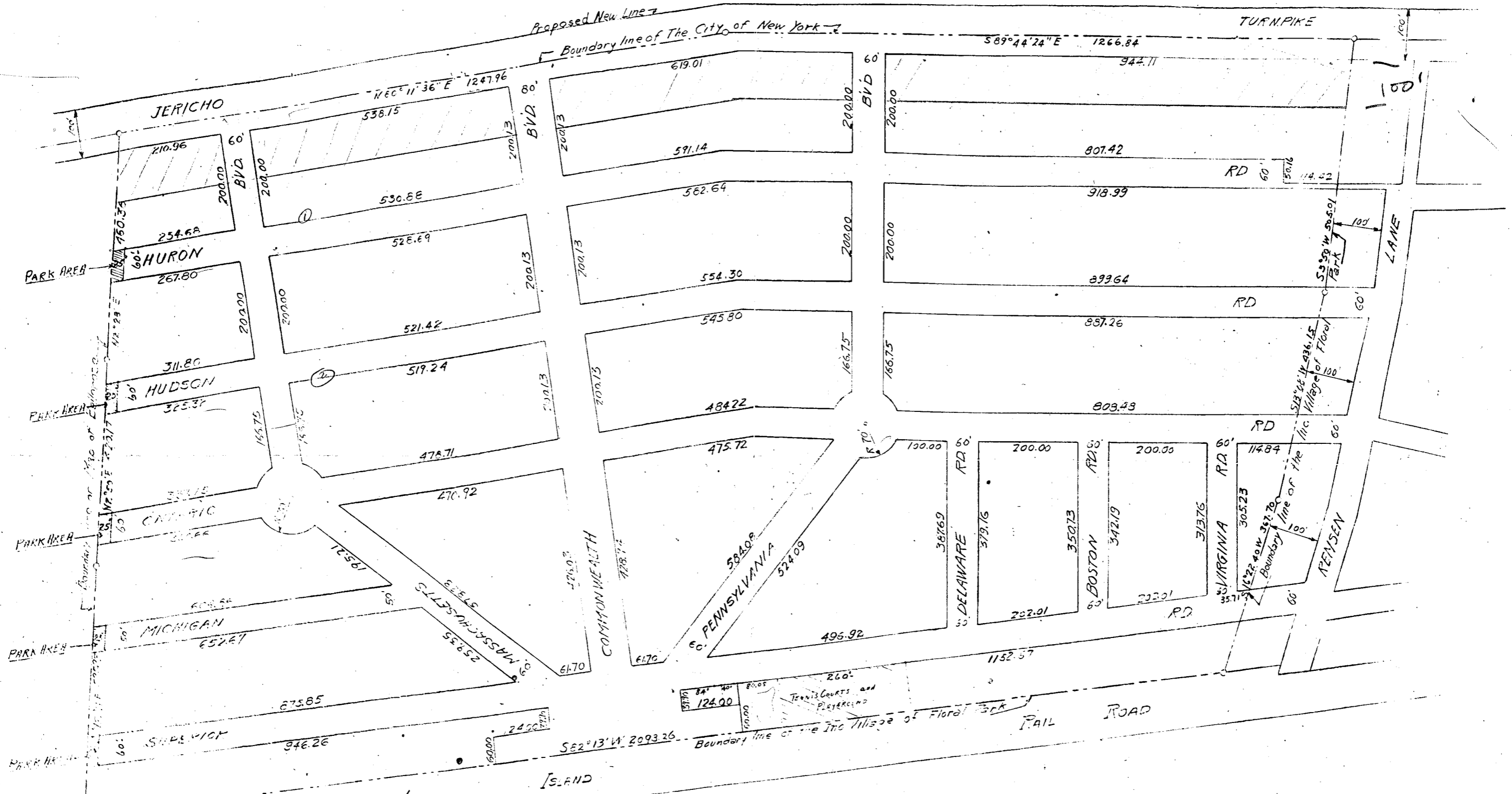
As shown on the Generalized Zoning map, a small area in the southern portion of the village does not permit residential use - - this area is an active recreation area developed with ballfields and a playground. Roughly 85% of the village is zoned for single family residential use. This majority area of the village, which is zoned Residence A, is densely developed with single family residential homes. Approximately 10% of the land area of the village is zoned Apartment and Business District and densely developed with commercial/retail uses and several multi-family apartment buildings. The more dense residential zoning is located proximate to the primary commercial corridor along Jericho Turnpike.

Summary: The Village of Bellerose is a very small, predominantly single-family community of older homes. Opportunities for multi-family housing exist in the northern portion of the village. There is no concentration of minority or low/mod data making it difficult to identify any correlation between zoning and race or income.

CDBG Program Summary

The Village of Bellerose does not contain any low/mod area census tracts and thus is limited in its ability to fund many CDBG projects. However, as the housing stock is aging and many senior citizens live in the Village, Bellerose has applied for and received residential rehabilitation funds to address this need.

SEE ART. II OF ZONING ORD
FOR DESCRIPTION OF DISTRICTS



Area of the Incorporated
Village of Bellerose = 770.189 Acres

APARTMENT & BUSINESS

RESIDENCE "A"



INVEST
BUT
/H
Doesn't show "B" zone
8-9-67 ✓

OK - 7/69
OK 2/86

OFFICIAL
PLAN OF THE
INCORPORATED VILLAGE OF
— BELLEROSE —

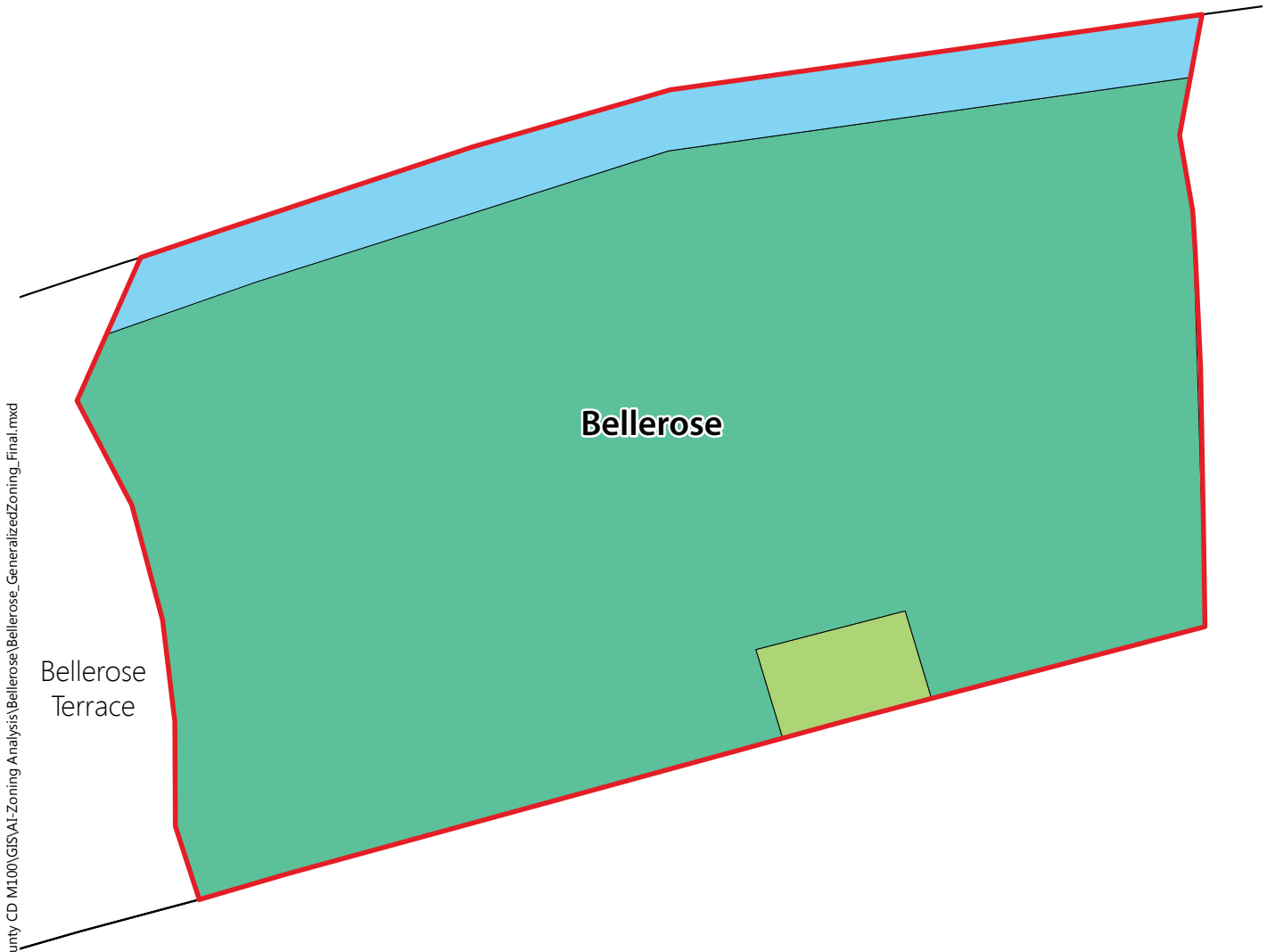
NASSAU CO. N.Y.

Approved by the Board of Trustees
James H. Hayes
Sept. 27, 1937

OK MAR 14 1958





Scale - 1" = 100'

Queens New York



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Bellerose\Bellerose_GeneralizedZoning_Final.mxd

Legend

-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  4 - Does not permit residential use

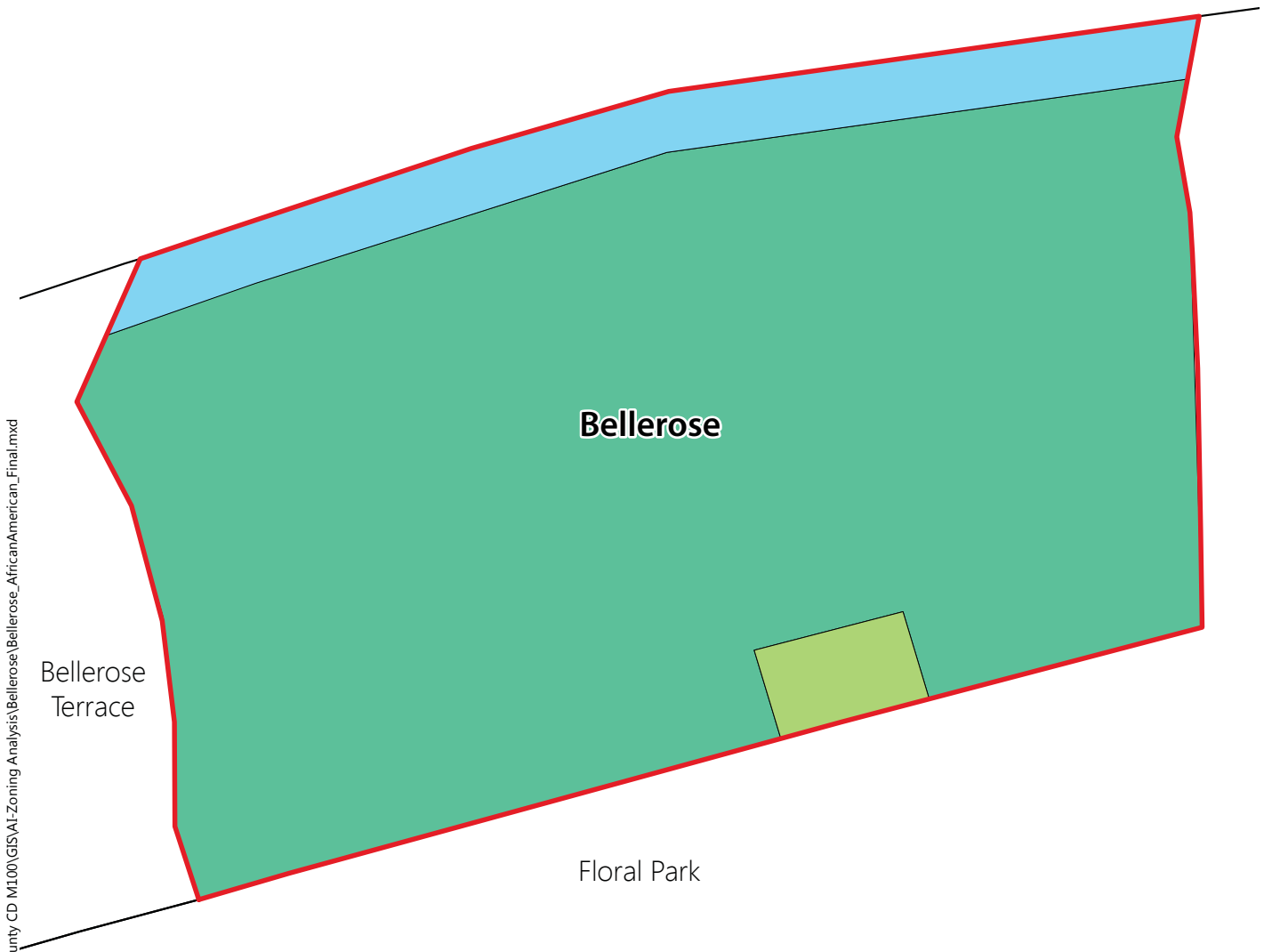


Analysis of Impediments to Fair Housing | Village of Bellerose, New York

2. Generalized Zoning

Source: Village of Bellerose

Queens New York



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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- African-American Population \geq 11.1% of Total

Village African-American Population: 1.24%*
Village Median Household Income: \$126,500*

**Source: ACS 2009-2013 5-Year Estimates*

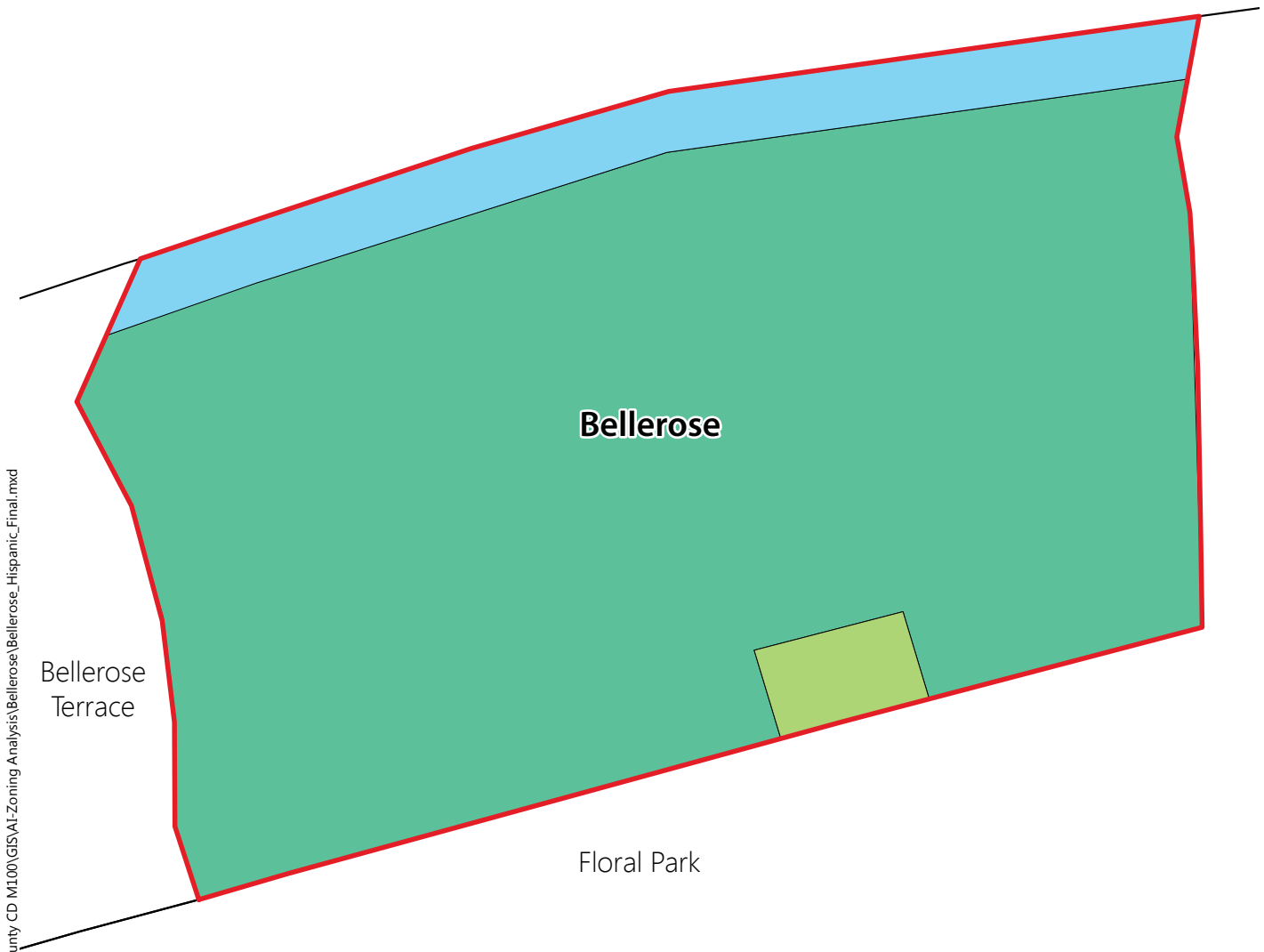


Analysis of Impediments to Fair Housing | Village of Bellerose, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Queens New York



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Bellerose\Bellerose_Hispanic_Final.mxd

Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- Hispanic Population \geq 14.6% of Total

Village Hispanic Population: 3.49%*
 Village Median Household Income: \$126,500*
 *Source: ACS 2009-2013 5-Year Estimates



Analysis of Impediments to Fair Housing | Village of Bellerose, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Incorporated Village of Cedarhurst

The Incorporated Village of Cedarhurst is located in the southwest corner of the mainland of the Town of Hempstead. It is bounded on the south by Reynolds Channel, on the west by Inwood, and on the north and east by Woodmere. Cedarhurst village encompasses a land area of 0.7 mi.

Despite its small size, the 2010 US Census recorded 6,592 persons in the Village. The population profile was 87.8% White, 3.6% Asian, and 2.2% Black/African American. The remaining population was classified as Native American, Pacific Islander, other races, or two or more races. Approximately 10.7% of the various groups classified themselves as Hispanic or Latino. The population in 2010 according to the Census Bureau was distributed into 2,242 households of which 72.2% (1,629) were classified as family households. The average family size was 3.15 individuals and the average household size was smaller consisting of 2.67 individuals. Of the singles forming a household, 13.5% were over 65 years of age. The US Census, American Community Survey 2009-2013 5-year estimate indicate that the average household income in Cedarhurst village was \$78,695 approximately 20% less than the county average (\$97,690).

Zoning Ordinance

Within the Incorporated Village of Cedarhurst, the Apartment (Multiple Dwelling), Residential R-1, and Residential R-2 zoning district permit multi-family, two-family, and/or accessory apartment development (per Chapter 265 of the Village Code). The R-1 and R-2 districts are the predominant districts within the Village, providing ample opportunity for accessory apartments and two-family developments. Land zoned as the Apartment (Multiple Dwelling) Zoning District is more limited, and is primarily concentrated near the Village's downtown area. Overall, based on the potential for the development of multiple dwelling units within the Village, affordable housing development opportunities are modest.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, the Village of Cedarhurst includes areas zoned for single-family, tow-family and multi-family residential use. There are no concentrations of African American/Black or Hispanic populations in the village. The area south of Pacific and Oak Avenues and west of Cedarhurst Avenue is predominantly non-minority low/mod income.

Summary: With both low/mod and non-low/mod populations in areas zoned for single-family, two-family and multi-family residential uses, there does not appear to be a correlation between zoning and income or race.

CDBG and HOME Program Summary

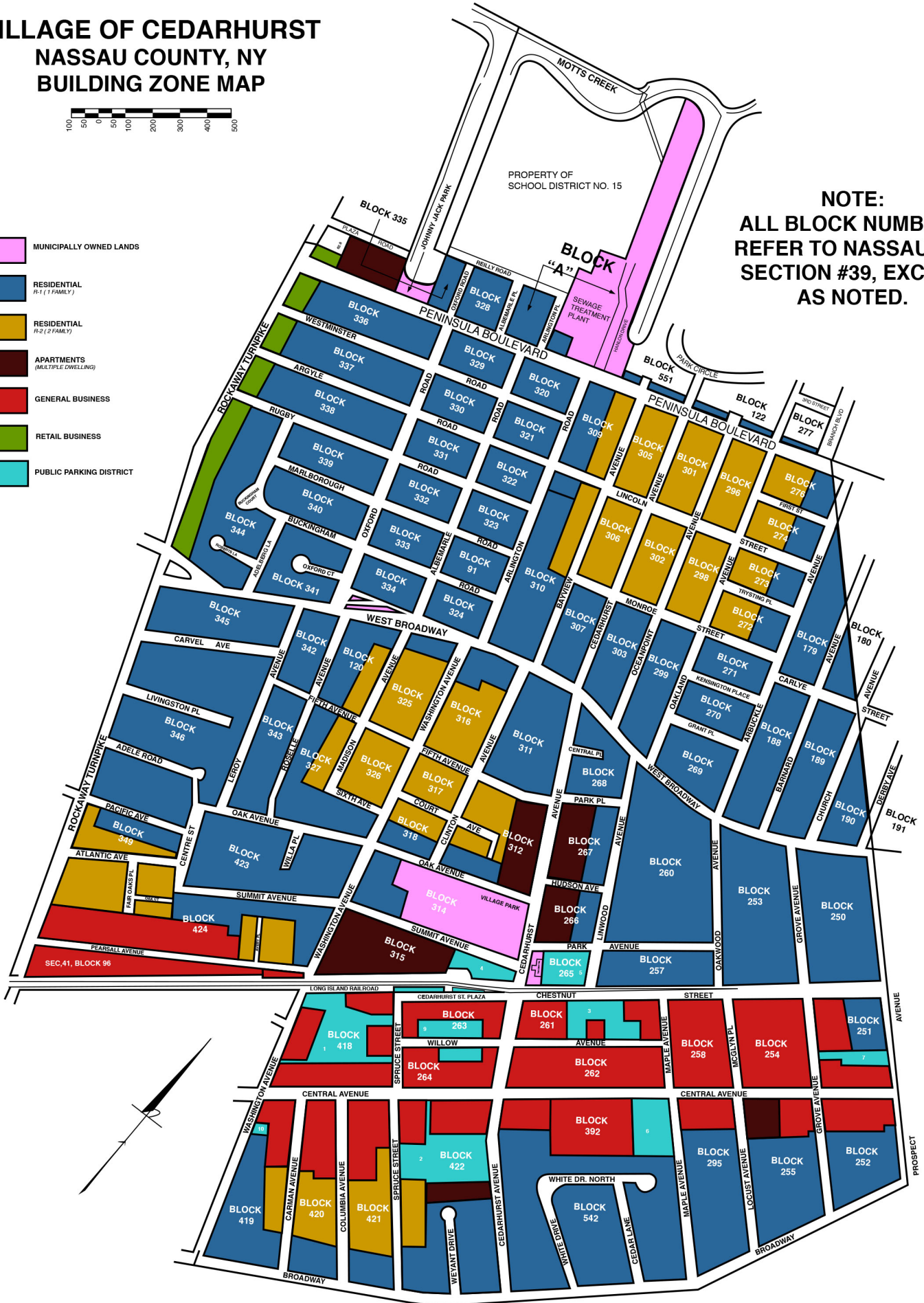
The Village of Cedarhurst has not applied for or received CDBG or HOME funds.

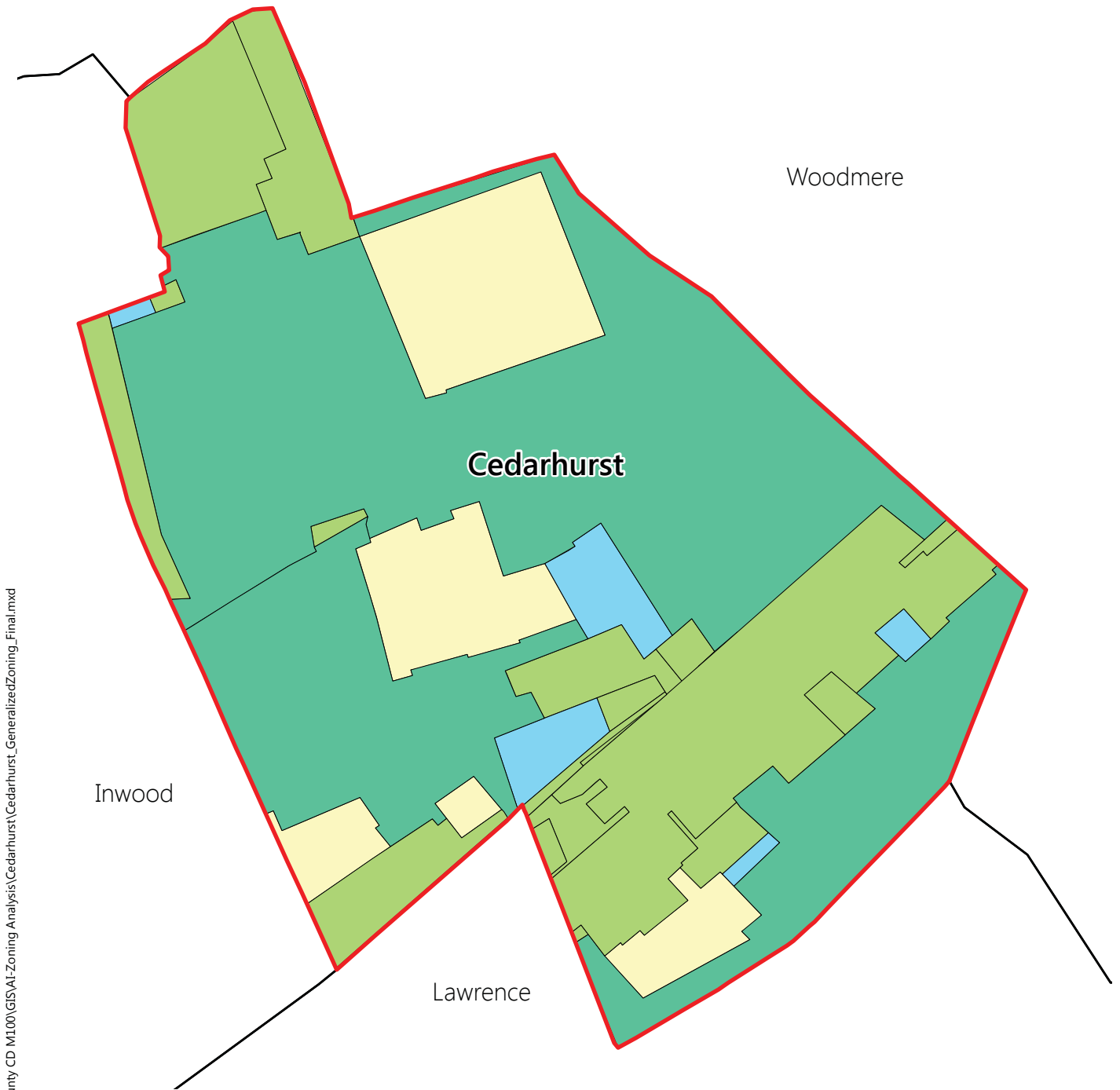
VILLAGE OF CEDARHURST NASSAU COUNTY, NY BUILDING ZONE MAP



- MUNICIPALLY OWNED LANDS
- RESIDENTIAL R-1 (1 FAMILY)
- RESIDENTIAL R-2 (2 FAMILY)
- APARTMENTS (MULTIPLE DWELLING)
- GENERAL BUSINESS
- RETAIL BUSINESS
- PUBLIC PARKING DISTRICT





**NOTE:
ALL BLOCK NUMBERS
REFER TO NASSAU CO.
SECTION #39, EXCEPT
AS NOTED.**





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Legend

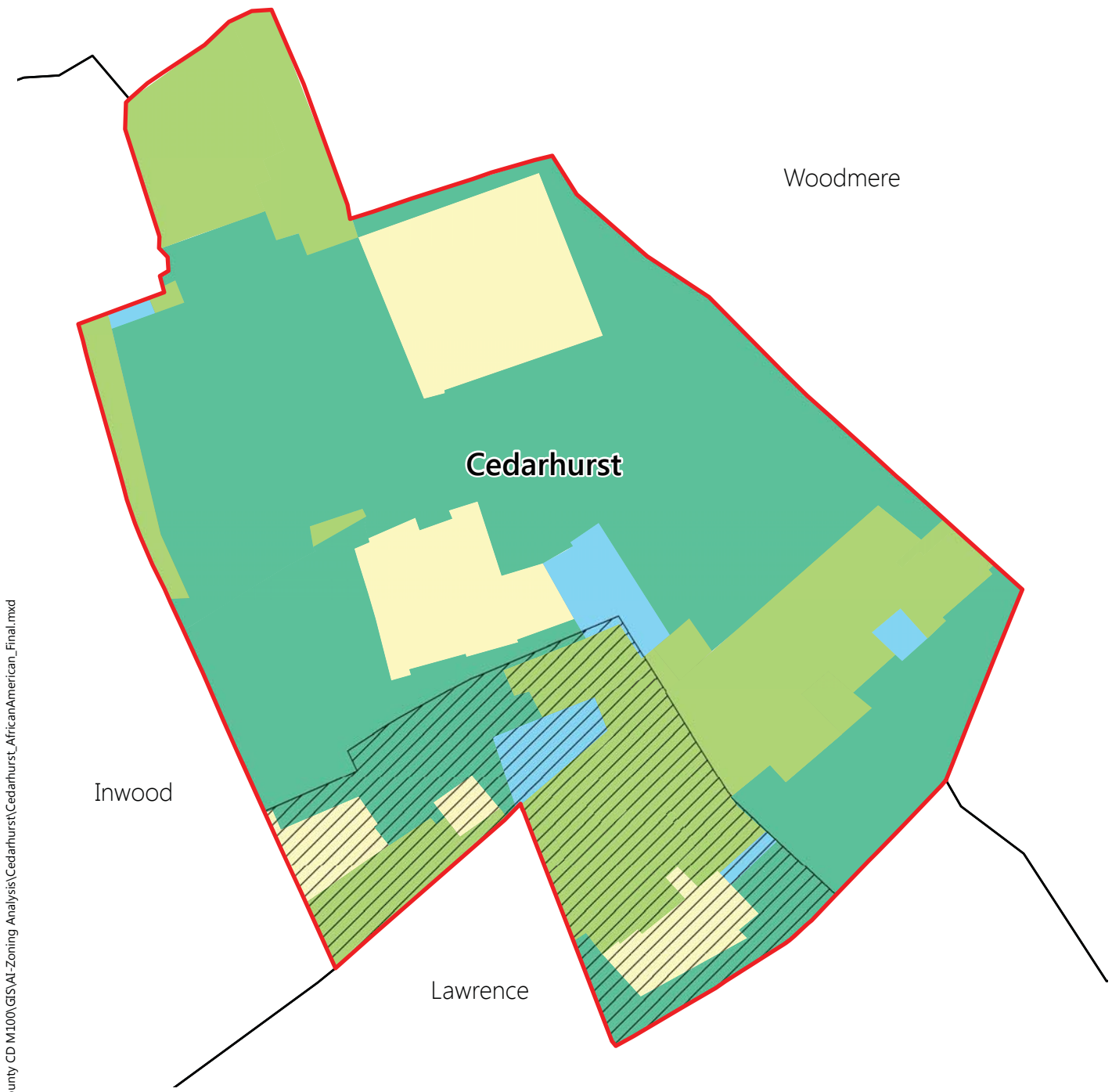
-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  4 - Does not permit residential use



Analysis of Impediments to Fair Housing | Village of Cedarhurst, New York

2. Generalized Zoning

Source: Village of Cedarhurst



\\vhb\proj\WhitePlains_28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Cedarhurst\Cedarhurst_AfricanAmerican_Final.mxd

Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- African-American Population \geq 11.1% of Total

Village African-American Population: 0.00%
Village Median Household Income: \$78,695*

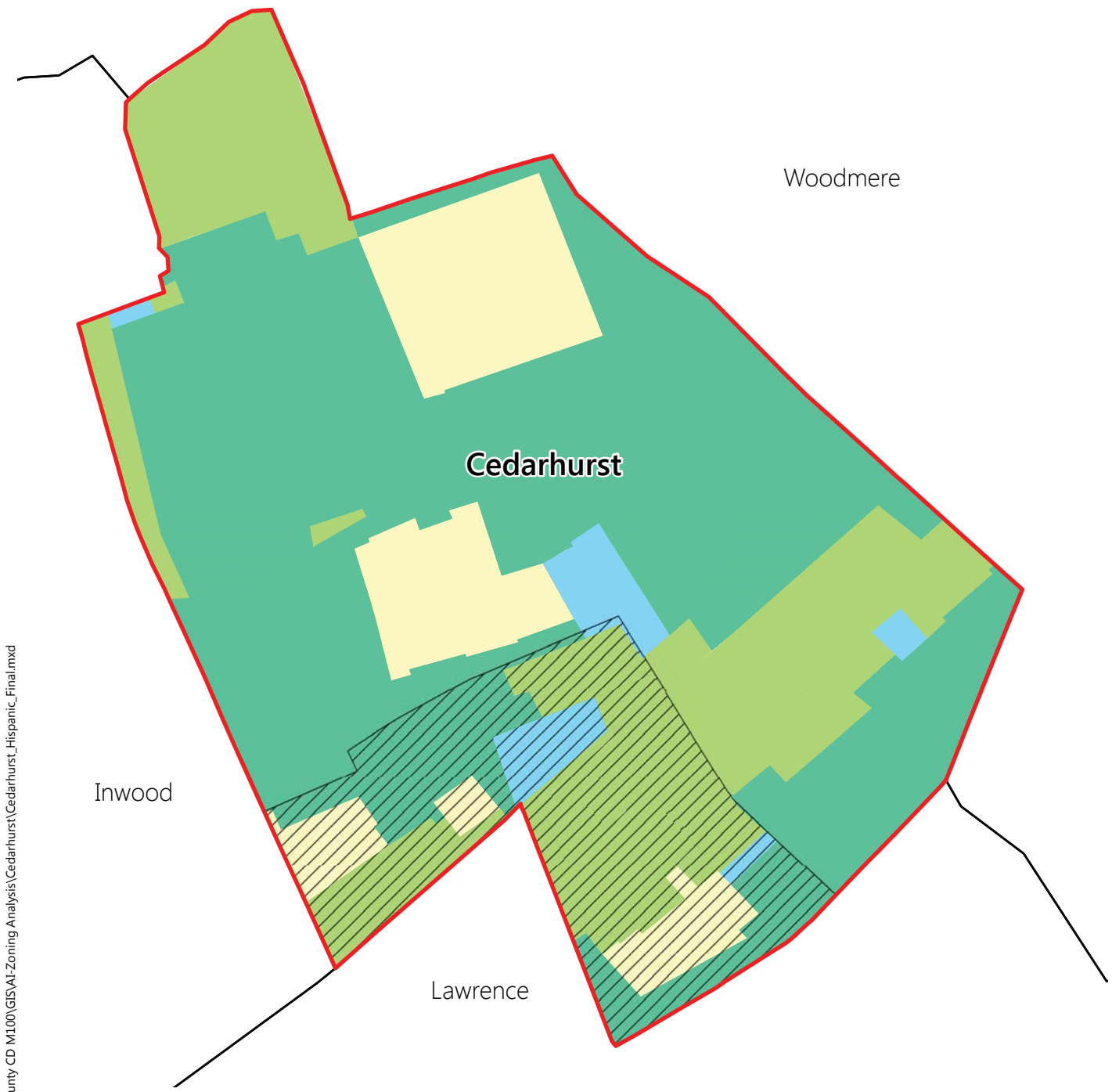
**Source: ACS 2009-2013 5-Year Estimates*



Analysis of Impediments to Fair Housing | Village of Cedarhurst, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- Hispanic Population \geq 14.6% of Total

Village Hispanic Population: 11.00%*
Village Median Household Income: \$78,695*

**Source: ACS 2009-2013 5-Year Estimates*



Analysis of Impediments to Fair Housing | Village of Cedarhurst, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Incorporated Village of East Rockaway

East Rockaway village is located in the southwest quadrant of the Town of Hempstead. It is landlocked and surrounded by the villages of Lynbrook (north), Rockville Center and Oceanside (east), Bay Park (south), and Hewlett Harbor and Hewlett (west). Mill Creek, on the East Rockaway village's east side, accounts for the 0.1 km water area; the remaining village land area amounts to 1.0 mi.

The 2010 US Census recorded 9,818 persons in East Rockaway village. The population profile was 93.2% White, 2.1% Asian, and 1.4% Black/African American. The remaining population was classified as Native American, Pacific Islander, other races, or two or more races. Approximately 8.0% of the various groups classified themselves as Hispanic or Latino. The population in 2010 according to the Census Bureau was distributed into 3,825 households of which 67.1% (2,566) were classified as family households. The average family size was 3.18 individuals and the average household size was 2.54 individuals. Of the singles forming a household, 12.0% were over 65 years of age. The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in East Rockaway village was \$92,478 slightly less than the county average (\$97,690).

Zoning Ordinance

Pursuant to Chapter 288 of the Incorporated Village of East Rockaway Village Code, there are several zoning districts within the Village that permit multiple residence dwellings. These include the Apartment District (permitting multi-family and two-family development as-of-right), the Waterfront District (permitting multi-family development via special permit, as well as senior housing), and the Residential B, Commercial A, and Industrial Districts, all of which permit two-family development as-of-right. These zoning districts comprise a significant area within the Village, such that there are various opportunities for the development of multiple dwelling units, and therefore, affordable housing.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, the Village of East Rockaway includes areas zoned for single-family, two-family and multi-family residential use. Multi-family zoned areas are scattered along Atlantic Avenue proximate to single-family and two-family areas.

There are no concentrations of African American/Black or Hispanic populations in the village. The southeast and central portion of the village are low/mod income areas.

Summary: With both low/mod and non-low/mod populations in areas zoned for single-family, two-family and multi-family residential uses, there does not appear to be a correlation between zoning and income or race.

CDBG Program Summary

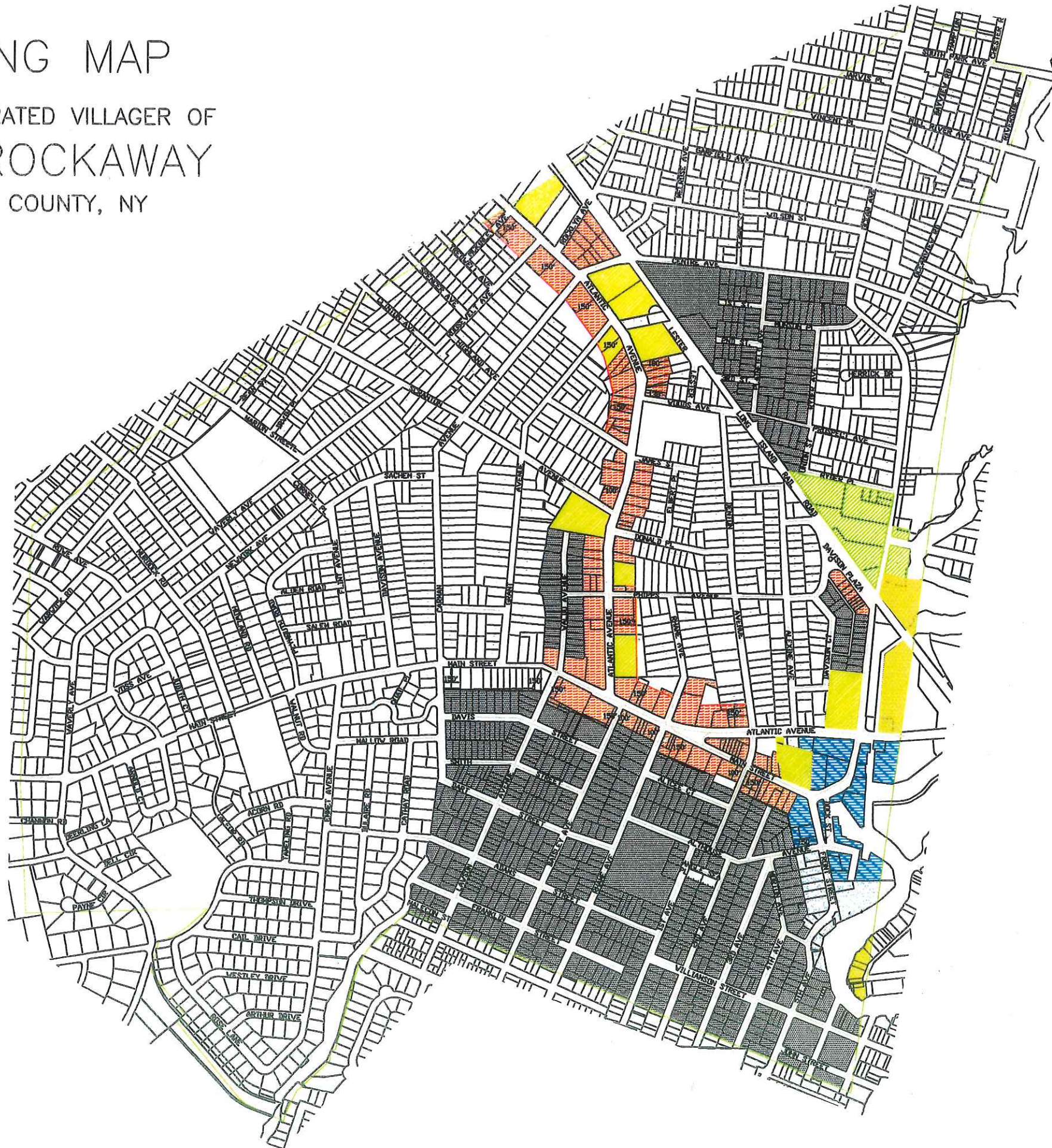
The Village of East Rockaway is utilizing its CDBG allocation on making handicapped accessibility improvements to Village Hall. The construction of a new elevator is in the

planning stages with the engineering and design close to completion. The elevator will provide access to public rooms on the lower level and second floor to disabled and elderly residents.












ZONING MAP

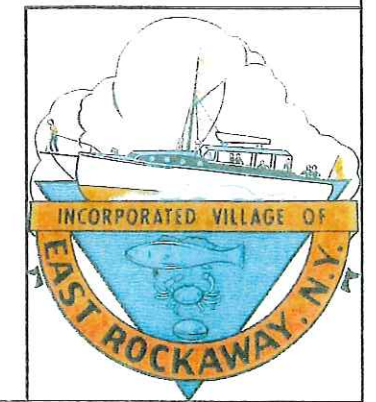
OF INCORPORATED VILLAGE OF
EAST ROCKAWAY
NASSAU COUNTY, NY
DATE:

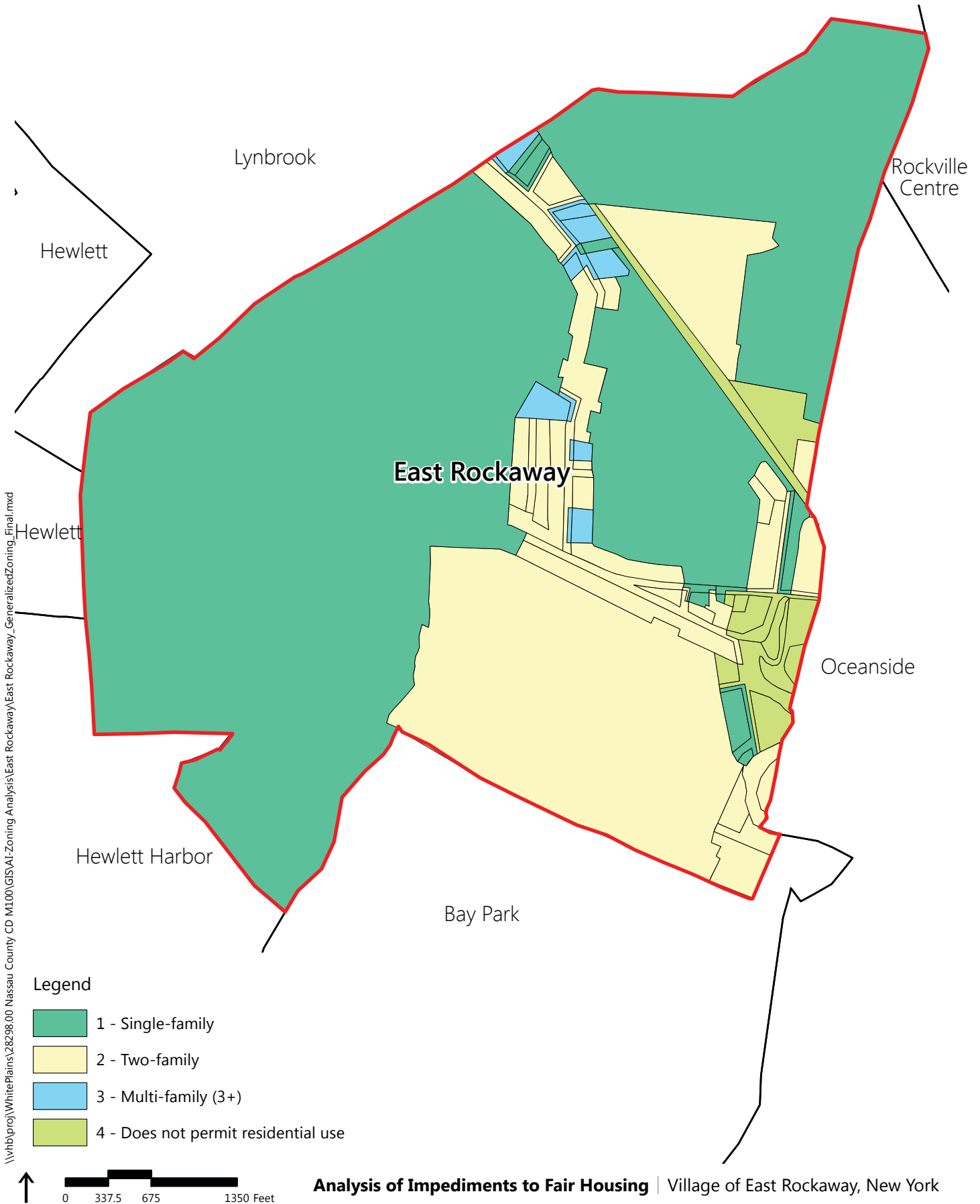


LEGEND

-  RESIDENCE A
-  RESIDENCE B
-  COMMERCIAL A
-  APARTMENTS
-  INDUSTRIAL
-  WATERFRONT
-  WATERFRONT COMMERCIAL
-  COMMERCIAL RECREATION
-  VILLAGE LINE

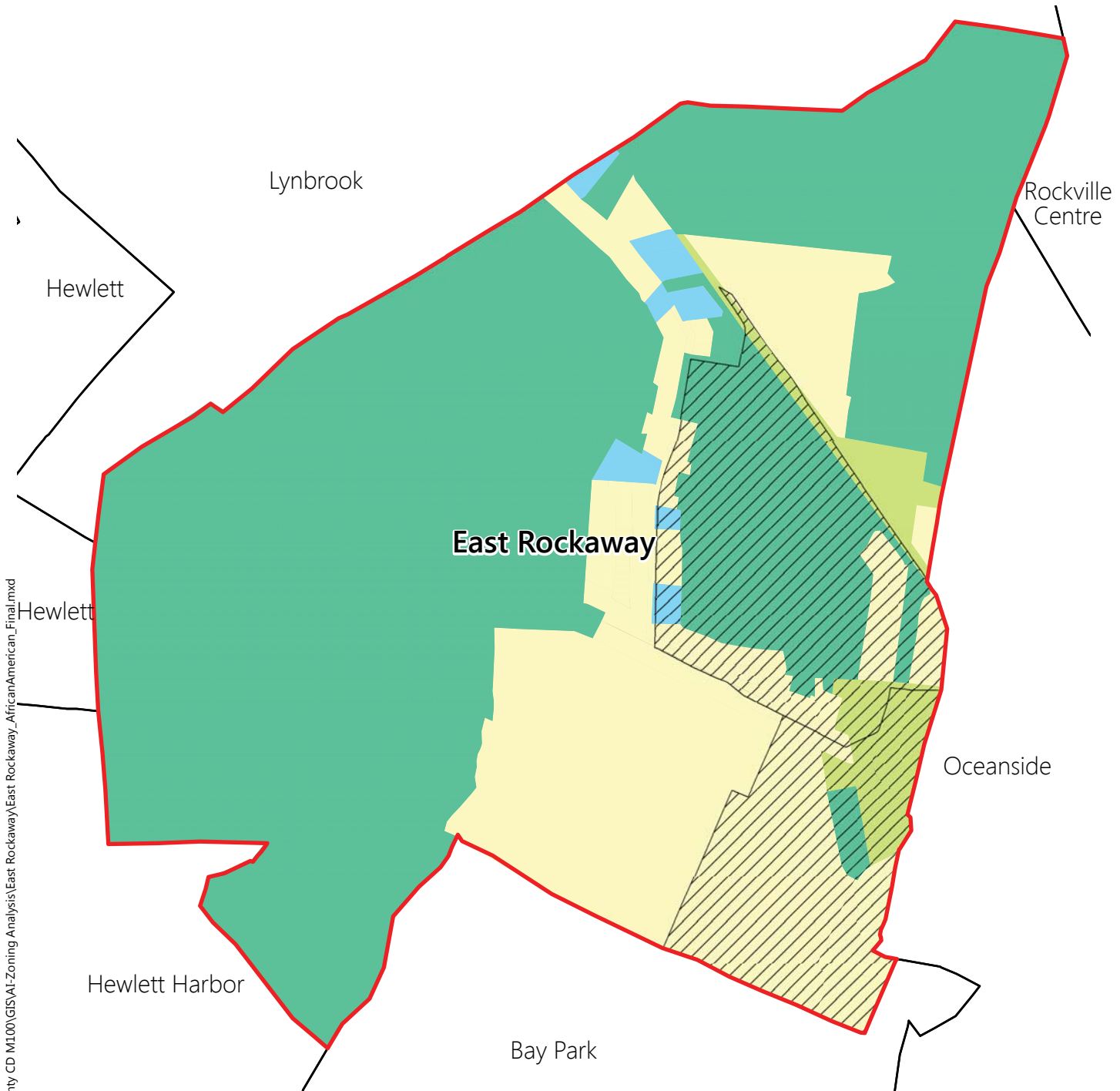
NOTES:
THIS MAP IS NOT TO SCALE





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2. Generalized Zoning



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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- African-American Population ≥ 11.1% of Total

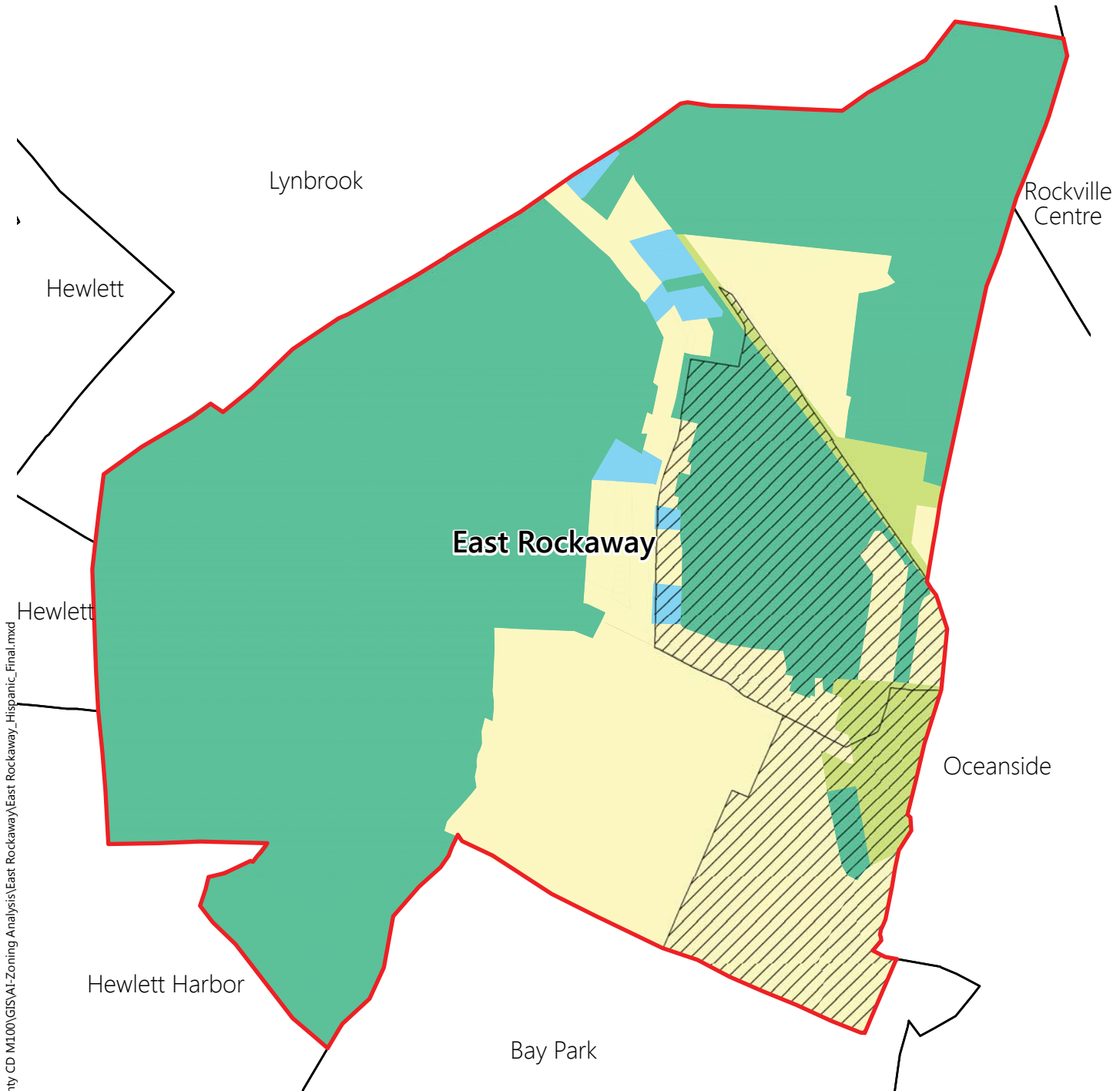
Village African-American Population: 0.04%*
Village Median Household Income: \$92,478*
**Source: ACS 2009-2013 5-Year Estimates*



Analysis of Impediments to Fair Housing | Village of East Rockaway, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- Hispanic Population \geq 14.6% of Total

Village Hispanic Population: 8.07%*
Village Median Household Income: \$92,478*

**Source: ACS 2009-2013 5-Year Estimates*



Analysis of Impediments to Fair Housing | Village of East Rockaway, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Incorporated Village of Farmingdale

Incorporated in 1904, the Village of Farmingdale is located in the Town of Oyster Bay in the Town's southeast area. It is bounded on the north by Old Bethpage, on the east by Suffolk County, by South Farmingdale in that direction, and by Bethpage on the west. The Village of Farmingdale encompasses 1.1 mi all of which is land.

In 2010, the US Census recorded 8,189 persons in the Village. The population profile was 85.2% White, 5.5% Asian, and 2.6% Black/African American. The remaining population was classified as Native American, Hawaiian/Pacific Islander, other races, or two or more races. Approximately 13.7% of the various groups classified themselves as Hispanic or Latino. The population in 2010 according to the Census Bureau was distributed into 3,326 households of which 60.2% (2,001) were classified as families. The average family size was 3.09 individuals and the average household size was smaller involving 2.41 individuals. Of the singles forming a household, 11.5% were over 65 years of age.

The US Census, American Community Survey 2009-2013 5-year estimate indicate that the average household income in Farmingdale village was \$74,706, less than the county average (\$97,690).

Zoning Ordinance

The Incorporated Village of Farmingdale Zoning Code (Chapter 600 of the Village Code) offers several opportunities for the development multiple-dwelling units. These include the Senior Citizen Housing (SCH), Office-Residence, Residence BB, and Business D Districts, which permit multi-family housing developments either as-of-right or by special permit, and with various restrictions / requirements (e.g., age restrictions associated with the SCH District). The Village has also established the Downtown Mixed-Use (D-MU) Zoning District, intended to encourage the development of multi-family housing in Farmingdale's downtown area, as well as incentivizing the creation of affordable housing within the district through density bonuses. Overall, the Village has been proactive in encouraging the creation of affordable housing within its jurisdiction, as well as providing various opportunities for the development of multiple dwelling units and, therefore, the potential development of affordable housing.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, the Village of Farmingdale includes areas zoned for single-family and multi-family residential use. Two sites are zoned for multi-family senior housing. Multi-family zoned areas are scattered along Atlantic Avenue proximate to single-family and two-family areas.

There are no concentrations of African American/Black population in the village. The southeast and central portion of the village are low/mod income areas. The entire northern half of the village (north of Conklin Street) has a concentration of Hispanic population.

Summary: With both low/mod and non-low/mod populations in areas zoned for single-family and multi-family residential uses, there does not appear to be a correlation between zoning and income or race. Concentrations of Hispanic population also seem

to be distributed in single-family and multi-family zoned areas and in low/mod and non-low/mod areas.

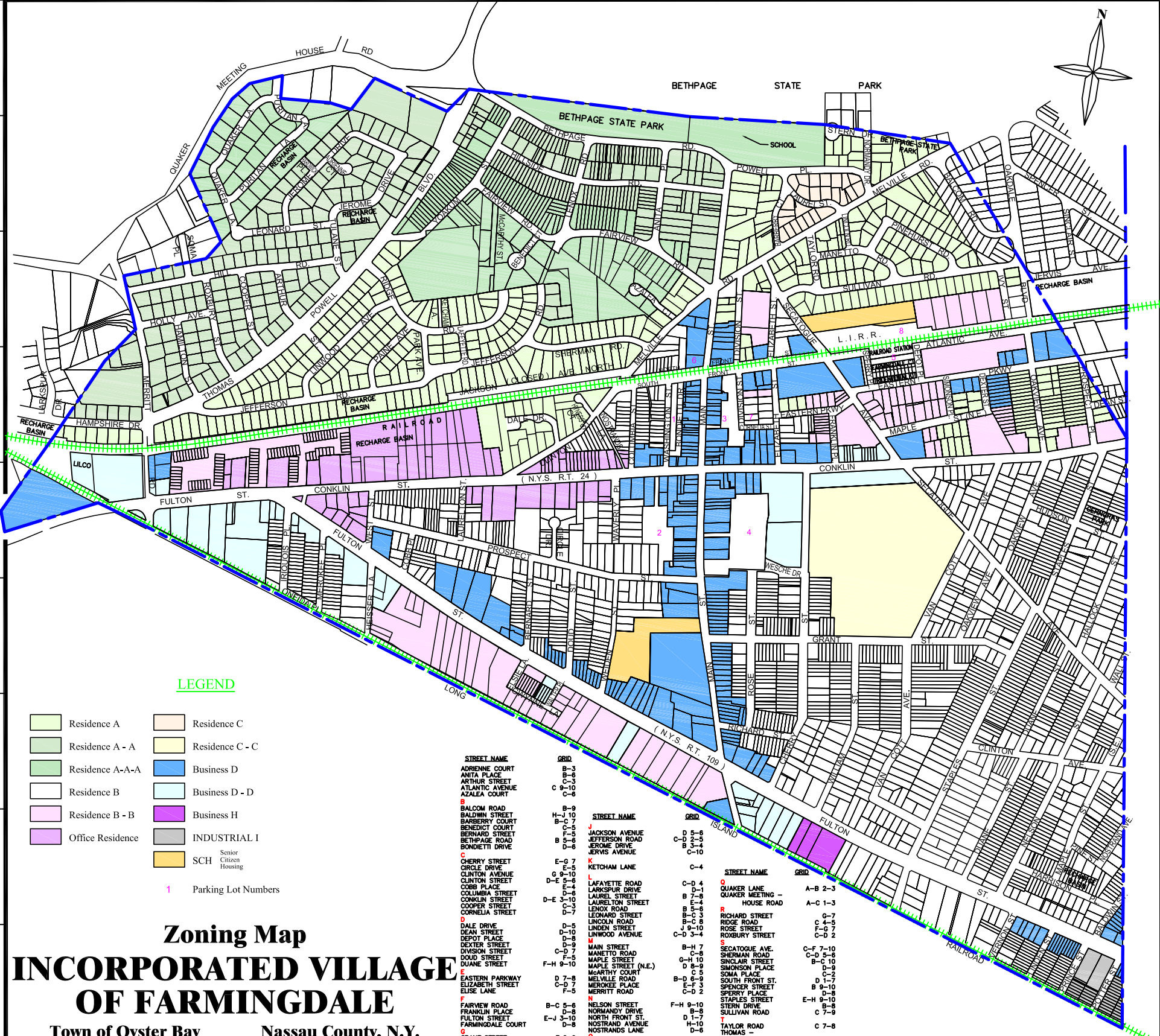
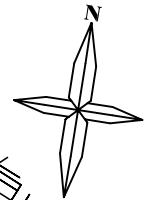
CDBG Program Summary

The Village of Farmingdale is close to completing the revitalization of Main Street. While private developers have constructed multi-unit rental housing in the downtown and close to the Long Island Railroad, the Village has devoted much of its CDBG dollars on commercial rehabilitation and street and sidewalk improvements. With over 30 commercial facades completed as well as other infrastructure improvements, the Village is well on its way to a rebirth. They are continuing to undertake additional façade improvements as well as new way-finding signage in the downtown.

1 2 3 4 5 6 7 8 9 10

A
B
C
D
E
F
G
H
J
K

A
B
C
D
E
F
G
H
J
K



LEGEND

- Residence A
- Residence A - A
- Residence A-A-A
- Residence B
- Residence B - B
- Office Residence
- Residence C
- Residence C - C
- Business D
- Business D - D
- Business H
- INDUSTRIAL I
- SCH Senior Citizen Housing

1 Parking Lot Numbers

STREET NAME

- B-3 ADRIENNE COURT
- B-6 ANITA PLACE
- C-3 ARTHUR STREET
- C 9-10 ATLANTIC AVENUE
- C-6 AZALEA COURT
- B-9 BALCON ROAD
- H-J 10 BALDWIN STREET
- B-C 7 BARBERY COURT
- F-5 BENEDICT COURT
- B 5-8 BERNARD STREET
- D-5 BETHPAGE ROAD
- D-6 BONETTI DRIVE
- E-6 7 CHERRY STREET
- E-5 CIRCLE DRIVE
- C 9-10 CLINTON AVENUE
- D-E 5-8 CLINTON STREET
- E-4 COBB PLACE
- D-6 COLUMBIA STREET
- D-E 3-10 CONKLIN STREET
- C-3 COOPER STREET
- D-7 CORNELIA STREET
- D-5 DALE DRIVE
- D-10 DEAN STREET
- D-8 DEPOT PLACE
- D-9 DEXTER STREET
- C-D 7 DIVISION STREET
- F-5 DOUD STREET
- F-H 9-10 DUANE STREET
- D 7-8 EASTERN PARKWAY
- C-D 7 ELIZABETH STREET
- F-5 ELISE LANE
- B-C 5-8 FAIRVIEW ROAD
- D-8 FRANKLIN PLACE
- E-J 3-10 FULTON STREET
- D-8 FARMINGDALE COURT
- G GYNNIE LANE
- H HALLOCK STREET
- C-D 2 HAMILTON STREET
- D-1 HAMPSHIRE DRIVE
- B-3 HARDWICK PLACE
- H 9-10 HARRISON PLACE
- F-4 HESSER LANE
- C-2 HILL ROAD
- B 5-7 HILLSIDE ROAD
- C-2 HOLLY AVENUE
- E 10 HUDSON STREET
- D-6 HYNES COURT
- E-3 IRROUISO PLACE
- C-9 IVY STREET

GRID

- B-3
- B-6
- C-3
- C 9-10
- C-6
- B-9
- H-J 10
- B-C 7
- F-5
- B 5-8
- D-5
- D-6
- E-6 7
- E-5
- C 9-10
- D-E 5-8
- E-4
- D-6
- D-E 3-10
- C-3
- D-7
- D-5
- D-10
- D-8
- D-9
- C-D 7
- F-5
- F-H 9-10
- D 7-8
- C-D 7
- F-5
- B-C 5-8
- D-8
- E-J 3-10
- D-8
- F 6-9
- G-5
- E-F 10
- C-D 2
- D-1
- B-3
- H 9-10
- C-2
- F-4
- B 5-7
- C-2
- E 10
- D-6
- E-3
- C-9

STREET NAME

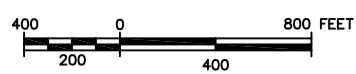
- J JACKSON AVENUE
- C-D 2-5 JEFFERSON ROAD
- B 3-4 JEROME DRIVE
- C-10 JERVIS AVENUE
- K KETCHAM LANE
- C-D 4 LAFAYETTE ROAD
- D-1 LARKSPUR DRIVE
- B 7-8 LAUREL STREET
- E-4 LAURELTON STREET
- B 5-6 LENOX ROAD
- B-C 3 LEONARD ROAD
- B-C 8 LINCOLN ROAD
- J 9-10 LINDEN STREET
- C-D 3-4 LINWOOD AVENUE
- M MAIN STREET
- B-H 7 MANETTO ROAD
- G-H 10 MAPLE STREET
- D 8-9 MAPLE STREET (N.E.)
- C 5 SOMA PLACE
- B-6 9 MELVILLE ROAD
- E-F 3 MERKOE PLACE
- C-D 2 MERRITT ROAD
- N NELSON STREET
- F-H 9-10 NOKRANDY DRIVE
- D 1-7 NORTH FRONT ST.
- H-10 NOSTRAND AVENUE
- D-6 NOSTRANDS LANE
- F 6-9 OAKDALE BLVD.
- E-F 9 OAKVIEW AVENUE
- F-3 ONEIDA PLACE
- P PAINE AVENUE
- C-D 4 PARK AVENUE
- C-D 4 PINE STREET
- H-10 PINEHURST ROAD
- B-C 8-9 POTTER STREET
- J-10 POWELL PLACE
- B-7 GRANT STREET
- J-10 PRINCE STREET
- D-10 PROSPECT PLACE
- E-F 4-6 PROSPECT STREET
- A-B 3 PURITAN LANE

STREET NAME

- Q QUAKER LANE
- A-B 2-3 QUAKER MEETING - HOUSE ROAD
- R RICHARD STREET
- C-7 RIDGE ROAD
- C 4-5 ROSE STREET
- F-6 7 ROXBURY STREET
- C-D 2
- S SECATOGUE AVE.
- C-F 7-10 SHERMAN ROAD
- C-D 5-8 SINGLAR STREET
- B-C 10 SIMONSON PLACE
- D-9 SOMA PLACE
- C-2 SOUTH FRONT ST.
- D 1-7 SPENCER STREET
- B 9-10 SPERRY PLACE
- D-8 STAPLES STREET
- E-H 9-10 STERN DRIVE
- B-8 SULLIVAN ROAD
- C 7-9 TAYLOR ROAD
- C 7-8 THOMAS
- B-D 2-4 POWELL BLVD.
- B-C 3 TULANE STREET
- D-8 TRICENTENAL COURT
- E-F 8-9 VAN COTT AVENUE
- H-J 9 VERNON STREET
- F-10 WALL STREET
- F-G 5 WALTER PLACE
- D-6 WASHINGTON STREET
- E-6 WAVERLY PLACE
- F-6 WIDEN STREET
- E-7 WESCHE DRIVE
- E-4 WEST STREET
- F-G 8 WILLIAM STREET
- B-C 4-5 YOKUM STREET

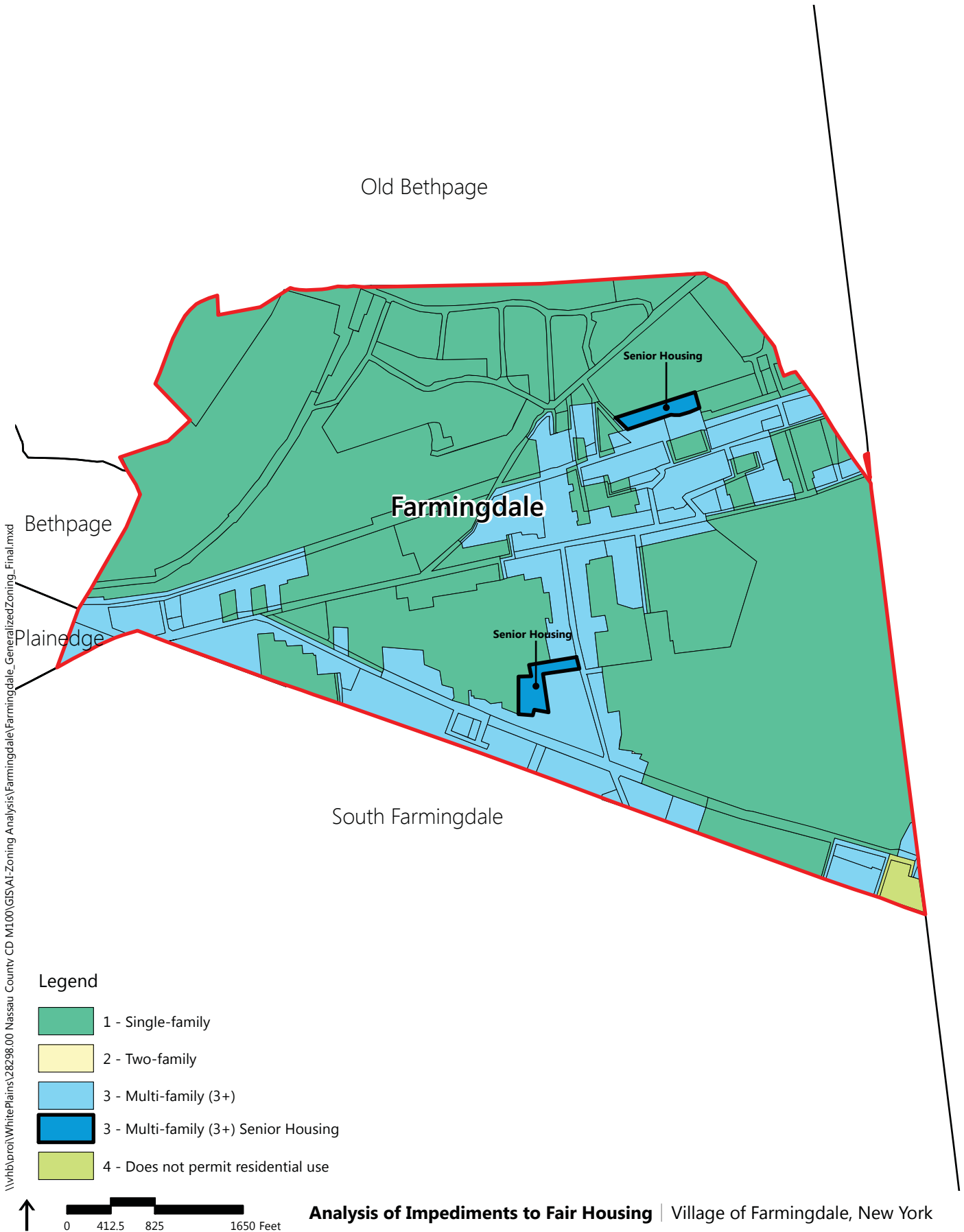
Zoning Map INCORPORATED VILLAGE OF FARMINGDALE

Town of Oyster Bay Nassau County, N.Y.



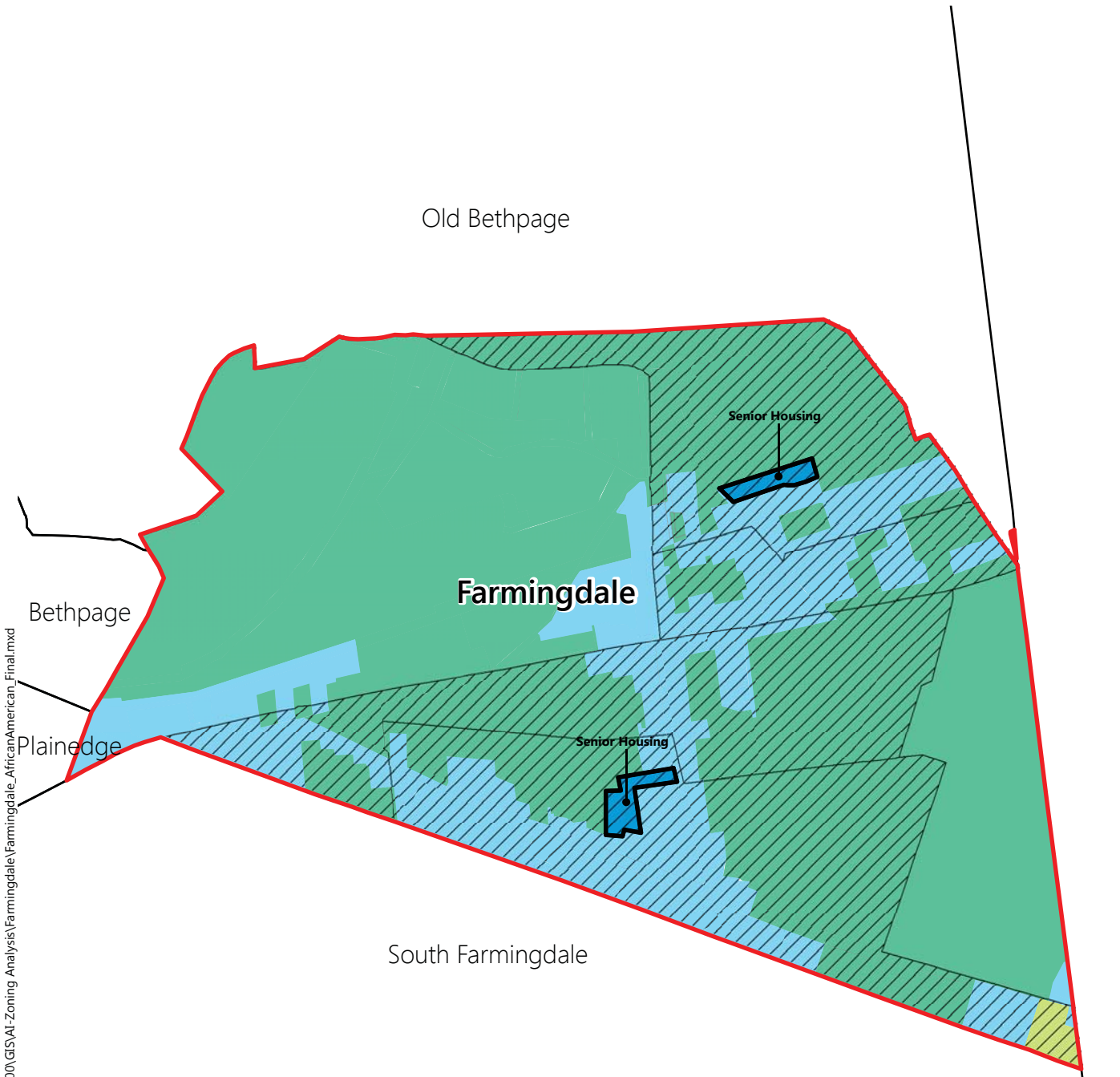
Rev. February 19, 2003
February 1978

1 2 3 4 5 6 7 8 9 10



2. Generalized Zoning

Source: Village of Farmingdale



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Farmingdale\Farmingdale_AfricanAmerican_Final.mxd

Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- African-American Population \geq 11.1% of Total

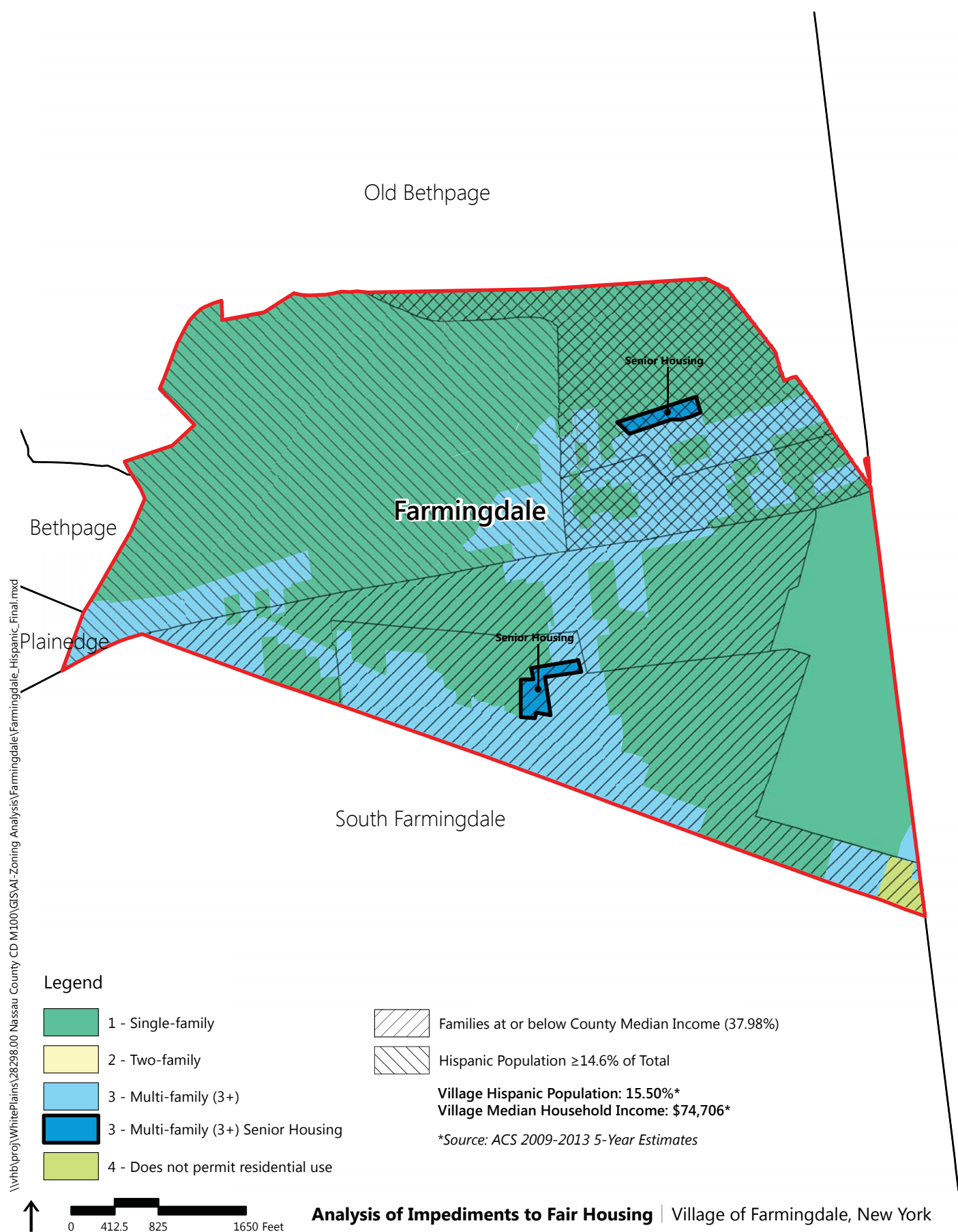
Village African-American Population: 1.19%*
 Village Median Household Income: \$74,706*
 *Source: ACS 2009-2013 5-Year Estimates



Analysis of Impediments to Fair Housing | Village of Farmingdale, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Farmingdale\Farmingdale_Hispanic_Final.mxd

Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- Hispanic Population ≥14.6% of Total

Village Hispanic Population: 15.50%*
 Village Median Household Income: \$74,706*
 *Source: ACS 2009-2013 5-Year Estimates

Analysis of Impediments to Fair Housing | Village of Farmingdale, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Incorporated Village of Floral Park

The Village of Floral Park is at the western border of Nassau County, and is located in both the Town of Hempstead and the Town of North Hempstead. The neighborhood of Floral Park in the New York City borough of Queens, is adjacent to the village. According to the United States Census Bureau, the village has a total land area of approximately 1.4 square miles.

The Floral Park station, located in Nassau County, is the closest service on the Long Island Rail Road Hempstead Branch which travels to Jamaica station and to Penn Station in Midtown Manhattan.

The population in the Village of Floral Park was 15,863 at the 2010 census. According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the Village of Floral Park was 3.11% and the Hispanic share of population was 9.86%. The median household income was \$110,879.

An examination of population trends in Floral Park between 2000 and 2013 suggests that the Village is becoming increasingly more integrated:

	African-American share of population	Hispanic share of population
2000 Census	0.5%	5.4%
2010 Census	1.3%	8.8%
ACS 2009-2013 5 Yr. Estimate	3.11%	9.86%

Zoning Ordinance

The Zoning Code of the Incorporated Village of Floral Park (Chapter 99 of the Village Code) specifies several zoning districts that permit the development of multiple dwelling units in the form of either multiple family or two-family housing as-of-right. These districts include the R-A, R-2, B-1, and B-2 Districts, with the R-A and B-2 zoning districts permitting senior multi-family development via special permit. These districts are largely concentrated near the Village’s downtown area, providing opportunities for the development of multiple dwelling units (and, therefore, affordable housing) in a practical and transit-accessible area.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, most of the village is zoned for some form of residential use. Floral Park allows single family housing in the northern and southern parts of the village. Much of the area along Jericho Turnpike is zoned for two-family use and the area surrounding the Floral Park LIRR Station allows multi-family residential uses. Similar to the development pattern seen in many communities in Nassau County, the more dense residential zoning is predominantly located proximate to primary commercial corridors and convenient railroad access.

Within the village of Floral Park, there are no concentrations of either African American/Black population or Hispanic population.

Low/moderate income population is geographically distributed throughout the Village in areas zoned single-, two- and multi-family suggesting a variety of housing affordability options at varying residential density levels.

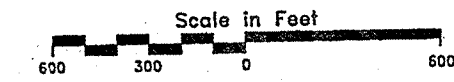
Summary: With both low/mod and non-low/mod populations in areas zoned for single-family, tow-family and multi-family residential uses, there does not appear to be a correlation between zoning and income or race.

CDBG Program Summary

The Village of Floral Park had allocated funds for the design costs associated with a handicapped accessibility project in Village Hall. The funding to complete this project which is estimated to be over \$1 million has yet to be identified. The Village is in the midst of using CDBG funds for road reconstruction to address drainage issues.

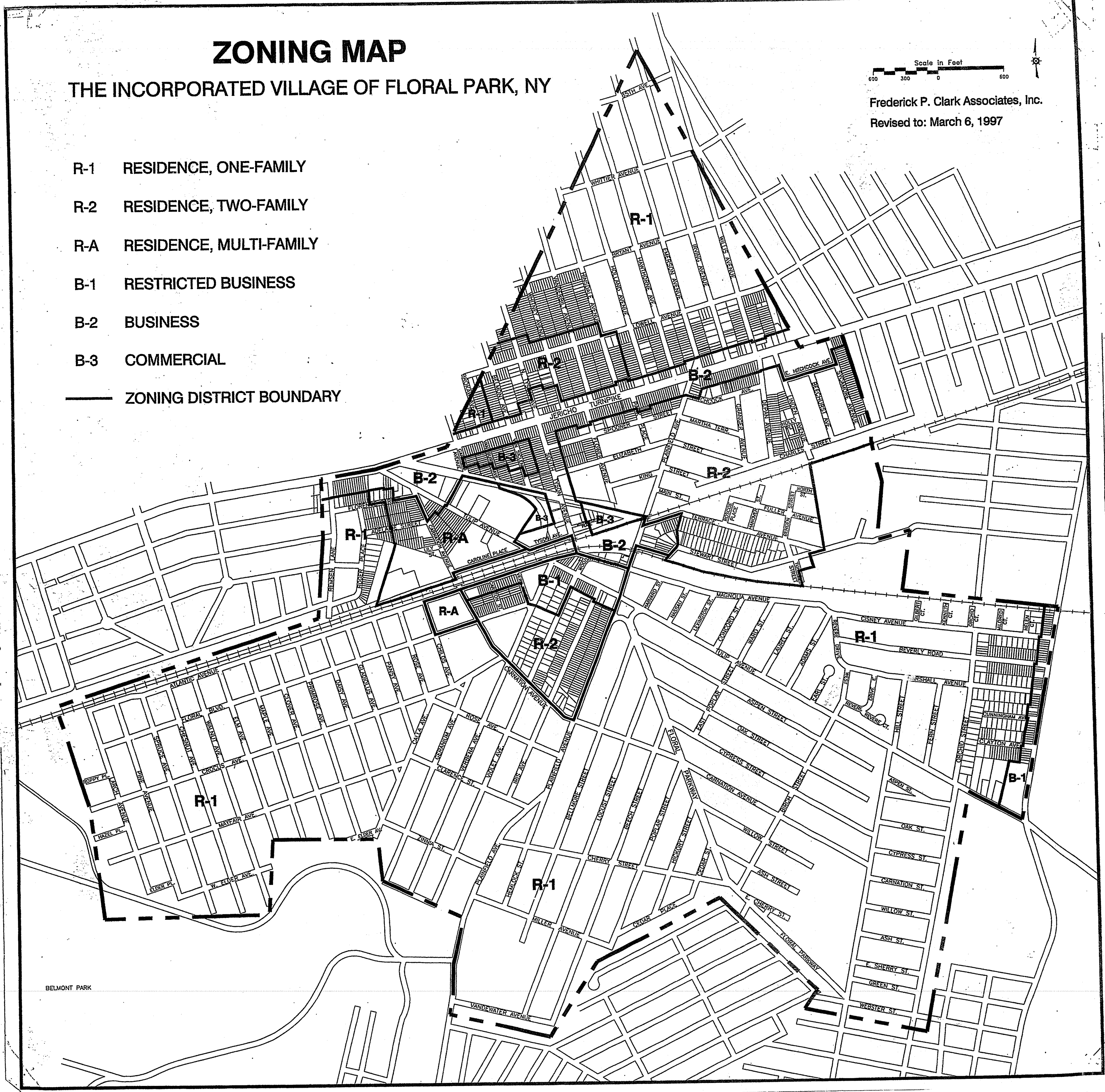
ZONING MAP

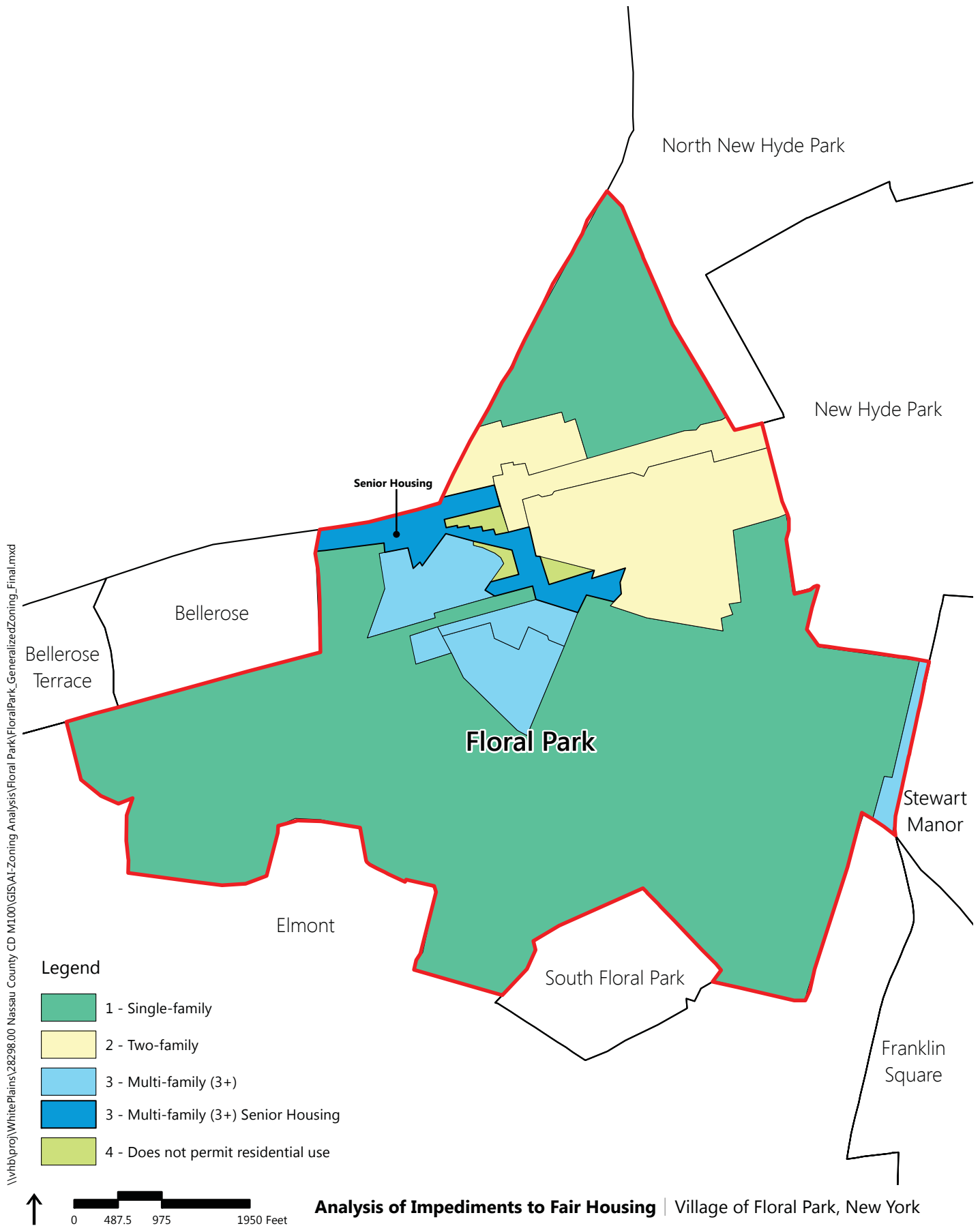
THE INCORPORATED VILLAGE OF FLORAL PARK, NY



Frederick P. Clark Associates, Inc.
Revised to: March 6, 1997

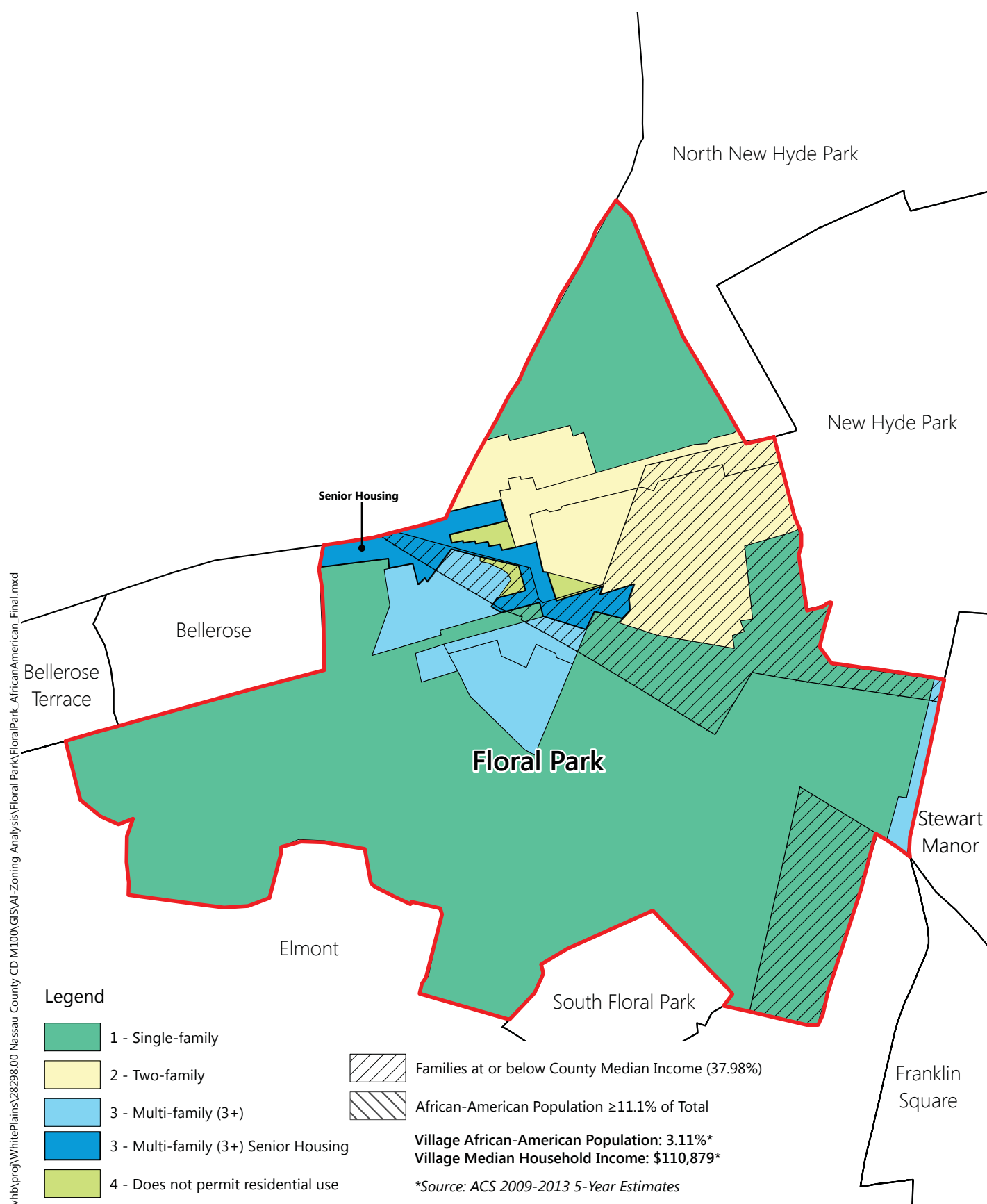
- R-1 RESIDENCE, ONE-FAMILY
- R-2 RESIDENCE, TWO-FAMILY
- R-A RESIDENCE, MULTI-FAMILY
- B-1 RESTRICTED BUSINESS
- B-2 BUSINESS
- B-3 COMMERCIAL
- ZONING DISTRICT BOUNDARY





2. Generalized Zoning

Source: Village of Floral Park



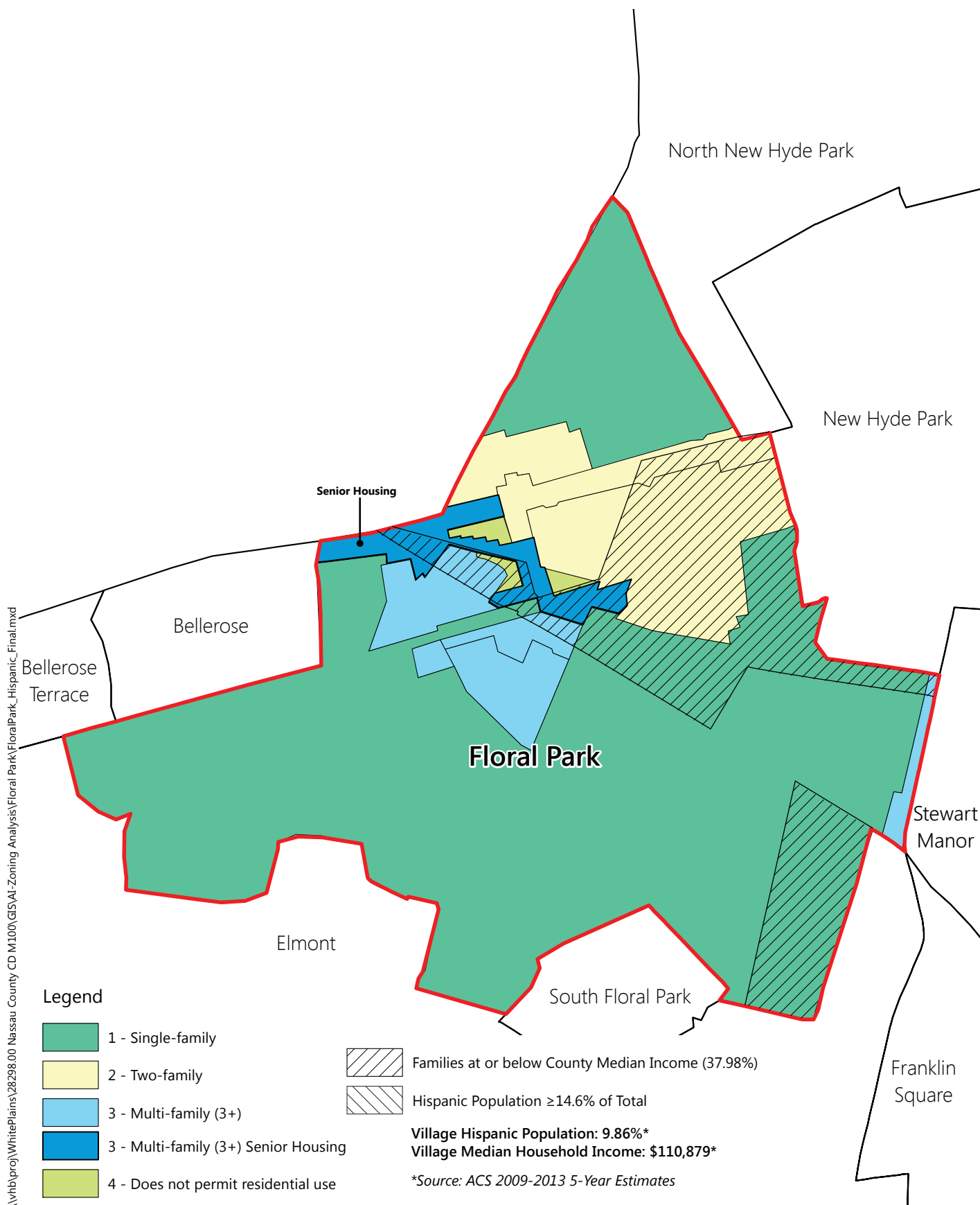
\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Floral Park\FloralPark_AfricanAmerican_Final.mxd



Analysis of Impediments to Fair Housing | Village of Floral Park, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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Analysis of Impediments to Fair Housing | Village of Floral Park, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Incorporated Village of Freeport

The Incorporated Village of Freeport is located in the Town of Hempstead. The Village fronts on the south shore of Nassau County in the salt marshes north of the Reynolds Channel. The village is bounded on the west by Baldwin Harbor and Baldwin, on the north by Roosevelt, and on the east by Merrick. Despite the southern marshes, the Village of Freeport registers only 0.2 mi of water area in addition to 4.6 mi of land.

The 2010 US Census recorded 42,860 persons in the Village. The population profile was 40.5% White, 33.3% Black/African American, and 1.6% Asian. The US Census classification "Some Other Race" subsumed an additional 18.8%. The remaining population was classified as Native American, Hawaiian/Pacific Islander, and two or more races. Approximately 41.7% of the various groups classified themselves as Hispanic or Latino and this includes 18.4% of that group which are also classified as "Some Other Race alone."

The population in 2010 according to the Census Bureau was distributed into 13,279 households of which 72.4% (9,614) were classified as families. The average family size was 3.65 individuals and the average household size was slightly smaller and included 3.18 individuals. Of the singles forming a household, 8.5% were over 65 years of age.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in Freeport village was \$67,874, one of the four lowest average incomes in the consortium. The other lower income villages are Great New Plaza, Hempstead, and Island Park. Hempstead is in the Town of Hempstead and Great Neck Plaza and Island Park are located in the Town of North Hempstead.

Zoning Ordinance

Multiple zoning districts permitting the development of multiple dwelling units exist within the Incorporated Village of Freeport, as specified in Chapter 210 of the Village Code. Multi-family zoning districts include the Residence Apartment District, Business A District, Marine Apartment-Boatel and Condominium District, Historical Preservation District, Artist/Professional Live/Work Overlay District (by special permit), Golden Age Zone Floating Zone District, and the Planned Unit Development District – Medium Density District. These districts are found in various locations throughout the municipality, offering multiple opportunities for the development of multiple dwelling units (and, therefore, affordable housing).

Residential Zoning and Land Use

As shown on the Generalized Zoning map, much of the Village of Freeport is zoned for single-family residential use. There are also areas zoned for multi-family residential use. There are no two-family zoned areas in the village. Similar to the development pattern seen in many communities in Nassau County, the more dense residential zoning is predominantly located proximate to primary commercial corridors and convenient railroad access.

According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the Village of Freeport was 30.16% and the Hispanic share of population was 41.11%.

As shown on the Freeport maps, the entire village has a concentration of both African American/Black population and Hispanic population. Much of the village population is also low/moderate income

Summary: Freeport contains a substantial low/mod income and minority population in areas zoned single-family and multi-family. As such, there does not appear to be a correlation between zoning and income or race.

CDBG and HOME Program Summary

The Village of Freeport has invested heavily over the past couple of years in addressing the effects of Hurricane Sandy. Homes, roads and other infrastructure were badly damaged in Sandy's wake and had to be addressed. The following represents what types of activities were undertaken during FY2014 and what types of activities are in progress and/or planned for the near future during FY2015.

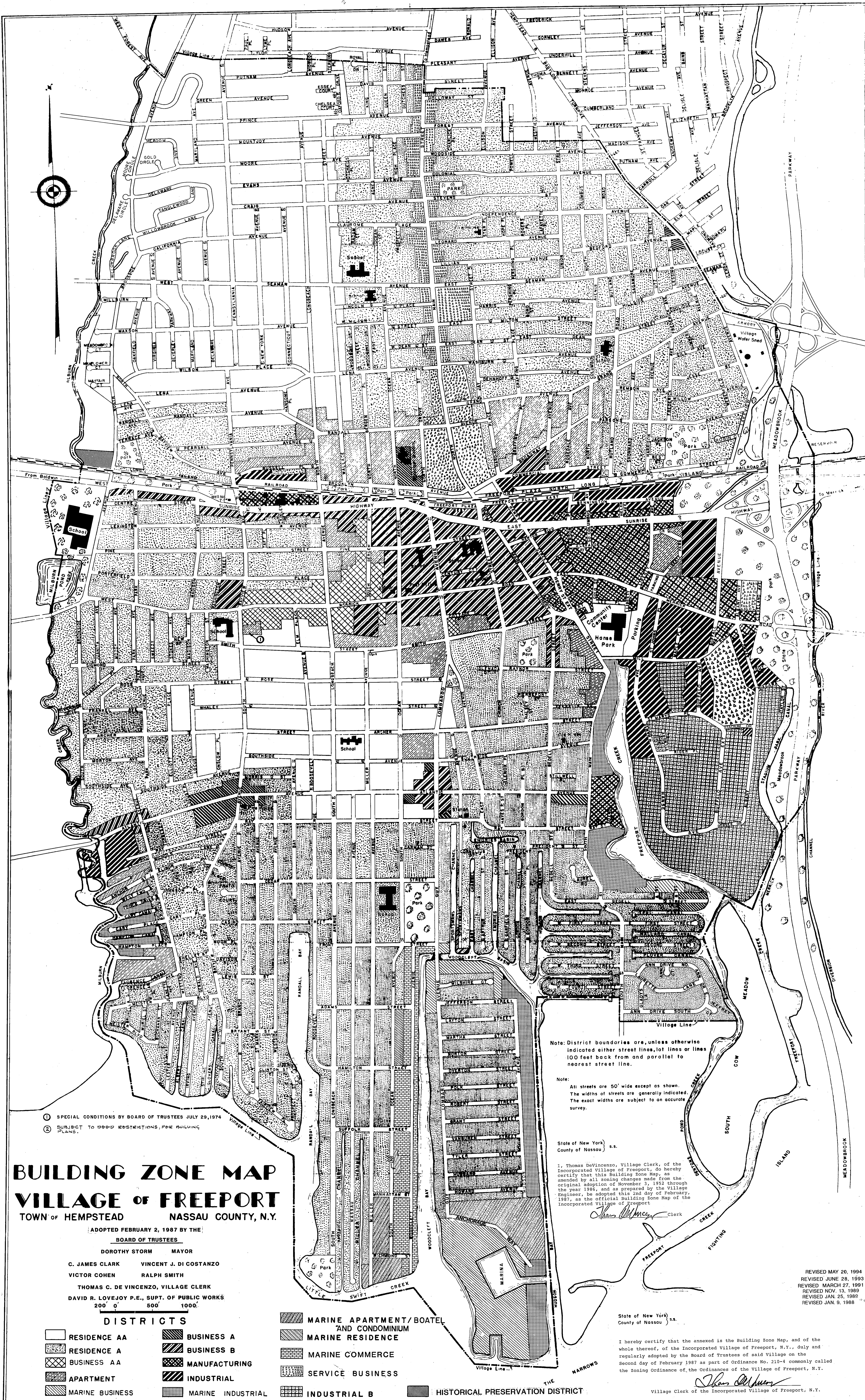
CDBG Program – FY2014 (September 1, 2014 – August 31, 2015) - The Village of Freeport allocated and expended funds on the following activities:

- Program Administration and Planning
- Residential Rehabilitation to address the damaged and aging housing stock
- Public Facilities and Improvements including flood and drainage improvements, replacements of roads, and tree replacement Village-wide
- Public Services

CDBG Program – FY2015 (September 1, 2015 – August 31, 2016) - The Village of Freeport allocated and expended funding on the following activities:

- Program Administration and Planning
- Residential Rehabilitation to address the damaged and aging housing stock
- Public Facilities and Improvements including flood and drainage improvements, replacements of roads, and tree replacement Village-wide
- Commercial Rehabilitation in the downtown business district
- Public Services

HOME FTHB Program – HOME Investment Partnerships (HOME) Program funds were awarded by Nassau County to the Long Island Housing Partnership in FY2015 to administer the Nassau County First Time Homebuyer Downpayment Assistance Program. Under this Program, income-eligible applicants were able to apply up to \$25,000 in HOME assistance toward down payment or closing costs associated with the purchase of a home anywhere in Nassau County. During FY2015 one home was purchased by a Program beneficiary in the Village of Freeport.



BUILDING ZONE MAP

VILLAGE OF FREEPORT

TOWN OF HEMPSTEAD NASSAU COUNTY, N.Y.

ADOPTED FEBRUARY 2, 1987 BY THE
BOARD OF TRUSTEES

- DOROTHY STORM MAYOR
C. JAMES CLARK VINCENT J. DI COSTANZO
VICTOR COHEN RALPH SMITH
THOMAS C. DE VINCENZO, VILLAGE CLERK
DAVID R. LOVEJOY P.E., SUPT. OF PUBLIC WORKS

DISTRICTS

- | | | |
|-----------------|-------------------|---|
| RESIDENCE AA | BUSINESS A | MARINE APARTMENT/BOATEL AND CONDOMINIUM |
| RESIDENCE A | BUSINESS B | MARINE RESIDENCE |
| BUSINESS AA | MANUFACTURING | MARINE COMMERCE |
| APARTMENT | INDUSTRIAL | SERVICE BUSINESS |
| MARINE BUSINESS | MARINE INDUSTRIAL | INDUSTRIAL B |
| | | HISTORICAL PRESERVATION DISTRICT |

Note: District boundaries are, unless otherwise indicated either street lines, lot lines or lines 100 feet back from and parallel to nearest street line.

Note:
All streets are 50' wide except as shown.
The widths of streets are generally indicated.
The exact widths are subject to an accurate survey.

State of New York)
County of Nassau) s.s.

I, Thomas DeVincenzo, Village Clerk, of the Incorporated Village of Freeport, do hereby certify that this Building Zone Map, as amended by all zoning changes made from the original adoption of November 3, 1952 through the year 1986, and as prepared by the Village Engineer, be adopted this 2nd day of February, 1987, as the official Building Zone Map of the Incorporated Village of Freeport.

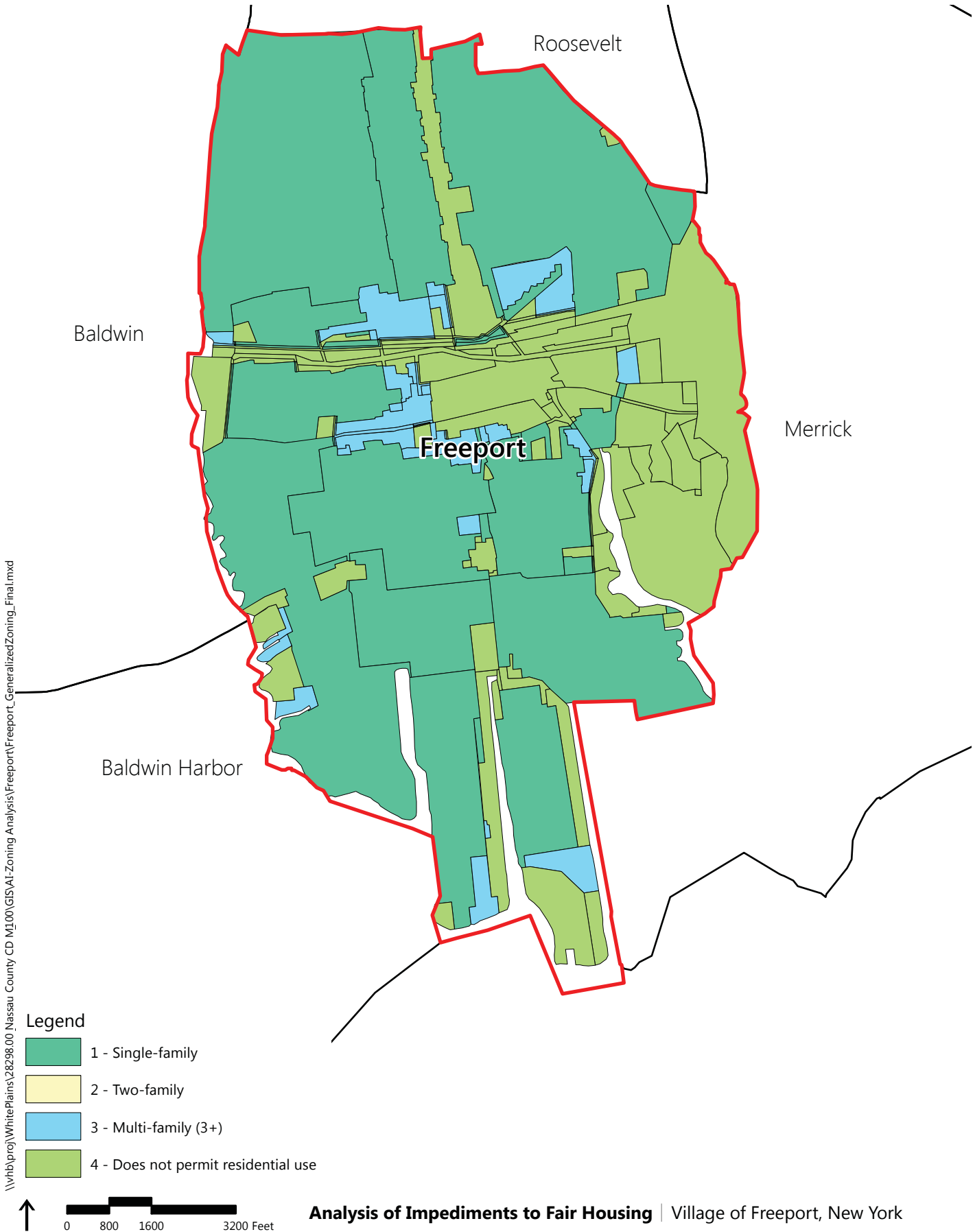
Thomas DeVincenzo
Clerk

State of New York)
County of Nassau) s.s.

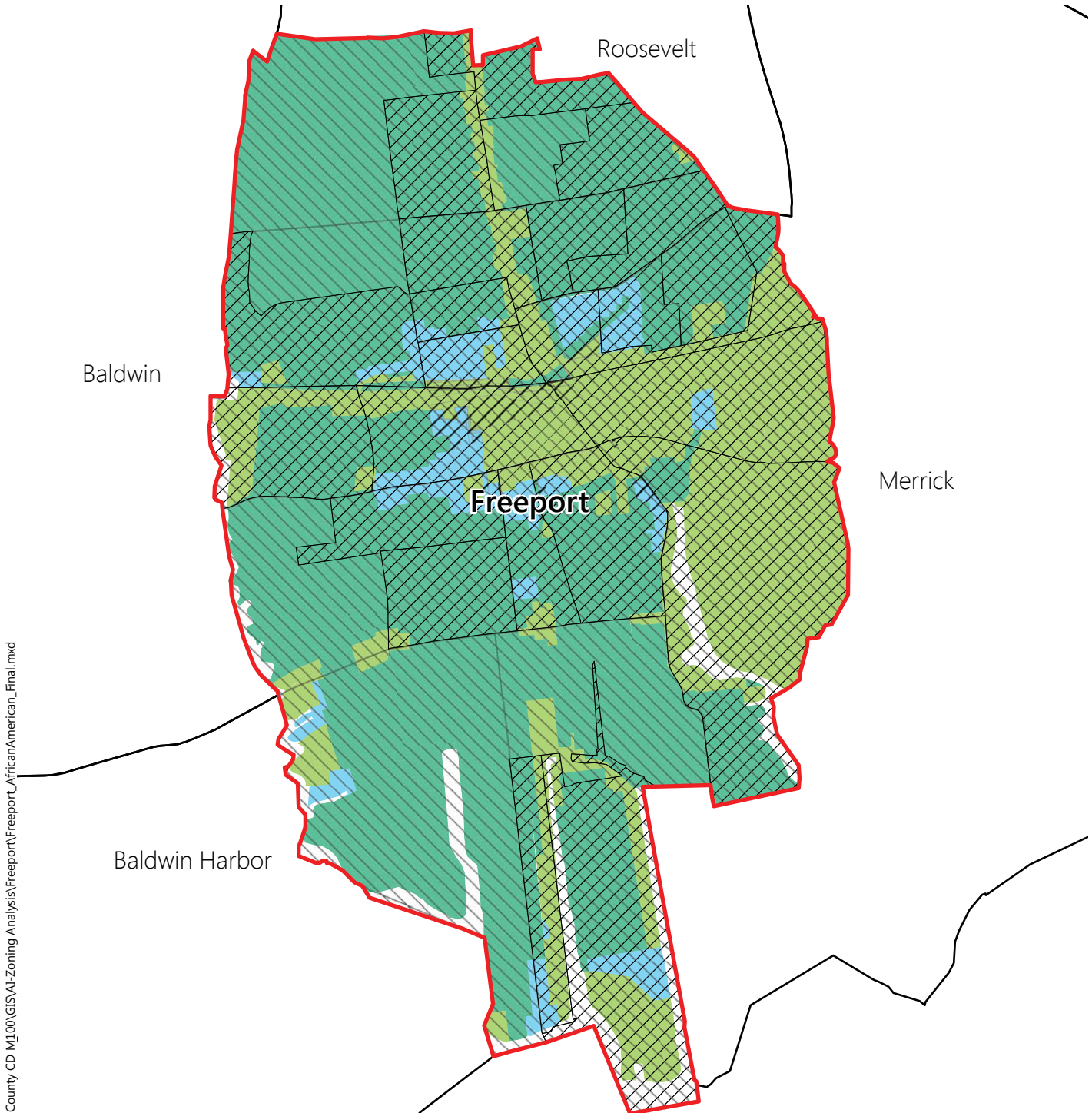
I hereby certify that the annexed is the Building Zone Map, and of the whole thereof, of the Incorporated Village of Freeport, N.Y., duly and regularly adopted by the Board of Trustees of said Village on the Second day of February 1987 as part of Ordinance No. 210-4 commonly called the Zoning Ordinance of the Village of Freeport, N.Y.

Thomas DeVincenzo
Village Clerk of the Incorporated Village of Freeport, N.Y.

REVISED MAY 20, 1994
REVISED JUNE 28, 1993
REVISED MARCH 27, 1991
REVISED NOV. 13, 1989
REVISED JAN. 25, 1988
REVISED JAN. 9, 1988



2. Generalized Zoning



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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- African-American Population \geq 11.1% of Total

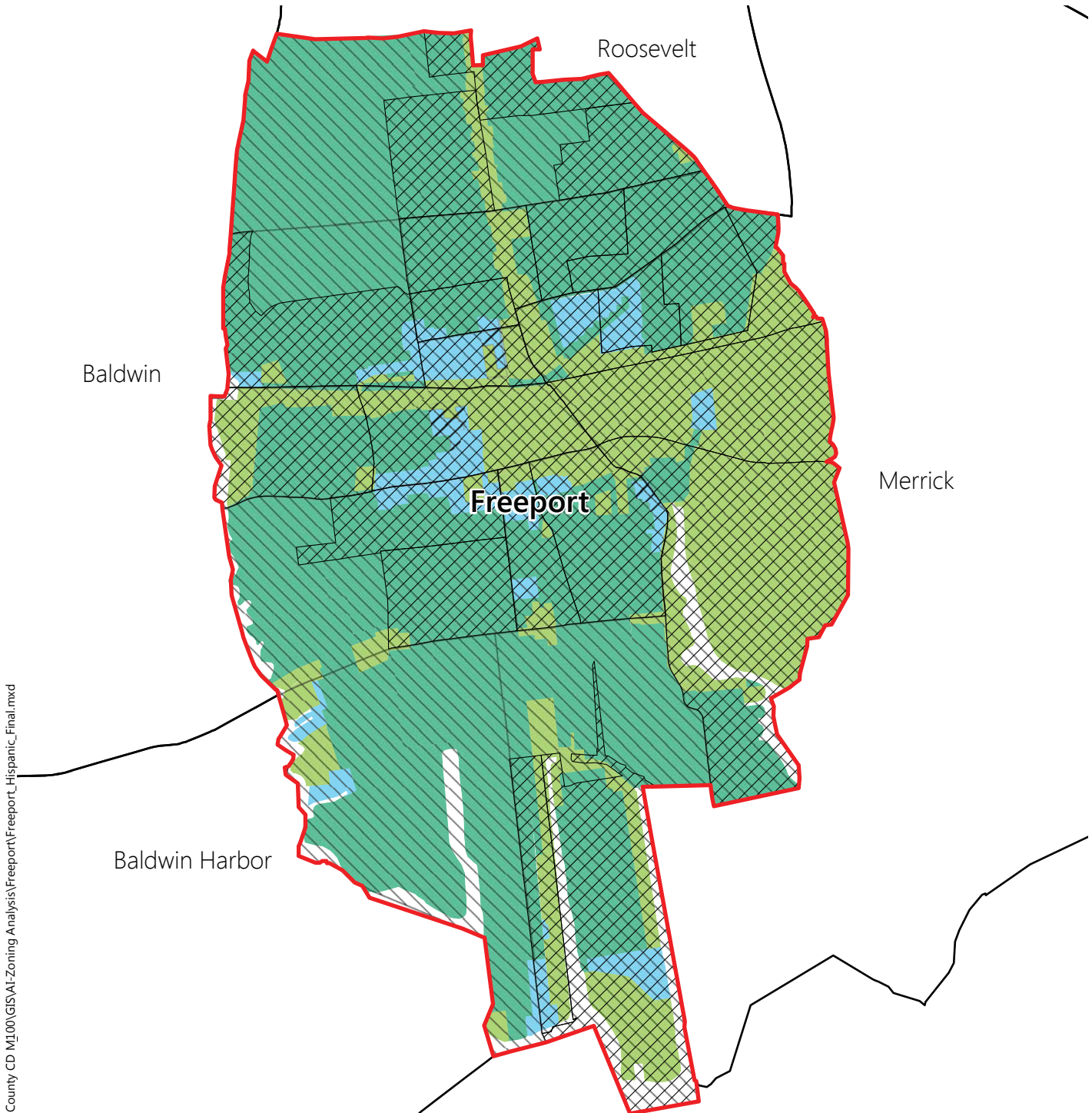
Village African-American Population: 30.16%*
 Village Median Household Income: \$67,874*
 *Source: ACS 2009-2013 5-Year Estimates



Analysis of Impediments to Fair Housing | Village of Freeport, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



\\vhb\proj\WhitePlains\28298.00_Nassau County CD M100\GIS\AI-Zoning Analysis\Freeport\Freeport_Hispanic_Final.mxd

Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- Hispanic Population ≥ 14.6% of Total

Village Hispanic Population: 41.11%*
Village Median Household Income: \$67,874*

**Source: ACS 2009-2013 5-Year Estimates*



Analysis of Impediments to Fair Housing | Village of Freeport, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Incorporated Village of Garden City

The Village of Garden City is located in the town of Hempstead and just south of the town of North Hempstead. A very small section of the village is in North Hempstead.

There are five Long Island Rail Road (LIRR) train stations in the village. The stops on the LIRR Hempstead line are Stewart Manor, Nassau Boulevard, Garden City and Country Life Press. There are additional stops on the LIRR Main Line at Merillon Avenue and just over the Garden City border at New Hyde Park and Mineola.

According to the United States Census Bureau, the village has a total land area of 5.3 square miles.

The Garden City name is applied to several other unincorporated, nearby jurisdictions. In the region, hamlets such as Garden City South, Garden City Park and East Garden City are adjacent to the incorporated village of Garden City, but are not themselves part of it. Roosevelt Field shopping center is located in East Garden City.

The population in the Village of Garden City was 22,371 at the 2010 census. According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the village of Garden City was 0.9% and the Hispanic share of population was 4.1%. The median household income was \$150,380.

The village's main commercial corridors include Franklin Avenue, Seventh Street, and New Hyde Park Road.

Adelphi University's main campus is located in Garden City.

Zoning Ordinance

Pursuant to Chapter 200 of the Incorporated Village of Garden City Village Code, development of multifamily dwellings is permitted in the R-A and R-M Districts and in a limited capacity in the CO-2 and H Districts. The R-A and R-M districts permit multifamily development as-of-right; assisted-living residencies are permitted subject to approval by the Board of Trustees. The H District allows for the inclusion of apartment units in a hotel development, provided that not more than 82% of the floor area of all buildings on the lot are devoted to apartment use. The CO-2 District allows for multifamily development provided that the floor area devoted to such use not exceed 25% of the total permitted floor area and that the development occur only on the southernmost portion of the zoning district. However, these districts compose a small total area within the Village of Garden City, so that opportunities for development of affordable housing within the Village would seem relatively low based on an assessment of the Zoning Ordinance.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, much of the Village is zoned for single family residential use.

According to the US Census, American Community Survey 2010-2014 5-Year estimates, the Village of Garden City contained 7,787 housing units. The following list illustrates the number of residential units in a structure, demonstrating that approximately 12% of the housing units in Garden City are in multi-family structures.

Units in Structure	Estimate	Percent
Total Housing Units	7,787	100%
1-unit, detached	6,722	86.3%
1-unit, attached	101	1.3%
2 units	29	0.4%
3 or 4 units	0	0.0%
5 to 9 units	13	0.2%
10 to 19 units	99	1.3%
20 or more units	814	10.5%
Mobile homes	9	0.1%

Source: 2010-2014 American Community Survey 5-Year Estimates.

A brief list (*not* all-inclusive) of the larger multi-family developments in Garden City include:

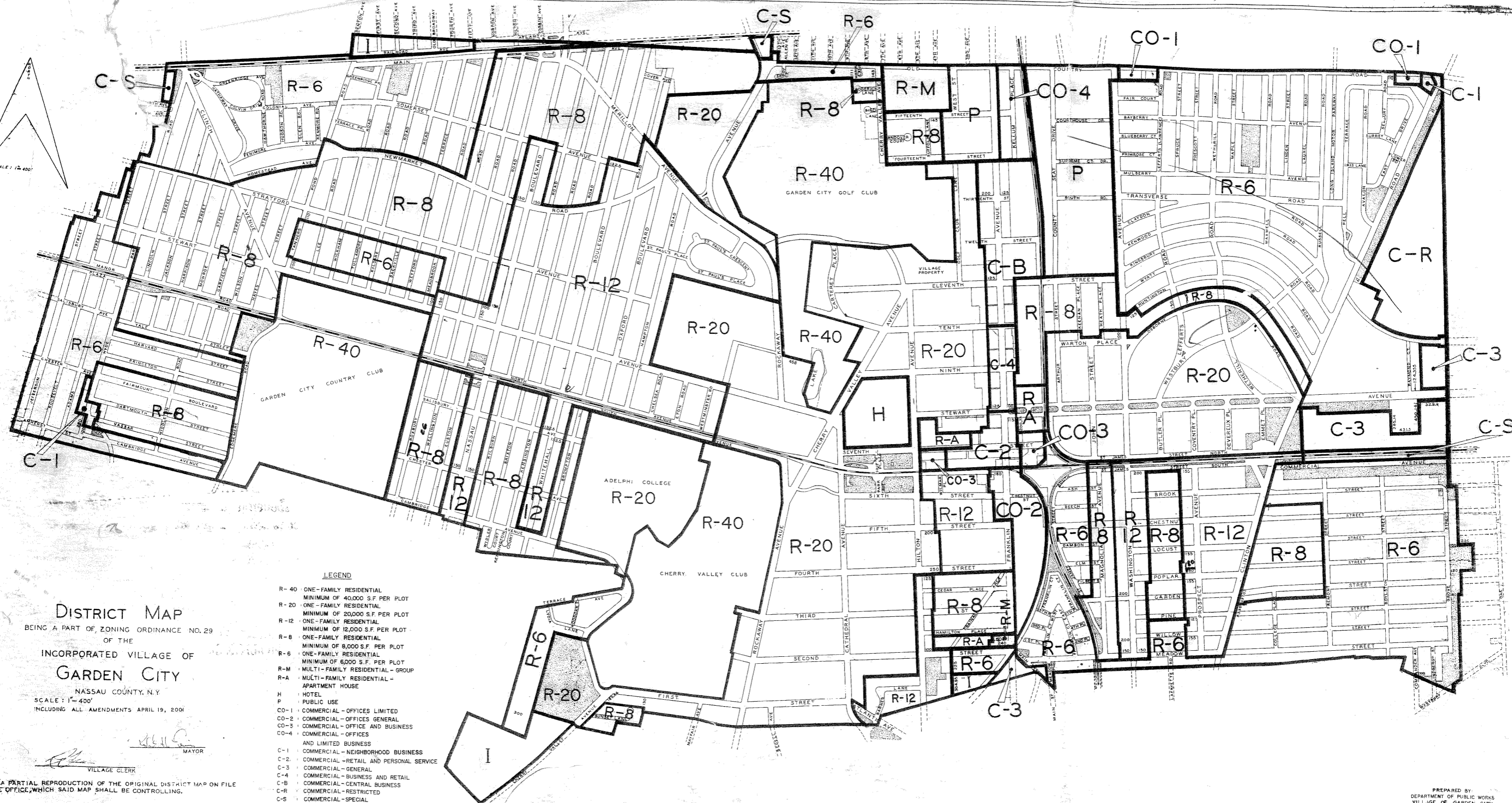
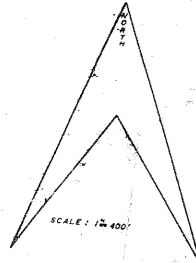
1. Seventh St. – corner of Franklin Avenue and Seventh. This used to be a Mobile Station and is now multi-family with commercial on the ground floor (commercial space remains unoccupied as of this writing)
2. 100 Hilton Avenue – The Wyndham
3. 67 Hilton Avenue – Hilton House
4. 111, 222, and 223 Seventh Street
5. 365 Stewart Avenue – right off Franklin Avenue
6. 12 Hamilton Place – between Franklin and Hilton
7. 301 Franklin Avenue – Doubleday Court

As indicated on Maps 3 and 4, there are areas in Garden City with a concentration of low/mod income population. This low/mod income population is in areas zoning both single-family and multi-family. There are no concentrations of African-American/Black or Hispanic population in the Garden City.

Summary: Garden City contains areas of low/mod income population including some areas zoned for single-family residential use and some areas zoned for multi-family residential use. Based on an analysis of the data above and the data illustrated on the Garden City maps, there does not appear to be a correlation between zoning and income or race within.

CDBG and HOME Program Summary

The Village of Garden City joined the consortium as of late 2015 and therefore have no prior CDBG or HOME funding.



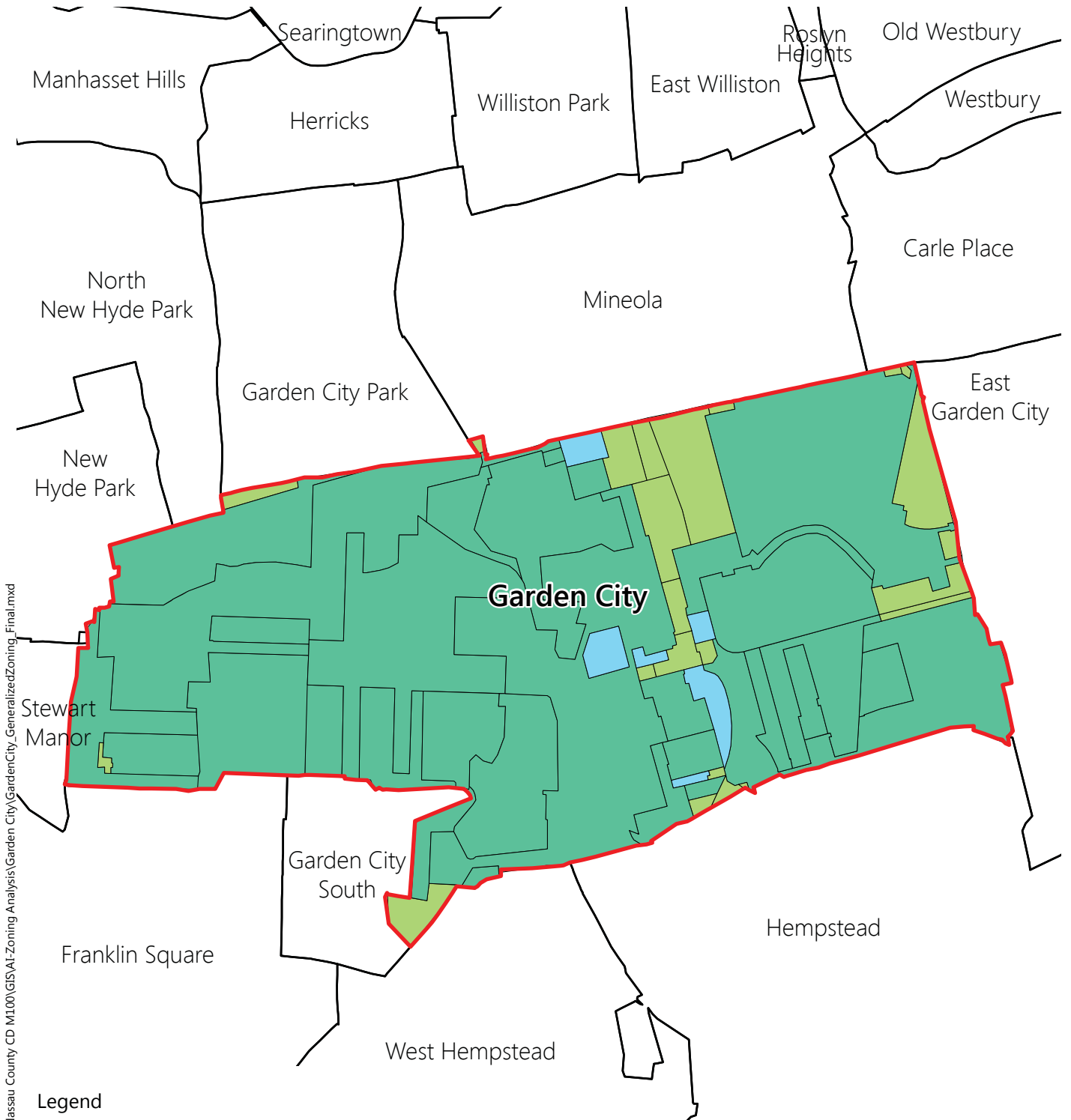
DISTRICT MAP
 BEING A PART OF ZONING ORDINANCE NO. 29
 OF THE
 INCORPORATED VILLAGE OF
GARDEN CITY
 NASSAU COUNTY, N.Y.
 SCALE: 1"=400'
 INCLUDING ALL AMENDMENTS APRIL 19, 2001

- LEGEND**
- R-40 ONE-FAMILY RESIDENTIAL
MINIMUM OF 40,000 S.F. PER PLOT
 - R-20 ONE-FAMILY RESIDENTIAL
MINIMUM OF 20,000 S.F. PER PLOT
 - R-12 ONE-FAMILY RESIDENTIAL
MINIMUM OF 12,000 S.F. PER PLOT
 - R-8 ONE-FAMILY RESIDENTIAL
MINIMUM OF 8,000 S.F. PER PLOT
 - R-6 ONE-FAMILY RESIDENTIAL
MINIMUM OF 6,000 S.F. PER PLOT
 - R-M MULTI-FAMILY RESIDENTIAL - GROUP
 - R-A MULTI-FAMILY RESIDENTIAL -
APARTMENT HOUSE
 - H HOTEL
 - P PUBLIC USE
 - CO-1 COMMERCIAL - OFFICES LIMITED
 - CO-2 COMMERCIAL - OFFICES GENERAL
 - CO-3 COMMERCIAL - OFFICE AND BUSINESS
 - CO-4 COMMERCIAL - OFFICES
AND LIMITED BUSINESS
 - C-1 COMMERCIAL - NEIGHBORHOOD BUSINESS
 - C-2 COMMERCIAL - RETAIL AND PERSONAL SERVICE
 - C-3 COMMERCIAL - GENERAL
 - C-4 COMMERCIAL - BUSINESS AND RETAIL
 - C-B COMMERCIAL - CENTRAL BUSINESS
 - C-R COMMERCIAL - RESTRICTED
 - C-S COMMERCIAL - SPECIAL
 - I INDUSTRIAL

[Signature]
 MAYOR
[Signature]
 VILLAGE CLERK





THIS IS A PARTIAL REPRODUCTION OF THE ORIGINAL DISTRICT MAP ON FILE
 IN THE VILLAGE OFFICE, WHICH SAID MAP SHALL BE CONTROLLING.

PREPARED BY
 DEPARTMENT OF PUBLIC WORKS
 VILLAGE OF GARDEN CITY
 APPROVED BY *[Signature]*
 DIR. OF PUBLIC WORKS



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Garden City\GardenCity_GeneralizedZoning_Final.mxd

Legend

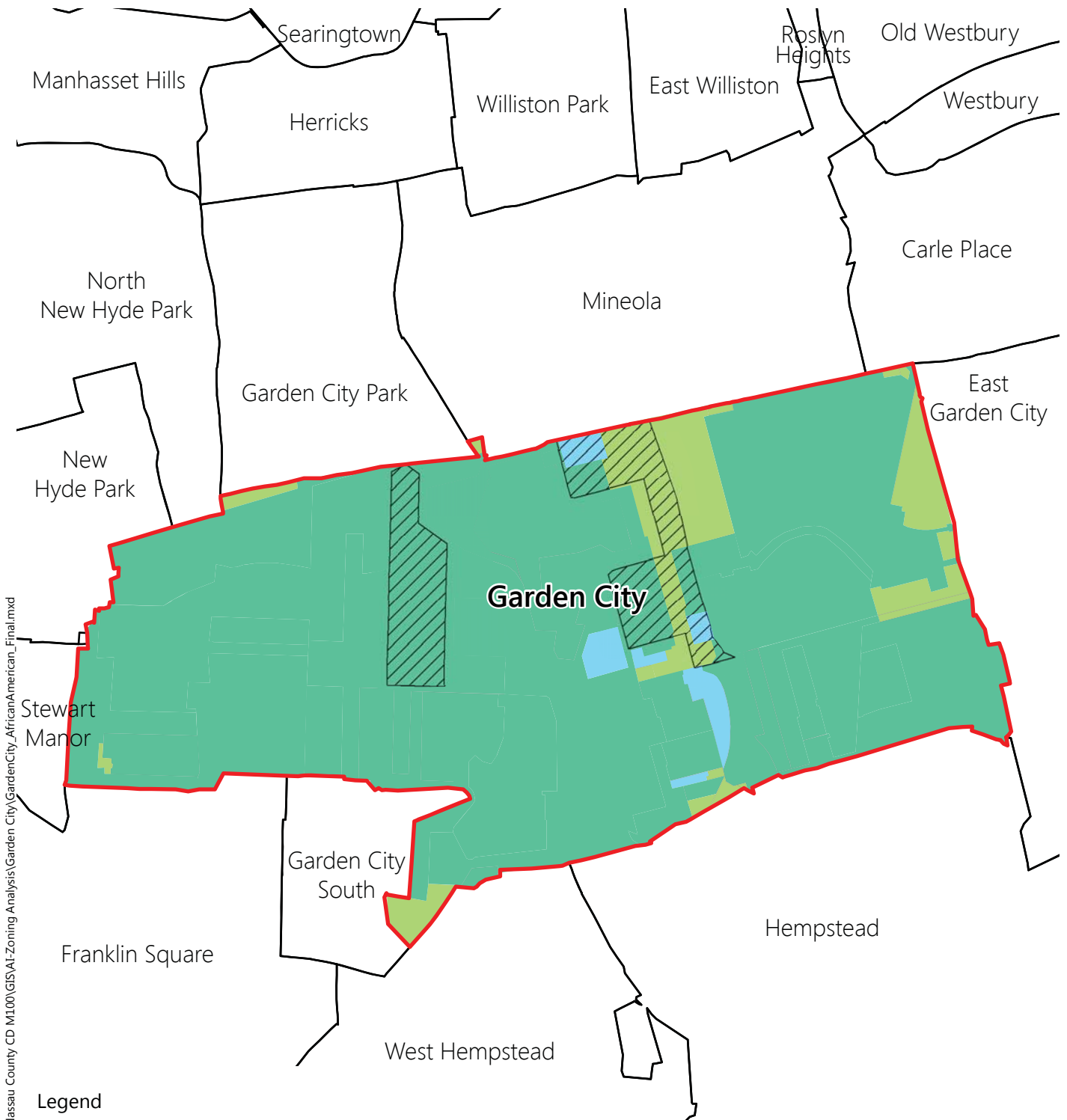
-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  4 - Does not permit residential use



Analysis of Impediments to Fair Housing | Village of Garden City, New York

2. Generalized Zoning

Source: Village of Garden City



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Garden City\GardenCity_AfricanAmerican_Final.mxd

Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- African-American Population \geq 11.1% of Total

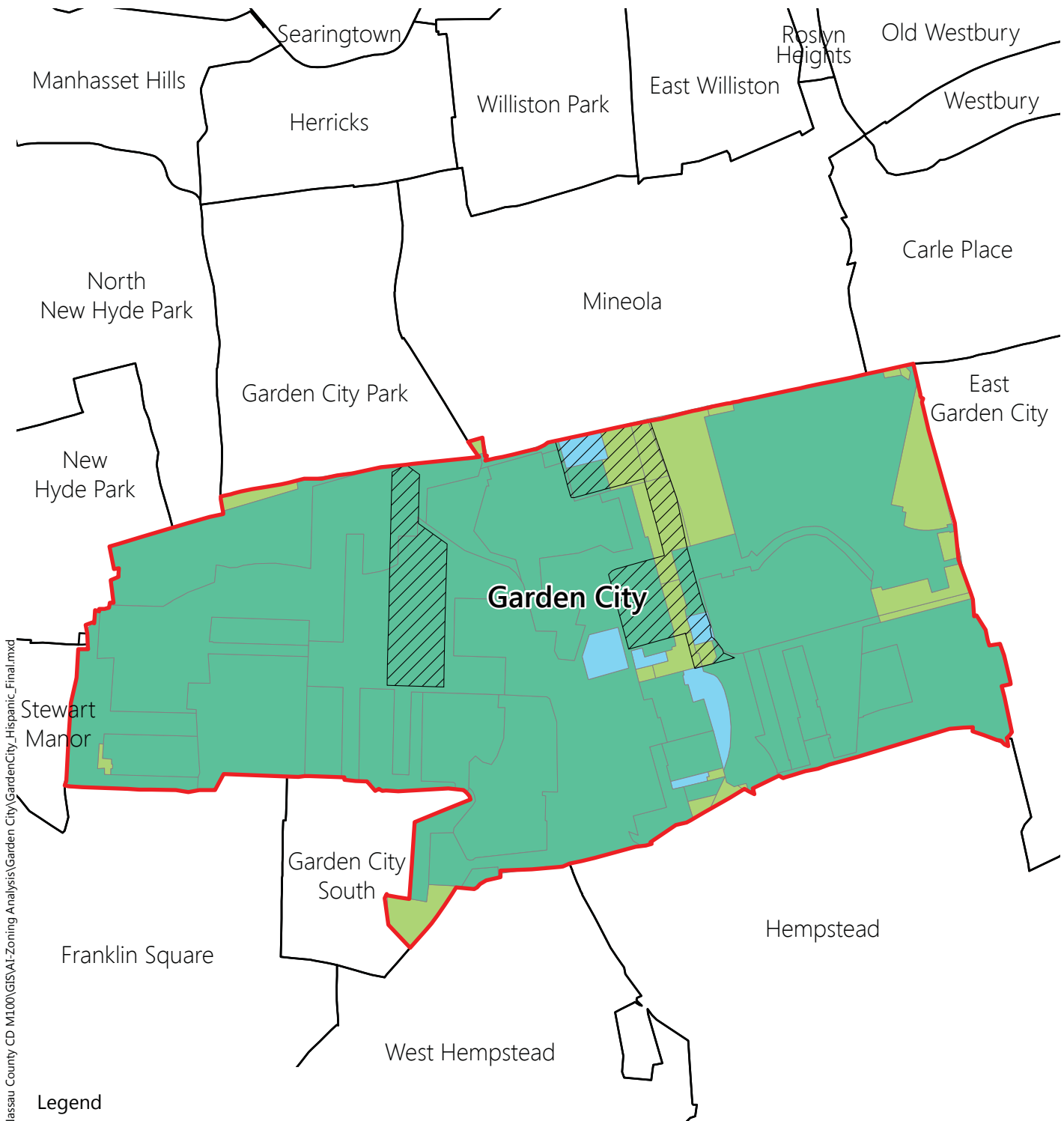
Village African-American Population: 0.9%*
Village Median Household Income: \$150,380*
**Source: ACS 2009-2013 5-Year Estimates*



Analysis of Impediments to Fair Housing | Village of Garden City, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Garden City\GardenCity_Hispanic_Final.mxd

Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- Hispanic Population \geq 14.6% of Total

Village Hispanic Population: 4.1%*
Village Median Household Income: \$150,380*
**Source: ACS 2009-2013 5-Year Estimates*



Analysis of Impediments to Fair Housing | Village of Garden City, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Incorporated Village of Great Neck Estates

The Village of Great Neck Estates, located on the North Shore of Long Island, is in the Town of North Hempstead. The village is one of a group of small villages that cluster on the neck of the Great Neck Peninsula. It is bounded by Little Neck Bay and Queens County on the west. Beginning in the northwest, the surrounding villages are Harbor Hills, Saddle Rock Estates, Great Neck, Kensington, Great Neck Plaza, and University Gardens. The Village of Great Neck Estates encompasses 0.8 mi. Of this, 0.8 mi is classified as land and a miniscule 0.04 mi is categorized as water.

In 2010, the US Census recorded 2,761 persons in the Village. The population profile was 86.4% White, 10.2% Asian, and 0.8% Black/African American. The remaining population was classified as Native American, Hawaiian/Pacific Islander, some other race, or two or more races. Approximately 2.9% of the various groups classified themselves as Hispanic or Latino. According to the US Census, the village has steadily lost population since a peak of 3,262 in 1960.

The population in 2010 according to the Census Bureau was distributed into 902 households of which 83.9% (757) were classified as families. The average family size was 3.38 individuals and the average household size was slightly smaller (3.06 persons). Of the singles forming a household, 8.6% were over 65 years of age.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in Great Neck Estates village was \$129,356, approximately 31% higher than the county average (\$97,690).

Zoning Ordinance

Based on an analysis of Chapter 230 of the Incorporated Village of Great Neck Estates Village Code, there are no zoning districts permitting the development of multi-family housing within the Village. The Business D Incentive District formerly permitted multi-family housing, but expired in June 2011. Accessory apartments are permitted in all residential districts of the Village. Based on these findings, the opportunities for the development of affordable housing within the Village are extremely limited.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, virtually the entire village is zoned for single family residential use.

According to the US Census, American Community Survey 2010-2014 5-Year estimates, the Village of Great Neck Estates contained 1,005 housing units. The following list illustrates the number of residential units in a structure, demonstrating that approximately 13% of the housing units in Great Neck Estates are in multi-family structures.

Units in Structure	Estimate	Percent
Total Housing Units	1,005	100%
1-unit, detached	875	87%
3 or 4 units	20	2%
5 to 9 units	10	1%
10 to 19 units	29	3%
20 or more units	71	7%

Source: 2010-2014 American Community Survey 5-Year Estimates.

The 2010-2014 American Community Survey 5-year Estimates indicate that 498 units, or nearly 50% if the housing units in the Village of Great Neck Estates were built prior to 1940.

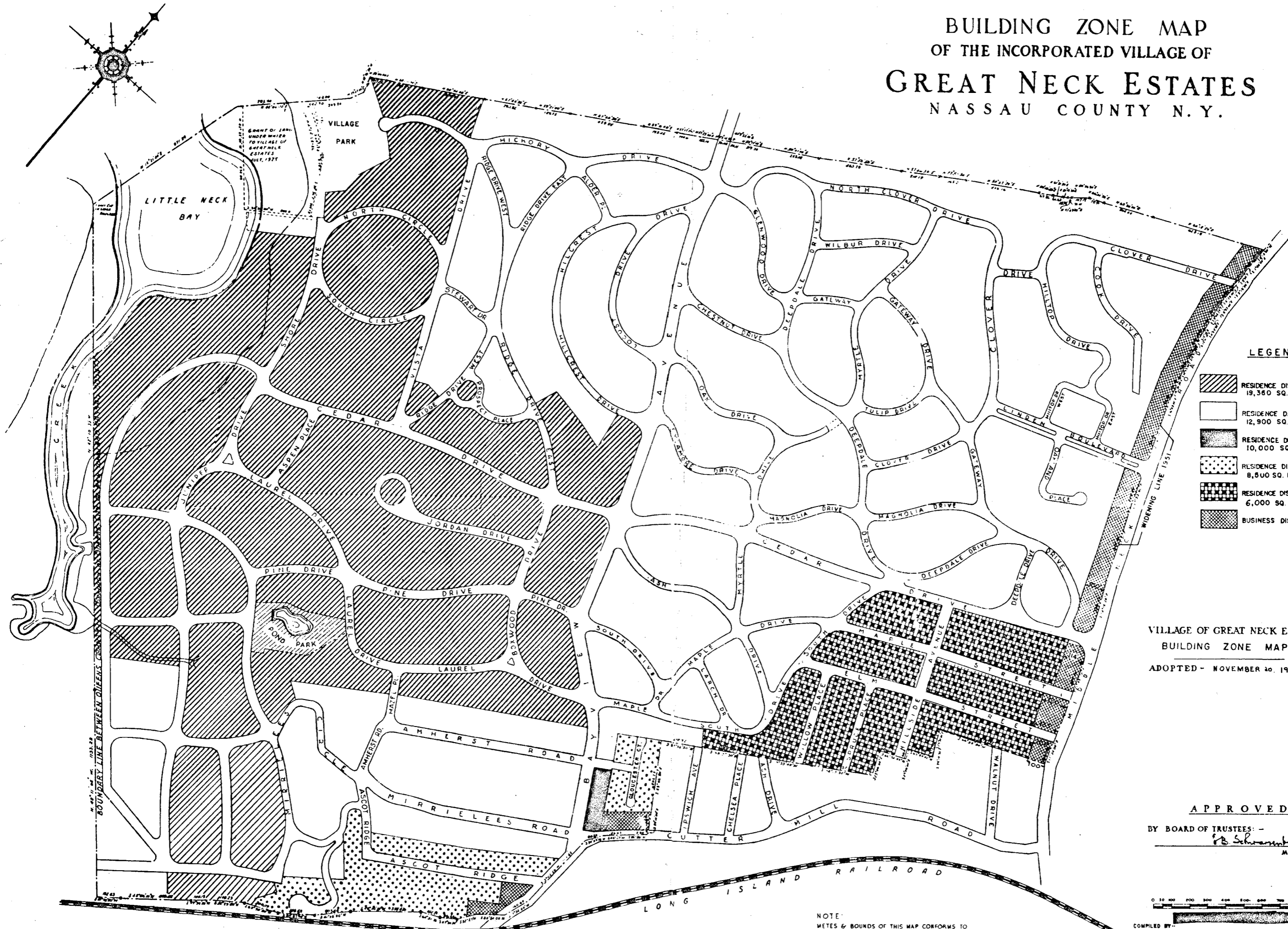
As indicated on Maps 3 and 4, there are areas in Great Neck Estates with a concentration of low/mod income population. There are no concentrations of African-American/Black or Hispanic population in Great Neck Estates.

Summary: Although Great Neck Estates zoning does not allow multi-family residential use, approximately 13% of the housing units in the village are in multi-family structures, which indicates that residential land use is not consistent with zoning. As such, it is not possible to make a correlation between zoning and income or race within the village.







CDBG and HOME Program Summary

The Village of Great Neck Estates has not applied for or received CDBG or HOME funds.

BUILDING ZONE MAP OF THE INCORPORATED VILLAGE OF GREAT NECK ESTATES NASSAU COUNTY N. Y.




LEGEND

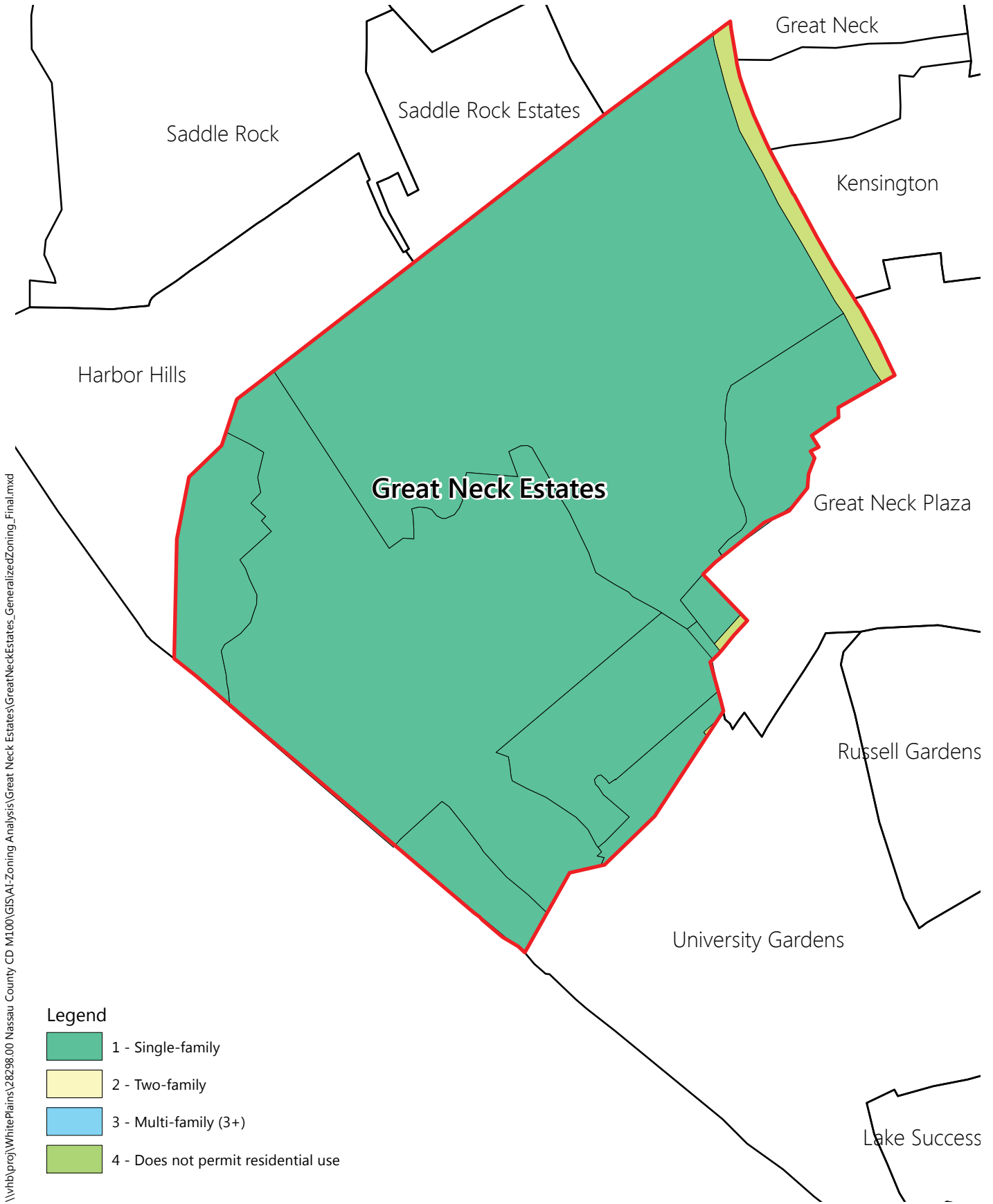
-  RESIDENCE DISTRICT "A"
19,360 SQ. FT.
-  RESIDENCE DISTRICT "B"
12,900 SQ. FT.
-  RESIDENCE DISTRICT "B-B"
10,000 SQ. FT.
-  RESIDENCE DISTRICT "B-C"
8,800 SQ. FT.
-  RESIDENCE DISTRICT "C"
6,000 SQ. FT.
-  BUSINESS DISTRICT "D"

VILLAGE OF GREAT NECK ESTATES
BUILDING ZONE MAP
ADOPTED - NOVEMBER 10, 1956

APPROVED
BY BOARD OF TRUSTEES -
J.B. Schwambach
MAYOR

NOTE:
METES & BOUNDS OF THIS MAP CONFORMS TO
ORIGINAL SURVEY FILED JANUARY 12, 1911.
AREA 509 ⁸⁰/₁₀₀ ACRES.

0 10 200 400 600 800 1000

COMPILED BY
WILLIAM R. HOWE
VILLAGE ENGINEER



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Great Neck Estates\GreatNeckEstates_GeneralizedZoning_Final.mxd

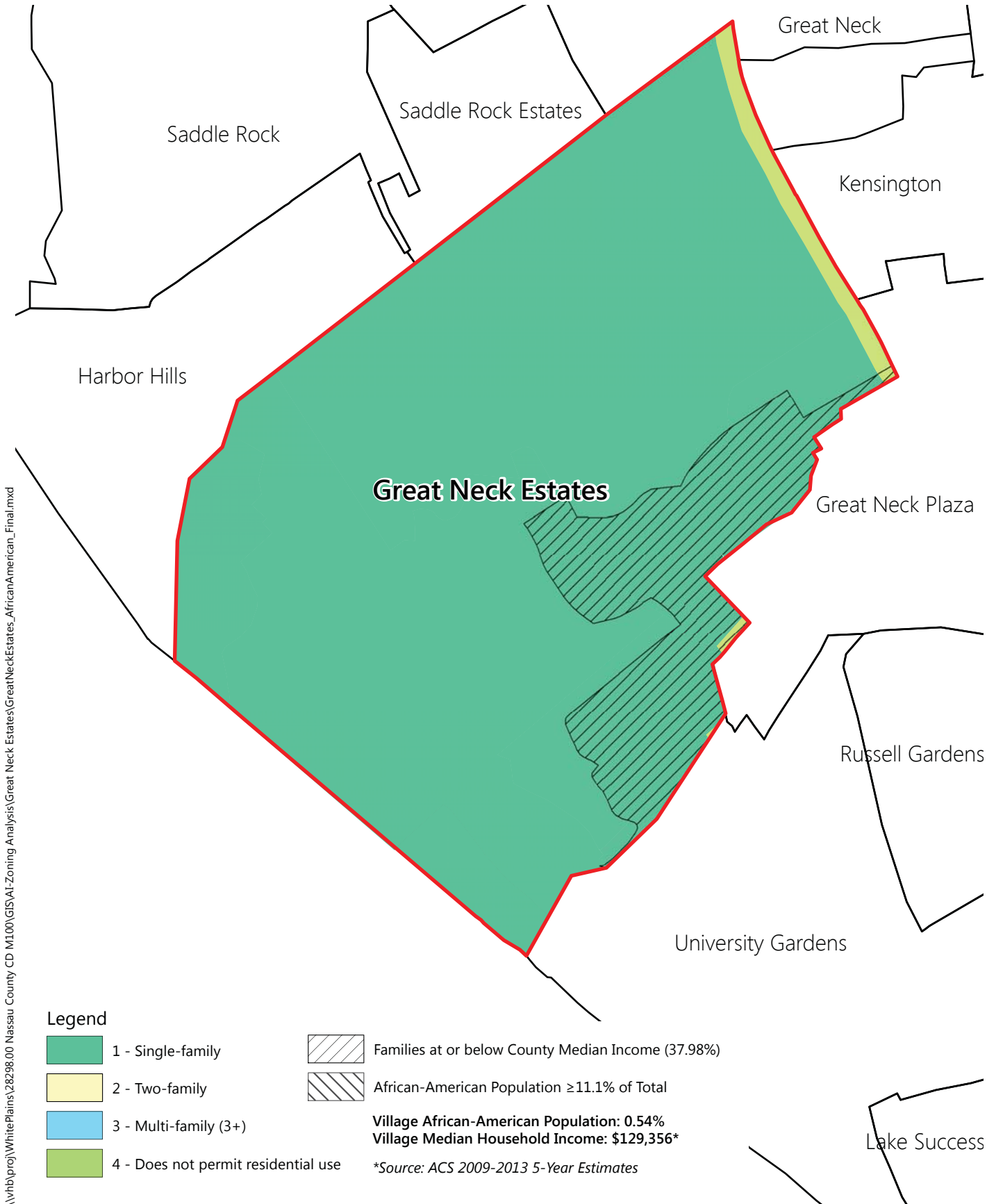
- Legend**
- 1 - Single-family
 - 2 - Two-family
 - 3 - Multi-family (3+)
 - 4 - Does not permit residential use

0 350 700 1400 Feet

Analysis of Impediments to Fair Housing | Village of Great Neck Estates, New York

2. Generalized Zoning

Source: Village of Great Neck Estates



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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- African-American Population \geq 11.1% of Total

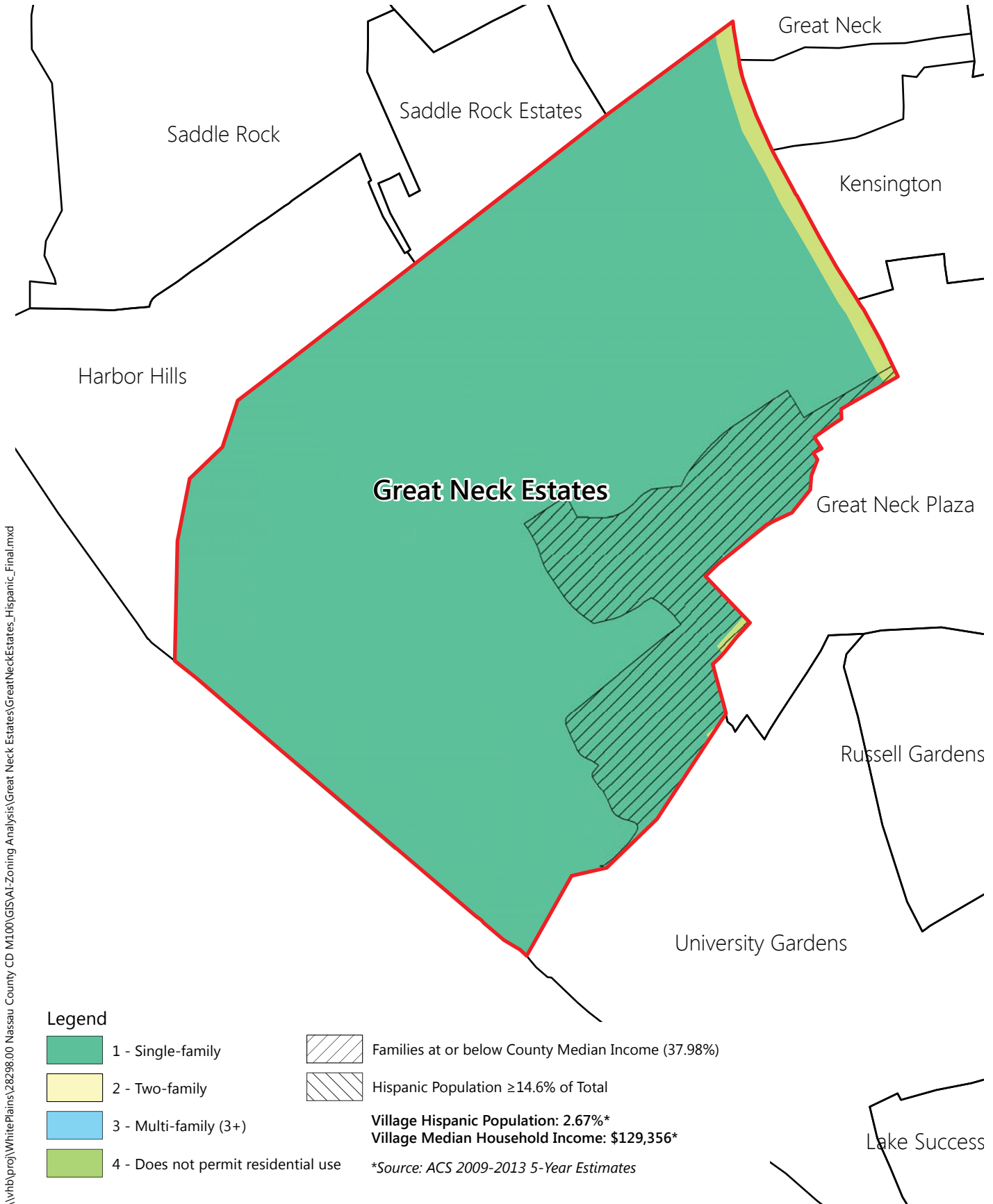
Village African-American Population: 0.54%
Village Median Household Income: \$129,356*
**Source: ACS 2009-2013 5-Year Estimates*



Analysis of Impediments to Fair Housing | Village of Great Neck Estates, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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Legend

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- Hispanic Population \geq 14.6% of Total

Village Hispanic Population: 2.67%*
Village Median Household Income: \$129,356*
**Source: ACS 2009-2013 5-Year Estimates*



Analysis of Impediments to Fair Housing | Village of Great Neck Estates, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Incorporated Village of Great Neck Plaza

The Village of Great Neck Plaza is located in the town of North Hempstead. Great Neck Plaza encompasses a busy commercial district, two parks, as well as a residential section with many multiple dwellings and private homes. Although geographically the Village measures only a third of a square mile, it boasts a vibrant downtown including the Great Neck LIRR station, over 250 retail stores and service establishments, almost 90 multiple-family apartment buildings, 148 single family homes, approximately 40 office buildings, two hotels, a nursing home, a senior independent living facility and one assisted-care living facility.

The population in the Village of Great Neck Plaza was 6,707 at the 2010 census. According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the village of Great Neck Plaza was 1.29% and the Hispanic share of population was 11.3%. The median household income was \$59,424. It is also noted that Great Neck Plaza has a substantial Asian population - - as of the 2010 Census the racial makeup of the village was 11.6% Asian, which is substantially higher than the countywide Asian population of 4.7%.

Zoning Ordinance

The Incorporated Village of Great Neck Plaza presents several opportunities for the development of multiple dwelling units, including requirements for the creation of affordable housing, as described in Chapter 225 of the Village Code. The Residence D, T, E, and Business B Districts permit multi-family housing either as-of-right or by special permit. Regarding the Business B Zoning District, any residential buildings built within this district must comply with the affordable housing requirements of the Long Island Workforce Housing Act. Further, the C-2 Zoning District requires that 7.5 percent of all gross floor area developed within the district be designated as affordable housing, with available density bonuses. As all of these districts comprise the majority of land area within the jurisdiction, opportunities for development of affordable housing within the Village are high.

Residential Zoning and Land Use

As shown on the Generalized Zoning map, the majority of the Village allows multi-family residential use. The easternmost portion of the village, which is surrounded by the Village of Thomaston does not allow two- or multi-family residential development. Limited areas zoned for multi-family use include an area along north Central Avenue,

Within the Village of Great Neck Plaza, there are no concentrations of either African American/Black population or Hispanic population.

Great Neck Plaza has one of the lowest median household incomes (\$59,424) in the consortium. This may be due, in part, to the fact that this small village has a substantial senior population with a nursing home, a senior independent living facility and one assisted-care living facility.

Summary: Low/mod income population is found in single-family and multi-family residential areas and, therefore, there does not appear to be any correlation or between residential zoning and income or race in the Village of Great Neck Plaza.

CDBG Program Summary

Although the entire Village of Great Neck Plaza is eligible to undertake area-wide benefit activities, it has historically applied for CDBG funding for senior bus transportation services. Last year Great Neck Plaza was seeking CDBG funding to leverage with State funding they had received for a “Complete Streets” project. The project will be underway in the near future.


Village of Great Neck Plaza

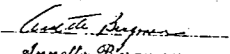
Official Map

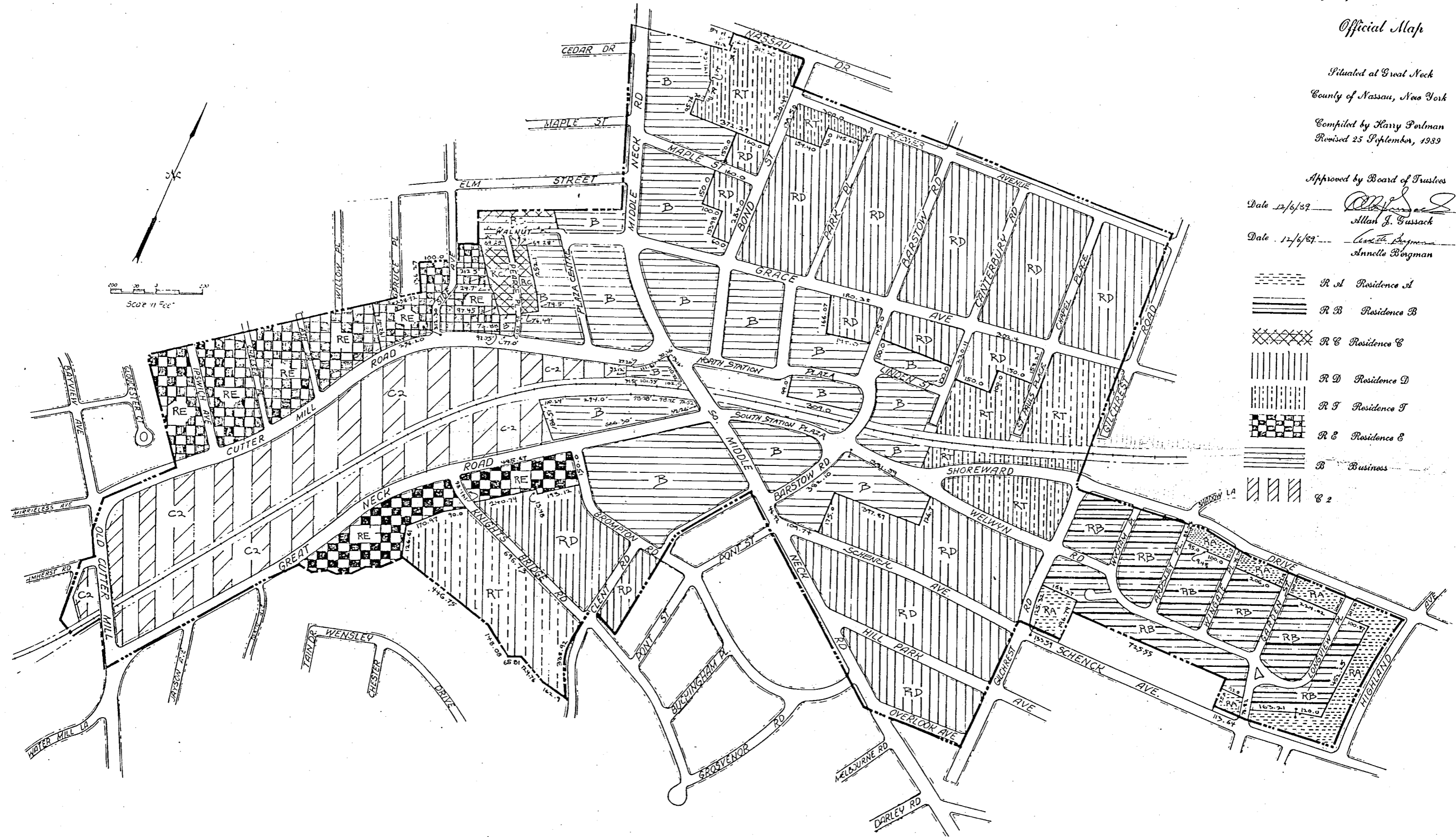
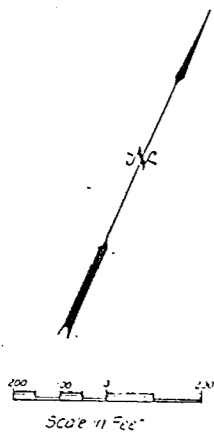
Situated at Great Neck
County of Nassau, New York

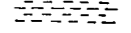
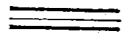
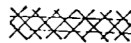
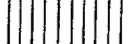

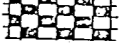
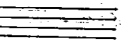

Compiled by Harry Portman
Revised 25 September, 1939

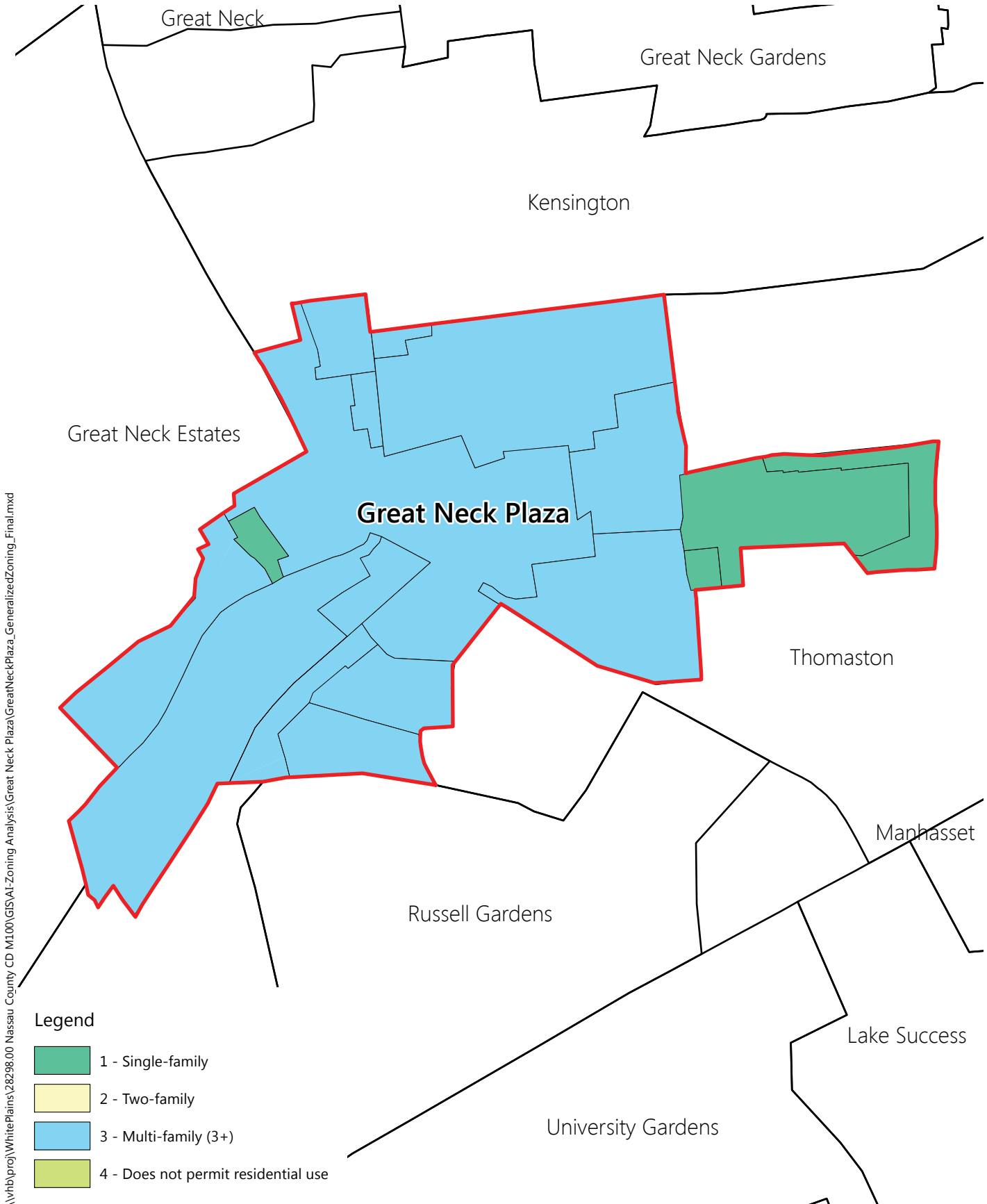
Approved by Board of Trustees

Date 12/6/39  Mayor
Allan J. Gussack

Date 12/6/39  Clerk
Annelo Bergman







-  R A Residence A
-  R B Residence B
-  R C Residence C
-  R D Residence D
-  R F Residence F
-  R E Residence E
-  B Business
-  C 2



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Legend

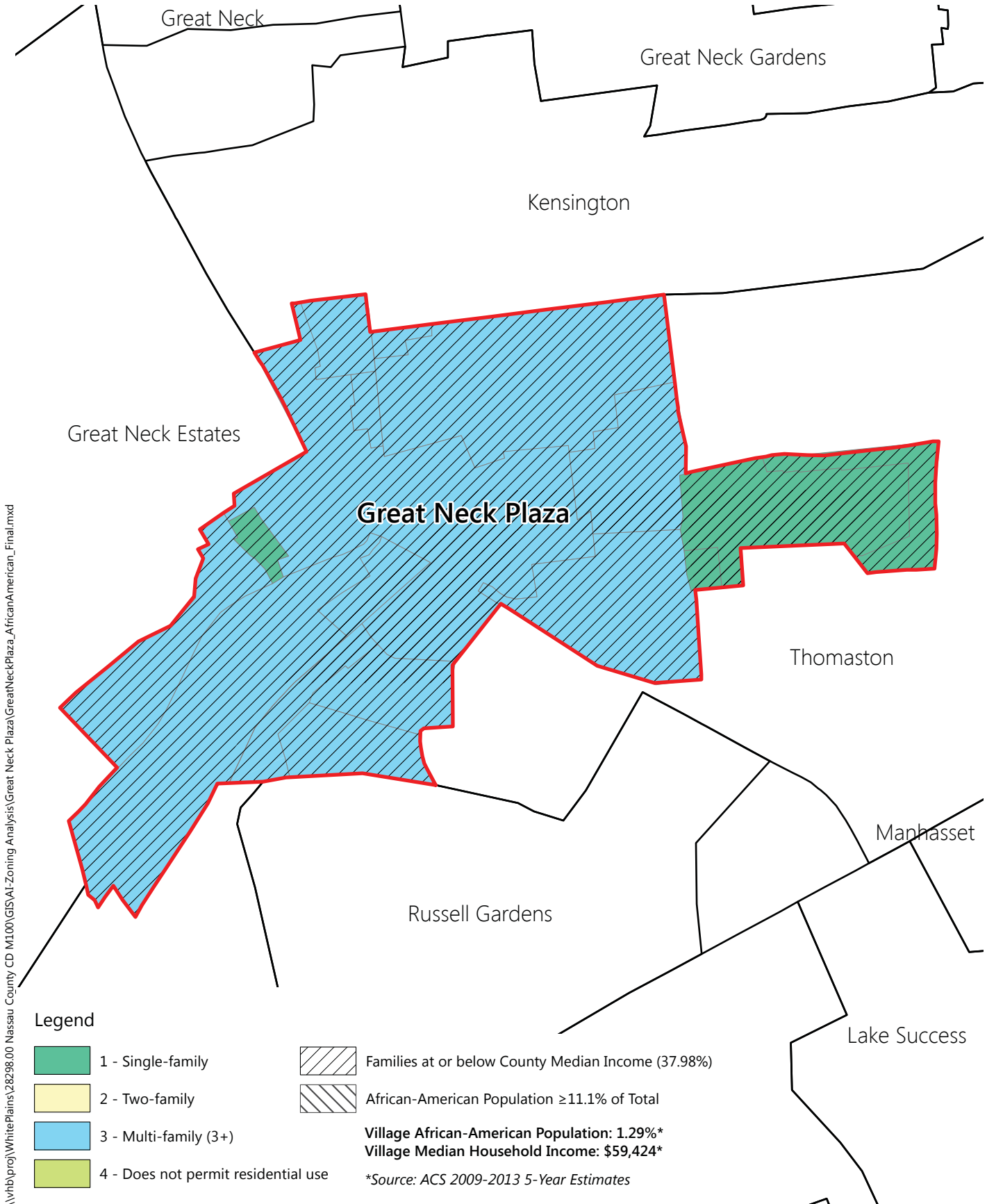
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Analysis of Impediments to Fair Housing | Village of Great Neck Plaza, New York

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Source: Village of Great Neck Plaza



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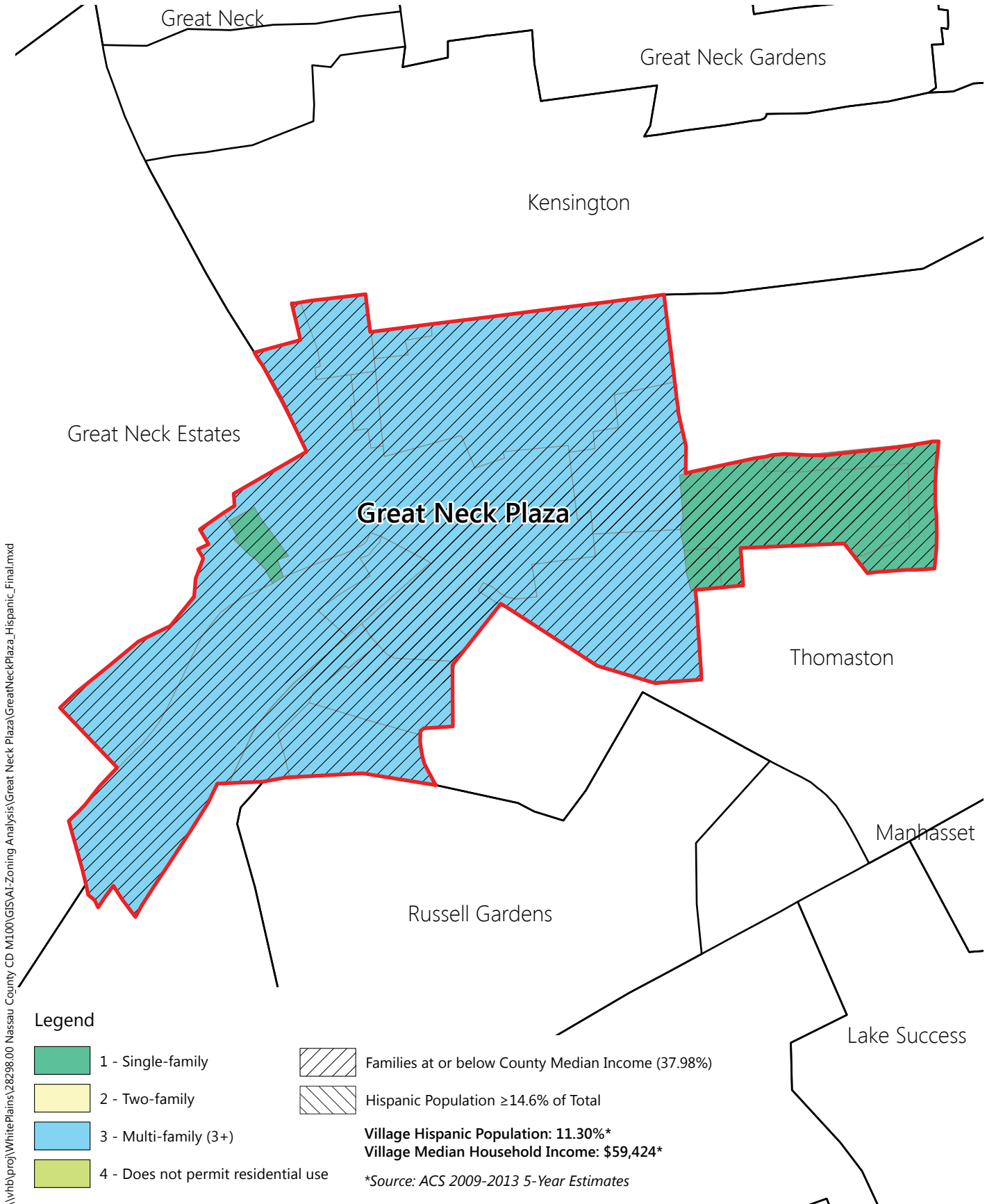
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Analysis of Impediments to Fair Housing | Village of Great Neck Plaza, New York

3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

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Analysis of Impediments to Fair Housing | Village of Great Neck Plaza, New York

4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)