

NASSAU COUNTY

OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

CITIZEN PARTICIPATION PLAN

FOR THE HUD CONSOLIDATED STRATEGY AND PLAN

December 1994
Revised June 1995
Revised March 2005
Revised May 2010
Revised June 2015

I. INTRODUCTION AND BACKGROUND

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

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

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

II. CITIZEN PARTICIPATION PLAN OBJECTIVES

The Citizen Participation Plan incorporates the following major provisions:

- A. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas and of areas in which Federal housing and community development funds are proposed to be used;
- B. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the amount of funds available to Nassau County, and Nassau County's proposed use of funds;
- C. Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level

and type of assistance to be determined by the Nassau County OHCD;

- D. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;
- E. Provides for a timely-written answer to written comments, complaints and grievances, within 20 working days where practicable; and
- F. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

III. PLAN ELEMENTS

A. Participation

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

Announcement of the Draft Consolidated Plan will be published in *Newsday*, a newspaper of general circulation, as well as on the OHCD website, providing for a 30 day comment period. The Draft Consolidated Plan will be made available at Nassau County Office of Housing and Community Development and on the OHCD website for review by Consortium Communities, County and local agencies and the not-for-profit sector. Reasonable opportunity to comment on substantial amendments to the Consolidated Plan will be provided. Substantial amendments will be defined as changes in use of funding from one eligible activity to another; and addition or deletion of an established Consolidated Plan strategy. Substantial changes shall not include: transfers of a modest amount of funds from an existing line to another existing project line

without material changes to either project in terms of beneficiaries or locations; or transfers of left-over funds from a completed project to an existing project without material change in terms of beneficiaries or locations. Notices will be published in *Newsday* providing for a 30 day comment period.

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

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

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

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

B. Consolidated Plan Coordination

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

C. Access to Meetings and Information

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

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

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

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

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

D. Technical Assistance

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

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

E. Public Hearings

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

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

F. Grievances/Comments

The Nassau County OHCD Director will be responsible for responding to all written comments and grievances. Every effort will be made by the Director to respond in writing within 20 working days from the date of receipt of the written complaint or comment. In cases where additional information is required in order to properly respond to the complaint or comment, this will be documented in writing to the complainant or commenter, and a full response provided at a stated later date.

In the event that a grievance or dispute cannot be satisfactorily resolved by the Nassau County OHCD, a copy of all correspondence regarding the grievance shall be forwarded to the New York Area Office of HUD for further guidance and resolution.

G. Needs of Non-English Speaking Residents

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

H. Displacement

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

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

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

income households who must be displaced in order to carry out an approved project. This assistance will include the following:

- a. The provision of housing counseling and referrals to comparable housing as necessary prior to displacement;
- b. The issuance of priority status for the Housing Choice Voucher Program for households income qualified and relocating within the jurisdiction of Nassau County; and
- c. The provision of relocation benefits and moving expense payments for each household displaced.

**First Public Hearing –
February 16, 2017
Public Participation and
Comments**

INTER-OFFICE MEMO

*MJL by
& AFE*

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

TODAYS DATE: 01/13/2017

RE: Request to Reserve Legislative Chambers

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

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

PURPOSE & EXPECTED NUMBER IN ATTENDANCE:

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

REFRESHMENTS SERVED:

EQUIPMENT NEEDED: microphone podium tv/video screens
 laptop(s) tables - if yes how many 2 chairs - if yes how many _____

_____ other, please be specific

I have read the Instructions and Notes with this form and will comply with all

Fries, Elizabeth A

From: Dukes, Theresa
Sent: Friday, January 13, 2017 9:36 AM
To: Fries, Elizabeth A
Cc: Sarcone, John; Crean, Kevin J
Subject: Legislative Chambers Request
Attachments: Legislative Chambers Request Form - 1st Public Hearing.pdf

Hi Liz,

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

Thank you.

Terry

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

ACURA
Island Acura • 866-623-5218

BUICK
Sun Buick of LI • 866-619-4681

CADILLAC
Sarant Cadillac • 516-293-5000

CHEVROLET
Robert Chevrolet • 866-741-0860

CHRYSLER
Atlantic Chrysler • 866-827-4094
Merrick Chrysler • 888-346-5289
Star Auto Group Chrysler • 866-848-9250

DODGE
Atlantic Dodge • 866-827-4094
Merrick Dodge • 888-346-5289
Star Auto Group Dodge • 866-848-9250

FIAT
Star Auto Group Fiat • 866-848-9250

FORD
Ford of Smithtown • 866-800-6230
Riverhead Ford • 866-728-7515
Hasset Pre-Owned • 866-619-4687

GMC
Rockville Centre GMC
• 866-608-0940
Sun GMC of LI
• 866-619-4681

JEEP
Atlantic Jeep
• 866-827-4094
Merrick Jeep
• 888-346-5289
Star Auto Group Jeep
• 866-848-9250

KIA
Autoworld Kia • 888-861-3049
Generation Kia • 888-248-4559
Smithtown Kia • 866-632-2075

LEXUS
Rallye Lexus • 888-280-4719

LINCOLN
Riverhead Lincoln • 866-728-7515
Hasset Pre-Owned • 866-619-4687

RAM
Atlantic Ram • 866-827-4094
Merrick Dodge RA • 888-364-5289

SUBARU
Hasset Pre-Owned • 866-619-4687

INDEPENDENT
JTL Auto Sales • 866-370-4353
Asset Recovery Liquidators
• 888-294-7979
Atlantic Pre-Owned Outlet
• 866-370-4358

DEAL OF THE WEEK
2008 LEXUS ES 350

69,478 miles | \$13,988



Low Mileage, Leather
Heated Seats, Moonroof

For more information on this vehicle contact
SMITHTOWN KIA
(866) 632-2075

LEGAL NOTICES

Legal Notice # 21245414
Legal Notice
The annual report of the Rafter Family Foundation for the fiscal year ending December 31, 2016 is available at its principal office located at 400 Garden City Plaza, Suite 210, Garden City, New York 11530 for inspection during regular business hours by any citizen who requests it within 30 days hereof. The principal manager of the Foundation is Dennis Rafter, telephone 516-294-8550.

Legal Notice # 21243683
Notice of formation of Smile 17, LLC. Articles of Organization filed with the Secretary of State of New York SSNY on December 30th, 2016. Office located in Nassau County. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC to 2449 Riverside Dr, Wantagh, NY 11793. Purpose: Fix and service dental equipment.

Legal Notice # 21242542
NY HOME CARE SELECT, LLC. Arts. of Org. filed with the SSNY on 01/03/2017. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, C/O Murry England, 53 West Hawthorne Ave Ste. 32, Valley Stream, NY 11580. Purpose: Any Lawful Purpose.

Legal Notice # 21243810
GLENN A BECKER MD PLLC, a Prof. LLC. Arts. of Org. filed with the SSNY on 01/13/2017. Office loc: Nassau County. SSNY has been designated as agent upon whom process against it may be served. SSNY shall mail process to: The LLC, 30 Hempstead Ave., Ste 204, Rockville Centre, NY 11570. Purpose: To Practice the Profession of Medicine.

Legal Notice # 21238082
C&D UNITY PROPERTIES I, LLC. Arts. of Org. filed with the SSNY on 12/20/2016. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 996 Wateredge Pl, Hewlett, NY 11557. Purpose: Any Lawful Purpose.

Legal Notice # 21239405
CHALICE CAPITAL 2 LLC, Arts. of Org. filed with the SSNY on 12/17/2015. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 996 Wateredge Pl, Hewlett, NY 11557. Purpose: Any Lawful Purpose.

Legal Notice # 21240528
728 SOUTH OYSTER BAY ROAD REALTY LLC. Arts. of Org. filed with the SSNY on 01/03/2017. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 2188 Kirby Lane, Syosset, NY 11791. Purpose: Any Lawful Purpose.

Legal Notice # 21240530
NOMES CAPITAL HOLDINGS LLC. Arts. of Org. filed with the SSNY on 12/23/2016. Office loc: Nassau County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Hareh Sainani, 26 East Road, Port Washington, NY 11050. Purpose: Any Lawful Purpose.

Legal 2124550601

Notice of Public Hearing
Nassau County Five-Year Consolidated Plan,
Fair Housing Plan, and Annual Action Plan
Federal Fiscal Year 2017

The Nassau County Office of Housing and Community Development (NC OHCD) is the administering agency for the U.S. Department of Housing and Urban Development (HUD)'s Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program, collectively known as HUD's Consolidated Programs. These programs are intended to support the goals of providing a suitable living environment, decent housing, and expanding economic opportunities for low to moderate income persons.

As a condition of receiving the above noted federal funds for federal fiscal year 2017, HUD requirements stipulate that the Nassau County OHCD must submit an Annual Action Plan describing how each year's expected funding will be used to further the goals established in the Nassau County Five Year Consolidated Plan. The FY2017 Action Plan must outline proposed activities that the County and its sub-grantees and sub-recipients will carry out during the County's 2017 Program Year, which begins on September 1, 2017. Nassau County anticipates receiving approximately \$13,000,000.00 in Community Development Block Grant (CDBG) Program funds, \$1,800,000.00 in HOME Investment Partnerships (HOME) Program funds, and \$1,140,000.00 in Emergency Solutions Grants (ESG) Program funds.

To initiate the process, the Nassau County OHCD will conduct a public hearing on **Thursday, February 16, 2017 at 6:00 PM.** The meeting will take place at the Theodore Roosevelt Executive and Legislative Building Legislative Chambers, 1550 Franklin Avenue, Mineola, NY. The purpose of the hearing is to identify housing and community development needs in the County, review past performance and proposed program amendments, and to identify anticipated sources of funding to be made available to the Nassau Urban County Consortium during its 2017 program year. All citizens, non-profit organizations and other interested parties are invited to attend and provide input and comments. Written comments should be forwarded to the address provided below.

Formal Notices of Funding Availability (NOFA) will be published shortly and will be available on the County's website at: <http://www.nassaucounty.gov/1524/Office-of-Housing-and-Community-Development>. Funding applications will available at the hearing and will be posted at this site on February 16, 2017.

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

Aviso de audiencia pública
Nassau County cinco años consolidado Plan,
Plan de equidad de vivienda y Plan de acción anual
Año Fiscal Federal 2017

La oficina de vivienda y desarrollo comunitario (NC OHCD) del Condado de Nassau es la agencia administradora para el Departamento de vivienda y urbano desarrollo (HUD) del programa de subvención de desarrollo comunitario (CDBG), el programa de sociedades de inversión (casa) de casa y el programa de becas de soluciones de emergencia (ESG), conocidos colectivamente como programas consolidados de HUD. Estos programas se pretenden apoyar los objetivos de proporcionar un entorno de vida adecuado, vivienda digna y cumplir las oportunidades económicas para el punto bajo a las personas de ingresos menores.

Como condición para recibir los fondos federales para el año fiscal federal 2017, requisitos de HUD estipulan que el OHCD Condado Nassau deberá presentar un Plan de acción anual que describe cómo cada año espera financiación se utilizará para fomentar los objetivos establecidos en el Nassau Condado consolidado Plan de cinco años. El Plan de acción 2017 debe indicar actividades propuestas que el condado y sus beneficiarios sub-recipientes llevara a cabo durante el año del programa 2017 del Condado, que comienza el 01 de septiembre de 2017. Condado de Nassau anticipa recibir aproximadamente \$13,000,000.00 en fondos del programa de subvención de desarrollo comunitario (CDBG), \$1,800,000.00 en fondos del programa de sociedades de inversión (casa) de inicio y \$1,140,000.00 en fondos del programa de becas de soluciones de emergencia (ESG).

Para iniciar el proceso, el Nassau Condado OHCD llevará a cabo una audiencia pública en **Jueves, 16 de febrero de 2017 en 18:00** La reunión tendrá lugar en el ejecutivo de Theodore Roosevelt y el edificio legislativo de las cámaras legislativas en 1550 Franklin Avenue, Mineola, NY. El propósito de la audiencia es identificar la vivienda y desarrollo comunitario en el condado, revisar funcionamiento y modificaciones de la propuesta de programa y para identificar fuentes anticipadas de fondos para poner a disposición del consorcio Condado urbano de Nassau durante su año 2017. Todos los ciudadanos, las organizaciones sin fines de lucro y otras partes interesadas están invitados a asistir y proveer entrada y comentarios. Comentarios por escrito deberán enviarse a la dirección proporcionada a continuación.

Formal los avisos de financiación disponibilidad (NOFA) se publicará en breve y estará disponible en el sitio web del Condado: <http://www.nassaucounty.gov/1524/Office-of-Housing-and-Community-Development>. Aplicaciones de financiación estarán disponibles en la audiencia y serán publicadas en este sitio el 16 de febrero de 2017.

Para más información, póngase en contacto con la oficina de vivienda y desarrollo comunitario, 40 Main Street, Hempstead, Nueva York 11550, (516) 572-1924. Se proveerá dispositivos de telecomunicaciones para el servicio de transmisión de serdos (TDD) llamando al (800) 201-7165. Servicios de traducción de interpretación y lenguaje de señas estarán disponibles a petición de llamar a la Sr. Pamela Hillman, siete días antes de la audiencia de (202) 442-7251. Las personas, que requieren de interpretación o traducción, deben especificar el idioma de preferencia incluyendo español, Chino, Italiano, persa, Coreano y criollo haitiano. A personas previamente registradas sólo se proporcionará servicio de interpretación de la lengua. Solicitudes de adaptación razonable adicional deben orientarse a Theresa Dukes, oficina de vivienda y desarrollo comunitario en (516) 572-1924.



NASSAU COUNTY OFFICE OF HOUSING & COMMUNITY DEVELOPMENT
JOHN SARCONI, DIRECTOR
40 MAIN STREET, 1ST FLOOR
EDWARD P. MANGANO, COUNTY EXECUTIVE



Oficina del Condado de NASSAU de desarrollo de vivienda y comunidad
JOHN SARCONI, DIRECTOR
40 MAIN STREET, 1ST FLOOR
EDWARD P. MANGANO, EJECUTIVO DEL CONDADO



**NASSAU COUNTY
EMERGENCY SOLUTIONS GRANTS PROGRAM
NOTICE OF FUNDING AVAILABILITY (NOFA)**

The Nassau County Office of Housing and Community Development (NC OHCD) is issuing a Notice of Funding Availability and inviting applications from qualified applicants to undertake housing activities under Nassau County 2017 Emergency Solutions Grants (ESG) Program. The Nassau County OHCD is the overall administrative agent for the Federal ESG program which is funded through the U.S. Department of Housing and Urban Development (HUD). Nassau County anticipates the receipt of approximately \$1,146,000.00 in ESG funds in federal fiscal year 2017. The County's 2017 program year begins September 1, 2017. The Emergency Solutions Grants Program is designed to restrict the increase of homelessness through the funding of prevention programs as well as to fund existing shelter services. Eligible activities include:

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

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

All applications will be screened by NC OHCD staff for completeness and compliance with applicable regulations. Additionally, the County will utilize the following criteria in selecting projects for funding:

- Experience of the applicant in developing and/or operating homeless housing;
- Experience of the applicant in working with the federal Emergency Solutions Grants Program, including, but not limited to compliance with reporting and expenditure requirements;
- Administrative capabilities and financial capacity in undertaking proposed projects;
- Proposals that implement recommendations identified in Nassau County's 10 Year Plan to End Chronic Homelessness;
- Proposals that invest in the prevention of homelessness including preventing housed families and individuals from becoming homeless; preventing individuals from becoming homeless upon discharge from institutions; and preventing veterans from becoming homeless upon discharge;
- Proposals that meet the needs of homeless subpopulations as defined by HUD including the chronically homeless, veterans, persons with chronic disabilities (physically disabled, severely mentally ill, chronic substance abusers, and HIV/AIDS), victims of domestic violence, youth, and elderly;
- Projects that leverage other resources;
- The availability of matching resources; and
- Degree of assistance provided to the homeless including implementing a "Housing First Approach" to help people exit homelessness.

Applications must be received by 4:00 p.m. on Monday, April 3, 2017 at the address noted below.

To obtain an application or for further information on program requirements, please contact Cherie Edmonston, ESG Program Supervisor at (516) 572-0552 or via email at: cedmonston@nassaucountyny.gov or log onto our website: <http://www.nassaucountyny.gov/1524/Office-of-Housing-and-Community-Development>

**NASSAU COUNTY OFFICE OF COMMUNITY
DEVELOPMENT**

JOHN R. SARGON, DIRECTOR
40 Main Street, 1st Floor
Hempstead, New York 11550

EDWARD P. MANGANO, COUNTY EXECUTIVE



NEWSDAY PROOF

Advertiser: NASSAU CTY OFC OF HOUSING AND COMM DEV
Agency: NASSAU CTY OFC OF HOUSING AND COMM DEV
Ad Number: 0021252399
Start Date: 02/24/2017
End Date: 02/24/2017
Price: \$824.00
Ordered By: Legaladv@newsday.com

Phone: 5165721914
Contact: THERESA
Section: Legals
Class: 11100
Size: 2 x 103 **Times:** 1
Date: 2/23/2017
Zone(s): C-Nassau

**NASSAU COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM**

NOTICE OF FUNDING AVAILABILITY (NOFA)

The Nassau County Office of Housing and Community Development (NC OHCD) is requesting proposals from qualified applicants to undertake community development activities under Nassau County's 2017 Community Development Block Grant (CDBG) Program. The Nassau County OHCD is the overall administrative agent for the Federal Community Development Block Grant (CDBG) Program which is funded through the Federal U.S. Department of Housing & Urban Development (HUD). The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

Nassau County anticipates the receipt of approximately \$13,000,000.00 in CDBG funds, of which approximately 80% will be designated for municipalities who are members of the Nassau Urban County Consortium. Approximately 3-5% of the funding may be made available for projects proposed by non-profit organizations for eligible CDBG activities, principally those that benefit a County-wide clientele. Funding awards, in this case will consider any additional federal requirements imposed on the funding, including spending deadlines, in addition to the criteria outlined below. The County's 2017 program year begins on September 1, 2017.

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

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

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

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

The County will utilize the following criteria in selecting projects that are consistent with:

- HUD CDBG Program objectives;
- Nassau County's Consolidated Plan and Identified Priorities;
- Degree of low/mod income benefit;
- Evidence of organizational capacity and readiness to proceed;
- Leveraging of other public and private resources;
- The County's Fair Housing Initiative to overcoming impediments to fair housing choice by providing housing opportunities in non impacted communities;
- Activities designed to implement recommendations identified in Nassau County's 10 Year Plan to End Chronic Homelessness;
- Evidence of Community Outreach and Support

Applications must be received by 4:00 pm on Monday, April 3, 2017 at the address noted below. Application packages and further information on program requirements can be obtained from the Nassau County Office of Housing and Community Development, 40 Main Street - 1st Floor, Hempstead, New York 11550. To obtain an application please contact Theresa Dukes, Program Development Supervisor, at (516) 572-1924 or e-mail tdukes@nassaucountyny.gov or on our website: <http://www.nassaucountyny.gov/1524/Office-of-Housing-and-Community-Development>

**NASSAU COUNTY OFFICE OF COMMUNITY
DEVELOPMENT
JOHN R. SARCONI, DIRECTOR
40 Main Street, 1st Floor
Hempstead, New York 11550
EDWARD P. MANGANO, COUNTY EXECUTIVE**



NEWSDAY PROOF

Advertiser: NASSAU CTY OFC OF HOUSING AND COMM DEV
Agency: NASSAU CTY OFC OF HOUSING AND COMM DEV
Ad Number: 0021252402
Start Date: 02/24/2017
End Date: 02/24/2017
Price: \$776.00
Ordered By: Legaladv@newsday.com

Phone: 5165721911
Contact: THERESA
Section: Legals
Class: 11100
Size: 2 x 88 **Times:** 1
Date: 2/23/2017
Zone(s): C-Nassau

Signature of Approval: _____

Date: _____

NASSAU COUNTY HOME INVESTMENT
PARTNERSHIPS PROGRAM

NOTICE OF FUNDING AVAILABILITY (NOFA)

The Nassau County Office of Housing and Community Development (NC OHCD) is requesting proposals from qualified applicants to undertake housing activities under Nassau County's 2017 HOME Investment Partnerships (HOME) Program. The HOME Program was established by the federal government through the National Affordable Housing Act of 1990. The goals of the HOME Program are to increase the supply of decent, safe, and sanitary affordable housing, including housing for the physically challenged, to promote the development of public/private partnerships, and to support non-profit housing organizations and leverage HOME funds with non-federal funds or resources.

Nassau County anticipates the receipt of approximately \$1,824,000.00 in HOME funds in federal fiscal year 2017. The County's 2017 program year begins on September 1, 2017.

Eligible Applicants Include: Units of local government; not-for-profit housing providers; housing development fund companies; and private housing developers.

Forms of Subsidy Include: Interest bearing loans, non-interest bearing loans, deferred loans, grants and interest subsidies.

Eligible Activities Include: Eligible activities under the HOME Program include: new construction of rental and first-time homebuyer housing, and assistance to first-time homebuyers; housing rehabilitation for owner-occupied and rental properties; transitional housing for special populations; real property acquisition in support of affordable housing creation; and the provision of services related to affirmatively furthering fair housing.

Income Requirements and Long-Term Affordability: Homeownership projects must target participants at income levels that are at or below 80% of Area Median Income (AMI), as established by HUD. At least 90% of HOME funds that are utilized for rental housing must be invested in units occupied by families below 80% of AMI. All units must remain affordable over a term of 5 to 20 years, depending on the level of assistance received. (Please refer to details in the HOME funding application.)

Non-Profit Participation: The program encourages participation by non-profit housing providers, and 15% of the County's HOME funds are set aside for non-profit organizations that qualify as Community Housing Development Organizations (CHDOs).

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

The County will review all projects to ensure consistency with:

- HUD HOME Program regulations and objectives;
- Nassau County's Consolidated Plan;
- Nassau County's Fair Housing Initiative to overcome impediments to fair housing choice by providing housing opportunities in non impacted communities;
- The recommendations identified in Nassau County's 10 Year Plan to End Chronic Homelessness

More details on Nassau County's priorities and rating criteria can be found in the HOME funding application and the HOME Investments Partnerships Program General Program Guide.

Subsidy Limits: Nassau County strongly encourages the maximum leveraging of HOME dollars. HUD regulations impose a per-unit subsidy limit on all HOME-funded projects. Nassau County reserves the right to impose stricter limitations on its HOME awards. The review of HOME funding applications will include an analysis of need and a subsidy layering review. Applicants must provide detailed substantiation of the proposed project's need for HOME funding.

Assistance for Low Income Housing Tax Credit Deals: Developers of affordable housing may choose to utilize federal low-income housing tax credits to attract equity funding for their deals. Nassau County encourages developers of low-income housing credit tax deals to utilize the HOME program as subordinate financing for their developments.

Applications must be received by 4:00 pm on Monday, April 3, 2017 at the address noted below. Applications received after this deadline may be considered for funding under the County's rolling application review period, if funding is available. Application packages and further information on program requirements can be obtained from the Nassau County Office of Housing and Community Development, 40 Main Street - 4th Floor, Hempstead, New York 11550. To obtain an application please contact James Nemley, HOME Program Supervisor, at (516) 572-1909 or e-mail jnemlev@nassaucountyny.gov or log onto our website: <http://www.nassaucountyny.gov/1524/Office-of-Housing-and-Community-Development>

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



NEWSDAY PROOF

Advertiser: NASSAU CTY OFC OF HOUSING AND COMM DEV
Agency: NASSAU CTY OFC OF HOUSING AND COMM DEV
Ad Number: 0021252386
Start Date: 02/24/2017
End Date: 02/24/2017
Price: \$920.00
Ordered By: Legaladv@newsday.com

Phone: 5165721911
Contact: THERESA DUKES
Section: Legals
Class: 11100
Size: 2 x 116 Times: 1
Date: 2/23/2017
Zone(s): C-Nassau

FY2017 Municipal Public Hearings

Municipality	Date of Public Hearing	Place	Time	Purpose
Bayville Village	3/27/2017	Village Hall	7:45PM	Request input from residents on the future use of CDBG funds
East Rockaway Village	3/13/2017	Village Hall	7:00PM	Request input from residents on the future use of CDBG funds
Farmingdale Village	3/6/2017	Village Hall	8:00PM	Request input from residents on the future use of CDBG funds
Floral Park Village	3/22/2017	Village Hall	8:00PM	Request input from residents on the future use of CDBG funds
Freeport Village	3/30/2017	Village Hall	4:30PM	Request input from residents on the future use of CDBG funds
Glen Cove City	2/14/2017	City Hall	7:30PM	Request input from residents on the future use of CDBG funds
Great Neck Plaza Village	3/15/2017	Village Hall	8:00PM	Request input from residents on the future use of CDBG funds
Hempstead Town	3/21/2017	Town Hall Pavilion	7:00PM	Request input from residents on the future use of CDBG funds
Hempstead Village	3/6/2017	Village Hall	2:00PM	Request input from residents on the future use of CDBG funds
Long Beach City	3/21/2017	City Hall	7:00PM	Request input from residents on the future use of CDBG funds
Lynbrook Village	3/20/2017	Village Hall	7:00PM	Request input from residents on the future use of CDBG funds
Massapequa Park Village	3/27/2017	Village Hall	8:00PM	Request input from residents on the future use of CDBG funds
Mineola village	4/12/2017	Village Hall	7:00PM	Request input from residents on the future use of CDBG funds
New Hyde Park Village	3/23/2017	Village Hall	7:30PM	Request input from residents on the future use of CDBG funds
North Hempstead Town	3/8/2017	Town Hall	6:00PM	Request input from residents on the future use of CDBG funds
Oyster Bay Town	3/3/2017	Town Hall	2:00PM	Request input from residents on the future use of CDBG funds
Rockville Centre Village	2/6/2017	Village Hall	7:00PM	Request input from residents on the future use of CDBG funds
Sea cliff Village	3/13/2017	Village Hall	7:00PM	Request input from residents on the future use of CDBG funds
Westbury Village	3/16/2017	Village Hall	7:30PM	Request input from residents on the future use of CDBG funds
Williston Park village	3/20/2017	Village Hall	8:00PM	Request input from residents on the future use of CDBG funds

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



Thursday, February 16, 2017

Edward P. Mangano
Nassau County Executive

John Sarcone
OHCD Director

Nassau County Urban Consortium

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

2

Five-Year Consolidated Plan

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

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

3

NASSAU COUNTY CONSORTIUM MEMBER MUNICIPALITIES

TOWNS (3)
Hempstead
North Hempstead
Oyster Bay

CITIES (2)
Glen Cove
Long Beach

Bayville
Belmar
Cedarhurst
East Rockaway
Farmingdale
Floral Park
Freeport
Garden City
Great Neck Estates
Great Neck Plaza
Hempstead
Island Park
Lynbrook
Malverne

VILLAGES (27)

Manhasset
Massapequa Park
Mineola
Munsey Park
New Hyde Park
Rockville Centre
Roslyn
Sea Cliff
South Floral Park
Stewart Manor
Valley Stream
Wastenburg
Williston Park

4

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

Today will begin the public participation process
in the development of the:

Annual Action Plan for FFY2017

5

**2017 Anticipated *
Available Funding**

- CDBG Program - \$13,095,000
◦ Assumes stable funding with PY 2016
- HOME Program - \$1,832,000
◦ Assumes stable funding with FY 2016
- ESG Program - \$1,146,000
◦ Assumes stable funding with PY 2016

* Based on FY2017 Transportation, HUD Appropriations
Bill Approved by Senate Subcommittee in April 2016

6

CDBG Eligible Activities

CDBG

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

570.201

- Acquisition of Real Property for an eligible purpose
SUBJECT TO HUD REVIEW RE: EMINENT DOMAIN
- Disposition of Real Property for an eligible purpose
- Public facilities and improvements
- Clearance activities
- Public Services
- Payment of non-Federal share

7

CDBG Eligible Activities

◀ 570.201 contd.

- Urban renewal completion
- Relocation
- Housing services
- Construction of housing
- Homeownership assistance
- Micro enterprise assistance
- Technical assistance
- Assistance to institutions of higher learning

8

CDBG Eligible Rehabilitation and Preservation Activities

◀ 570.202 Eligible Rehabilitation and Preservation Activities include:

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

9

Special Economic Development

◀ 570.203 Special Economic Development

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

10

National Objective Compliance

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

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

11

National Objective Compliance

Current income limits became effective on April 13, 2016.

New income limits will be distributed when received.

All CDBG grantees must use the new income limits when qualifying an individual or household for CDBG assistance.

12

Activity Timeliness & Targeted Completions

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

Funding applications request this information.

13

Activity Timeliness

Any activity type that is currently flagged by HUD will not be awarded: 43rd program year funds unless a detailed remediation plan acceptable to HUD has been submitted.

Check with your Community Development Representative to determine activity status prior to submitting your application.

14

Section 108 Loan Guarantee Program

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

Significantly more money to undertake priority activities for municipal consortium members

15

Section 108 Eligible Uses

- ◆ Acquisition of Real Property
 - ▶ As per 24 CFR 570.703(a) and 570.201 (a)
- ◆ Site Preparation of Properties
 - ▶ As per 24 CFR 570.703(f)
- ◆ Purchase of Equipment for Economic Development Purposes
 - ▶ As per 24 CFR 570.703 and 570.203
- ◆ Rehabilitation of Real Property
 - ▶ In conformance with 24 CFR 570.703(h) and 24 CFR 570.202

16

HOME Investment Partnerships Program

Recent Severe Cuts to Program Funding

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

17

HOME Investment Partnerships Program

Final Rule Published July 24, 2013

Emphasis on

- ◆ Assessing risk of activities and projects;
- ◆ Monitoring performance and compliance;
- ◆ Stricter Subsidy Layering and Underwriting Guidelines;
- ◆ Assessment, at minimum, of:
 - ▶ market conditions of the neighborhood where project will be located;
 - ▶ housing development experience and financial capacity of developer;
 - ▶ firm financial commitments for the project.

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HOME Investment Partnerships Program

Final Rule Published July 24, 2013

Project Completion Deadline

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

19

HOME Investment Partnerships Program

Final Rule Published July 24, 2013

Project Completion Deadline

- Units that are acquired, rehabilitated or newly constructed with HOME funds for homeownership purposes must be sold to an eligible buyer within 9 months of completion
- § 92.254 Amended to require that:
 - If there is no ratified sales contract with an eligible homebuyer for the housing within 9 months of the date of completion of construction or rehabilitation, the housing must be rented to an eligible tenant in accordance with § 92.252.

20

HOME Investment Partnerships Program

Final Rule Published July 24, 2013

CHDO Capacity Requirements

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

21

HOME Eligible Activities

- Eligible activities under the HOME Program can be found in the regulations at 24 CFR 92.205. These activities include:
 - Incentives to develop and support affordable rental and homeownership through:
 - Acquisition
 - New construction
 - Reconstruction
 - Rehabilitation of non-luxury housing

22

HOME Eligible Activities

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

23

HOME Eligible Housing Must Be Permanent or Transitional

- Need for Workforce, Senior, & Disabled Housing**
 - Priority will be given to projects that:
 - Result in increased ownership and rental housing units
 - Are located in high opportunity areas according to HUD indices and in existing downtowns
 - Result in increased number of units accessible to disabled populations
 - Can demonstrate firm financial commitment of other funding sources

24

Criteria for HOME selection process

Program Benefit

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

25

Criteria for HOME selection process

Project Design

- Proximity of project to Long Island Rail Road stations and/or Long Island Bus stops.
- Proximity of project to defined "downtown" and/or local Central Business District.
- Inclusion of green rehabilitation or green development standards including meeting national standards such as LEED or Energy Star.
- Project design that incorporates national standards for "Healthy Homes".
- Incorporation of universal design principals and provision of "visibility" standards for the physically challenged.
- Architectural design that is attractive throughout and consistent style with the surrounding community.

26

Criteria for HOME selection process

Community Outreach and Support

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

27

Criteria for HOME selection process

Organizational Capacity

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

28

Emergency Solutions Grant Program

Interim Rule Published December 5, 2011

HUD Re-Opened Comment Period
on the Interim Rule
Comment Period Closed August 3, 2015

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

29

ESG Eligible Activities

- **Street Outreach** – funds may cover costs related to essential services for unsheltered persons (including emergency housing or mental health care, engagement, case management, and services for special populations).
- **Emergency Shelter** – funds may be used for renovation of emergency shelter facilities and the operation of these facilities, as well as services for the residents (including case management, child care, education, employment assistance and job training, legal, mental health, substance abuse treatment, transportation, and services for special populations).
- **Homelessness Prevention and Rapid Re-Housing** – both components fund housing relocation and stabilization services (including rental application fees, security deposits, utility deposits or payments, last month's rent and housing search and placement activities). Funds may also be used for short- or medium-term rental assistance for those who are at risk of becoming homeless or transitioning to stable housing.
- **HMIS** – funds may be used to pay the costs for contributing data to the HMIS designated by the Continuum of Care for the area. Eligible activities include (computer hardware, software, or equipment, technical support, office space, salaries of operators, staff training costs, and participation fees).

30

ESG Eligible Activities

- **Street Outreach:** funds may cover costs related to essential services for unsheltered persons (including emergency health or mental health care, engagement, case management, and services for special populations)
- **Emergency Shelter:** funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as services for the residents (including case management, child care, education, employment assistance and job training, legal, mental health, substance abuse treatment, transportation, and services for special populations)
- **Homelessness Prevention and Rapid Re-Housing:** both components fund housing relocation and stabilization services (including rental application fees, security deposits, utility deposits or payments, last month's rent and housing search and placement activities). Funds may also be used for short- or medium-term rental assistance for those who are at-risk of becoming homeless or transitioning to stable housing.
- **HMIS:** funds may be used to pay the costs for contributing data to the HMIS designated by the Continuum of Care for the area. Eligible activities include (computer hardware, software, or equipment), technical support, office space, salaries of operators, staff training costs, and participation fees.

31

Emergency Solutions Grant Program

Numbers Show Increasing Homelessness on Long Island

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

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

Comment is welcome on this issue.

32

Brownfields Redevelopment Loan Program

NC OHCD has funding available to facilitate redevelopment of brownfields.

Brownfields:

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

33

Brownfields Redevelopment Loan Program

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

34

Five-Year Consolidated Plan

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

Includes:

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

35

Five-Year Consolidated Plan

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

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

36

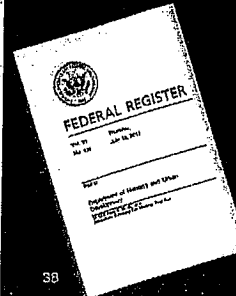
Fair Housing

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

37

Final Affirmatively Furthering Fair Housing Rule

Published July 16, 2015



The AFFH rule sets out a framework for local governments, States, and public housing agencies (PHAs) to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice and foster inclusive communities that are free from discrimination.

38

Final Affirmatively Furthering Fair Housing Rule

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

39

Final Affirmatively Furthering Fair Housing Rule

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

40

Final Affirmatively Furthering Fair Housing Rule

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

41

Fair Housing

CDBG, HOME & ESG Funding Applications Have Been Revised to Collect Information Related To Affirmatively Furthering Fair Housing

42

Fair Housing

Application Questions

Does the proposed activity?

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

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Section 3

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

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

44

Other Federal Requirements

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

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PY 2017 Application Process

NOFAs – Notices of Funding Availability
&
Funding Applications

AVAILABLE AT OHCD WEBSITE:

<http://www.nassaucountyny.gov/agencies/OCD/index.php>

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

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PY 2017 Application Process

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

47

Activity Timelines & Targeted Completions

Project Schedule for Projects Involving Construction :

Phase	Anticipated Completion Date
Architectural/Engineering	MM/YYYY
Bid Phase	MM/YYYY
Construction Phase	MM/YYYY
Completion Date	MM/YYYY

➤ Applications submitted without this information will be returned!

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Activity Timelines & Targeted Completions

Public Service Activities

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

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

(*This may require a contract amendment.)

49

Complete Activity Budgets

Source	Status	Amount
CDBG (Requested from County)		
CDBG (Already Received)		\$
Other Federal Funding		
State Funding		\$
Local Municipal Match		
Other (Identify)		\$
TOTAL FUNDING		

* Note the name of the federal or state program from which funds have been or are expected to be received and whether funding has been committed or applied for, or if an application is in preparation. Supply copies of commitment letters, correspondence, etc. to support your claim.

50

PY 2017 Application Process

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

51

Performance Measurement

Each Activity Must Address a Performance Measure:

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

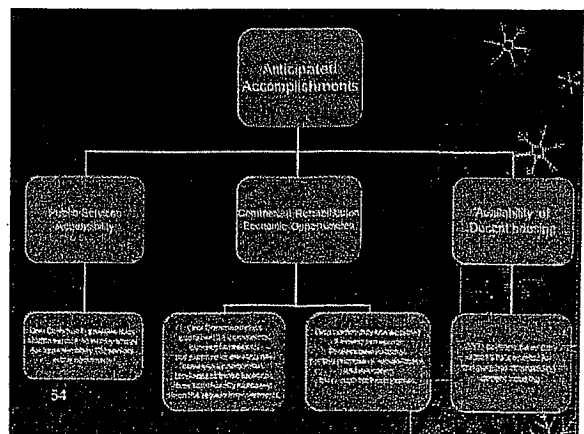
52

Performance Measurement

Each Activity Must a Performance Outcome:

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

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Application Process

Public Service Applications:

Countywide vs. Local Service Area

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

Countywide Service Areas Will Be Assessed on an Individual Basis

55

NASSAU COUNTY CONSORTIUM MEMBER MUNICIPALITIES

TOWNS

Hempstead
North Hempstead
Oyster Bay

VILLAGES

Bayville
Bellerose
Cedarhurst
East Rockaway
Farmingdale
Floral Park
Flower Hill
Freeport
Garden City
Great Neck Estates
Great Neck Plaza
Hempstead
Island Park
Lynbrook
Malverne

Manorhaven
Massapequa Park
Mineola
Munsey Park
New Hyde Park
Plandome Heights
Rockville Centre
Roslyn
Sea Cliff
South Floral Park
Stewart Manor
Valley Stream
Westbury
Williston Park

CITIES
Glen Cove
Long Beach

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Application Process

Important Dates:

- April 3rd – Final applications should be submitted to OCD
- June 12th – Final decisions made and Action Plan expected to be available for comment
- July 12th – Planned Submission to HUD
- September 1st – 2017 Program Year Start Date

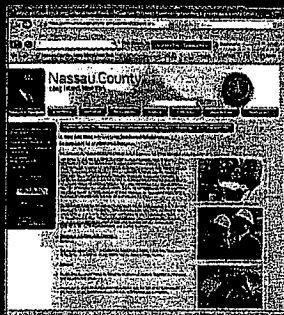
57

Annual Reporting Requirements

Important Dates:

- March 15th 18 – HUD 4710: Semi-Annual Labor Standards (Semi-Annually)
- September 15th – HUD 2516: Contract & Sub-Contract Activity
- October 15th – Section 3: Annual Compliance Report
- October 15th – Consolidated Annual Performance Evaluation Report (CAPER)

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Public Comment

Public comment is requested for:

1. Housing Needs in Nassau County
2. Community Development Needs in Nassau County

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**Nassau County-- First Public Hearing
February 16, 2017
Nassau County Legislative Chambers
1550 Franklin Avenue, Mineola, New York**

Summary of Public Comments

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

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

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

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

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

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

As of January 25, 2017, 357 persons were identified as meeting HUD's definition of Chronically Homeless. For such households, Permanent Supportive Housing is the best model, offering affordable,

long-term housing with support services. Studies show that the cost of emergency housing can be almost five times higher than permanent housing.

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

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

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

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

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

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

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

Response: John Sarcone ~ Thank you for your input, Luca.

Michael Raab

Statement at Hearing

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

- 1) There is less than a 1% rental availability in Nassau County. When an apartment is listed, 20-40 individuals will show up at the doorstep of the unit for viewing. Competition between prospective tenants is very challenging.
- 2) The reputation of Section 8 Tenants is Unfair and affects tenants' ability to convince landlords to rent to them.
- 3) Nassau DSS has created a huge barrier to rentals. They are offering a voucher in lieu of actual Security Deposit cash checks. Landlords do not trust DSS, nor do they find working with them to be easy. However, some landlords accept them (once they understand them).
- 4) Post Hurricane Sandy, thousands of homes were damaged, resulting in the loss of hundreds, if not thousands of "illegal" apartments; as-well-as legal apartments that were rented to low income tenants. These tenants were displaced after the storm. Both the homeowner and their tenants were forced to seek emergency rentals post-storm. This ate up all remaining inventory of rental housing on Long Island. As with Economics, supply and demand; Supply went down and the cost to rent an apartment has gone sky high. Homeowners were able to afford more per month than the tenants, so tenants could not find anything affordable in the same area they were living post storm.
- 5) Landlords are aware of which Section 8 Authorities pay more on their Standards than others. Nassau County's standard payments are lower than surrounding agencies. Thus, landlords prefer renting their units to higher paying participants.
- 6) NIMBY is obvious on Long Island. There are few communities that have taken n MOST of the low income housing. I believe in YIMBY.. Yes in my backyard! Elected officials must demonstrate courage and guide their communities into a more welcoming strategy, but for housing and work opportunities.
- 7) Real Estate Agents are STEERING! There is little policing going on! Real estate agents are more concerned about getting their commissions and keeping their landlords happy than they are helping a family in need. Sometimes, all it takes is for the agent to "convince" the landlord to accept Section 8. They easily say "We do not accept Programs".
- 8) Landlords are asking for \$50-250 for "credit checks and background checks" from people that cannot afford them. This immediately disqualifies low- income participants, as they do not have that type of money and DSS and Nassau County Housing does not pay for application fees. So non-participants are at an advantage.
- 9) There needs to be more development! Not rich luxury units, but units that normal folk can afford. I myself, cannot afford an apartment currently being advertised as "Affordable Housing". That is a lie and false advertising. Government should limit the use of that word by defining it.. Perhaps affordable should be within the Section 8 allowances. Even college students, single parents, seniors, special needs and other groups need low rents these days!
- 10) The idea of micro units should be looked into. People don't need huge space. Some like small! Our building codes and zoning needs to be reviewed to see where smaller units can be built in volume.
- 11) Schools always fight additional housing under the false story that more homes/apartments will drive school taxes higher.
- 12) Nassau County must take a leadership position to encourage smart building in the future. They should immediately identify foreclosed, zombie, County-owned, State Owned, and Federal properties that can be converted into real affordable housing with access to public transportation, quality education and safe communities and showcase them to qualified developers.

Lucas Sanchez



INVISIBLE WALLS

How Trump's Nassau County Foot Soldiers
Build Them, and How Black and Latino
Communities Can Tear Them Down

Fifty years after the passage of the Fair Housing Act, segregation on Long Island is as bad as ever. The area is becoming more diverse, yet it remains one of the most segregated suburban regions in the entire country.

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

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

border.

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

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

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

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

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

One: Failure to Stop Blatant Discrimination and Racial Steering

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

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

Two: Zoning Laws that Block Housing for Families of Color

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

Three: Gross misuse of taxpayer dollars to subsidize projects in White neighborhoods that only perpetuate segregation

Nassau County funds subsidized housing in two ways: by distributing federal funds as direct subsidies through its "urban consortium" and through the Nassau County Industrial Development Agency (NCIDA) that provides tax subsidies to encourage economic development. (Other money for affordable housing development is provided through New York State and municipal public housing authorities.)

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

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

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

It is possible for Nassau County to take deliberate, intentional steps to reduce segregation. There are tools that the county has available to build income-

tiered affordable housing in high-opportunity areas and enforcement procedures that could significantly lessen discriminatory zoning policies and tenant steering. Resources can and should be strategically targeted to promote integration.

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

INTRODUCTION

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

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

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

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

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

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

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

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

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

Illegal Discrimination Continues to Harm People of Color

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

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

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

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

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

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

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

In *Mhany Management, Inc. v. County of Nassau*, the U.S. Court of Appeals for the Second Circuit reinstated New York

Communities for Change's claim that Nassau County has long had an explicit policy of intentionally segregating affordable housing for families in handful of communities that are disproportionately African American and Latino. This decade-long case also exposed how Garden City enacted exclusionary zoning policies designed to prevent the development of affordable housing for people of color. [21]

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

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

New Development is Perpetuating Segregation

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

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

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

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

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

By its own admission, Nassau County is doing a miserable job meeting the standards it set for itself to address homelessness and housing crisis.

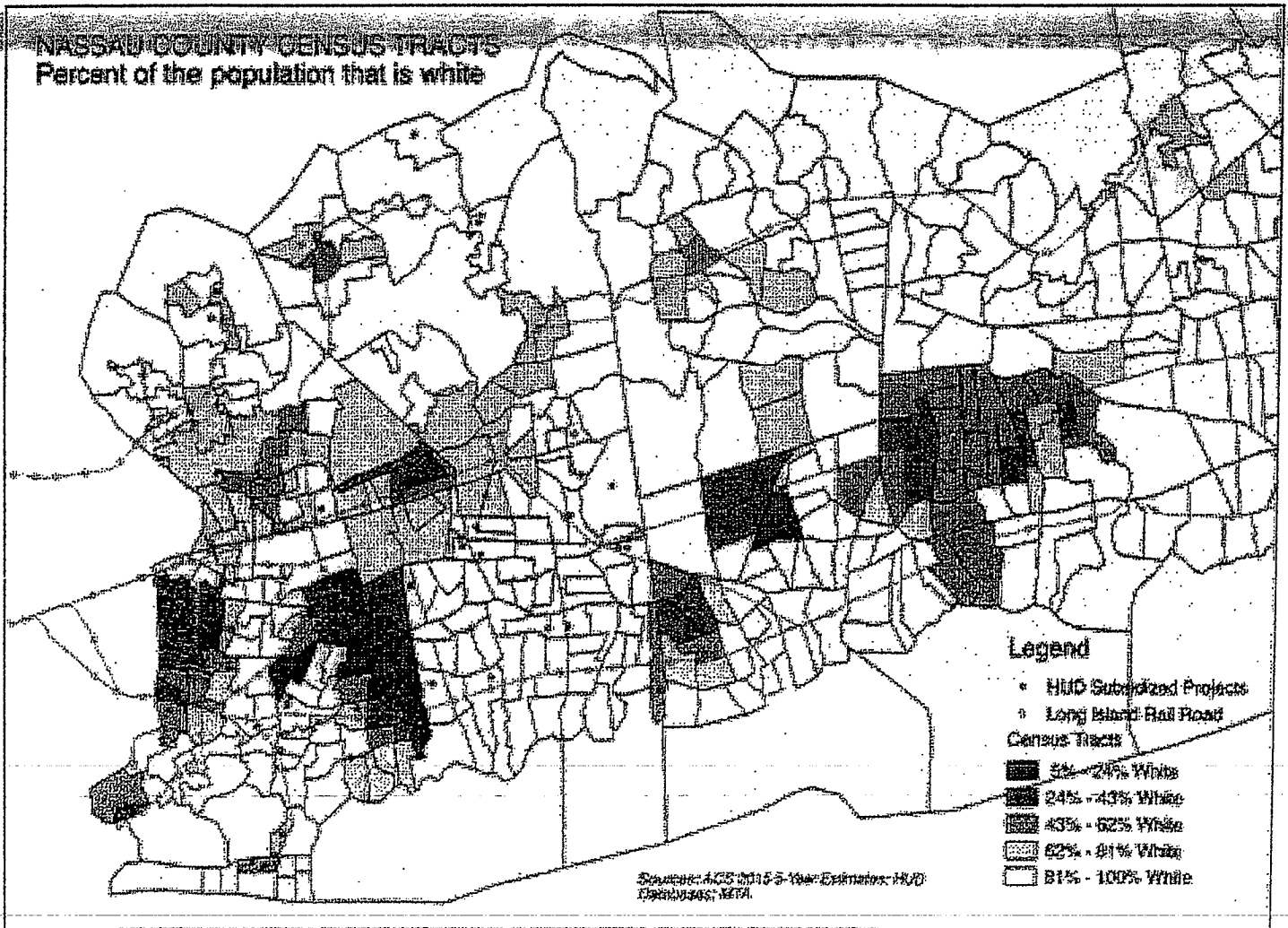
According to the County's 2015 Consolidated Annual Performance Evaluation and Report (CAPER), Nassau County housed just 12 homeless families in affordable housing. The County had set a goal of 15,000. The County successfully housed 62 non-homeless families (4,938 households shy of its 5,000-household goal.)

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

In 2016, while Nassau County suffers a

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

The Nassau County IDA is a public agency that is empowered to finance economic development and housing projects through tax subsidies. It is an arm of the County and is run by a seven-member board of executive appointees. Mangano has appointed 5 of the 7 current board members. [33]



According to a study commissioned by the County to study the cumulative economic impact of the Nassau County IDA in June of 2015, the agency has subsidized 1,350 units of housing in five years, with 325 of the units set aside as "affordable." [34]

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

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

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

And at Avalon Bay Great Neck, which received a tax subsidy from NCIDA, the

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

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

Desegregating Nassau County

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

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

Over 4,800 people in Nassau County pay their rent using Section 8 vouchers, and 84% are people of color. Steering Section 8 voucher holders away from majority White neighborhoods cements segregation in Nassau. Nassau County must:

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

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

- End the use of the Nassau County IDA to provide generous tax breaks, public financing, and brownfield remediation subsidies to infill projects that do not set aside a satisfactory portion of the project to housing for families below 50% of AMI.
- Target IDA tax benefits that result in housing in the 25 high-opportunity neighborhoods near well performing public schools and along transit corridors, identified by the Nassau County Analysis of Impediments to Fair Housing.
- Distribute HUD funding in all communities within the County and require that all municipalities must to apply for and use IDA, County subsidy, and HUD funds to further affirm fair housing practices in their communities and provide housing affordable to low income families.

- For all projects that receive public subsidy – including land, IDA tax benefits, public financing, or HUD funds – require a minimum of 50% of new development include housing for individuals and families with incomes below 50% of the area median income including a minimum of 10% at 30% of AMI.
- At least 80% of CDBG money should be set aside for low-income housing projects
- Design tenant selection policies that require affordable housing providers in high opportunity areas to set aside units for households who would contribute to neighborhood diversity and integration.

3. Reduce zoning barriers to new multifamily housing development.

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

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

- Nassau County should create and staff an office to proactively investigate local zoning measures, like minimum lot size and maximum households per acre, that often violate Affirmatively Furthering Fair Housing.

- This investigation should be meaningful and binding. In localities that refuse to comply with reforming their restrictive zoning, Nassau County should issue hefty fines and prevent the locality from collecting HUD subsidies, IDA tax breaks for economic development, other County subsidies to local government.

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

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

Of Nassau's 9,500 subsidized housing units, more than 1,700 will expire by 2020. Another 1,000 will expire by 2025. As ERASE Racism's 2014 complaint contends, these buildings

are overwhelming concentrated in poor communities of color. Nassau County OHCD must develop a strategy to address this coming crisis, which will have a disparate impact on minority families.

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

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

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

- Fund an office of code enforcement to regularly inspect housing stock and bring meaningful lawsuits against property owners who do not comply. Housing code violations should result in meaningful, lienable fines that will allow residents to proactively push out slumlords and convert buildings into stable, affordable housing.
- Nassau County should make sure that code enforcement is not applied in a discriminatory way that places a disparate burden on low income communities.

Total Units	9526
Expiring 2016-2020	1740
Expiring 2021-2025	1046
Expiring 2026-2030	1470
Expiring 2031-2035	1355
Public Housing (no expiration)	3915

Source: National Low-Income Housing Coalition Database

- Provide local support through the Nassau County Office of Housing and Community Development to proactively recapture buildings with expiring affordability restrictions.

5. Protect affordable homeownership for families of color.

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

- Use the newly created Nassau County land bank to purchase mortgages in foreclosure and refinance with the goal of preserving affordable homeownership. Should the financial institution be unwilling or unable to participate, Nassau County should work with community partners to convert the housing into rental housing or a limited-equity homeownership model.
- Nassau County's property taxes are notoriously high, leading to a disproportionate burden on low-income families. But every year, Nassau County sells off unpaid property taxes at auction to the highest bidder. One just has to pay \$125 to participate. Nassau County should instead leverage outstanding tax burdens to stabilize homeowners and lock in affordability. This can be done in one of two ways that would lead to lasting affordability in the housing stock:
 - For low-income seniors, by deferring unpaid taxes into a reverse

mortgage; Nassau County would retain the housing for affordable homeownership upon sale of the property or death.

- For 1-4 unit multifamily buildings, Nassau County should retain the property tax arrears, foreclose, and transfer the buildings to nonprofit affordable developers.

endnotes

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6. http://furmancenter.org/files/NYUFurmanCenter_BlackLatinoSegregation_16SEPT15.pdf
7. <http://www.nytimes.com/2016/08/21/us/milwaukee-segregation-wealthy-black-families.html>
8. Furman Center, 10.1 report
9. <https://www.huduser.gov/portal/datasets/il/i12016/2016summary.odn>
10. American Community Survey 2015 1-year estimates; Median Household income in the past 12 months
11. American Community Survey 2015 1-year estimates
12. Ibid
13. New York Communities for Change analysis of American Community Survey 2014 5-year estimates
14. <http://www.licf.org/Portals/0/Uploads/Documents/Long-Islands-Rental-Housing-Crisis.pdf>
15. Nassau County Consolidated Plan, p. 61 <https://www.nassaucountyny.gov/DocumentCenter/View/12211>
16. Data is made available by HUD and can be viewed at <https://egis.hud.gov/aifhit/>
17. Evelyn Davis interview with New York Communities for Change, December 6, 2016
18. Ibid
19. <http://www.nydailynews.com/news/politics/n-y-real-estate-firms-fined-apartment-bias-probe-article-1.2646001>
20. Ibid
21. *Mhany Mgmt., Inc. v. Cty. Of Nassau*, 819 F.3d 581 (2d Cir. 2016)
22. Evelyn Davis interview with New York Communities for Change, December 6, 2016
23. Nassau Urban County Consortium, Fiscal Year 2016 Annual Action Plan, available at <https://nassaucountyny.gov/DocumentCenter/View/16736>
24. http://www.eraseracismny.org/storage/documents/HUD_Administrative_Complaint.pdf

25. Ibid
26. <http://www.longislandindex.org/2016/09/26/long-running-fight-over-downtown-development-finally-turns-a-corner/>
27. Nassau County Analysis of Impediments, p. 85 <https://nassaucountyny.gov/DocumentCenter/View/16865>
27. <http://multifamily.longislandindexmaps.org/>
28. Nassau County Analysis of Impediments, p. 68 <https://nassaucountyny.gov/DocumentCenter/View/16865>
29. Nassau County Analysis of Impediments, p. 85 <https://nassaucountyny.gov/DocumentCenter/View/16865>
30. Ibid
31. Nassau Urban County Consortium, Fiscal Year 2016 Annual Action Plan, available at <https://nassaucountyny.gov/DocumentCenter/View/16736>
32. Nassau County's 2015 allocations: <https://www.nassaucountyny.gov/DocumentCenter/View/12204>
33. <http://www.nassauida.org/Public/About-Us>
34. Camoin Associates for Nassau County Industrial Development Agency, "Cumulative Economic Impact of Nassau County IDA Projects", June 2015
35. Complaint, Motion to Dismiss, and Settlement on file at NYCC
36. http://www.theislandnow.com/great-neck/news/avalonbay-project-breaks-ground/article_6c2238de-1040-11e5-8400-4b5e03cc9279.html
37. <http://www.greatneckvillage.org/great%20neck%20avalon.pdf>

Second Public Hearing

– July 11, 2017

**Public Participation and
Comments**

INTER-OFFICE MEMO

made
PM
8 AM
6/13/17

TO: Honorable Norma L. Gonsalves, Presiding Officer Legislator District 13

FROM: Dept./Organization: Office of Housing & Community Development

Contact Person: Theresa Dukes

Telephone #: 516-572-1924

Email: tdukes@nassaucountyny.gov

TODAYS DATE: 06/13/2017

RE: Request to Reserve Legislative Chambers

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

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

PURPOSE & EXPECTED NUMBER IN ATTENDANCE:

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

REFRESHMENTS SERVED:

EQUIPMENT NEEDED: microphone podium tv/video screens
 laptop(s) tables - if yes how many 2 chairs - if yes how many

other, please be specific

I have read the Instructions and Notes with this form and will comply with all



FY2017 Nassau Urban County Consortium
 Annual Action Plan
 Second Public Hearing

Sign-In Sheet

Name	Organization	E-Mail	Telephone No.
THOMAS LEVIN	GREAT NECK SENIORS	ATLEVIN@NSEK.COM	516-592-5707
William Yamsky	Hogan Lovells	William.Yamsky@hoganlovells.com	212-918-3702
Nelda Gammings	NYCC	LAW@LIPARKHOUSE.COM	516-462-2854
LAW WILDER	LHS		621-507-5111
Charles B. Bailey	NYCC	Wbailey@NYCC ^{NYCC} committees	521-3540
William Bailey	NYCC		(516) 710-3154
Euzeme Sullivan	RVC	SSULLIVAN@RVC.NY.US	516-678-9244
Joseph Santamaria	TNA	SANTAMARIA@NORTHCOMMUNITY.ORG	516-869-7810
Tom Sangro	Vermont Community	VTS@naccmpf.org	516-622-9600
Kennetha Pettus	Kimmel Housing	Kpettus@kimmelhousing.org	516-860-7507
Ronald Reed	400 Fulton-NYCC	reedram@400fulton.com	516-956-6457

Please update email address

**NASSAU COUNTY OECD
2017 PUBLIC HEARING ON
ANNUAL ACTION PLAN
TUESDAY, JULY 11, 2017**

Edward P. Mangano
Nassau County Executive


John Sarcone
Director
Office of Housing & Community Development

Nassau Urban County Consortium

Housing, community and economic
development programs and the
US Dept. of Housing and Urban Development's Consolidation Program

The Consortium receives annual allocations of funding under the following programs:


- Community Development Block Grants Program (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grants Program (ESG)



Nassau Urban County Consortium


Nassau County's 2016 Annual Action Plan presents a one-year strategy for addressing housing and community development needs within the 32 member Urban County Consortium.

2016 represents 26th Year under Nassau County's Five Year Consolidated Plan approved by HUD in 2015.



2017 Available Funding


- CDBG Program - \$13,041,818
Decrease from FY2016 - 0.41%
22.9% Decrease from 2010
- HOME Program - \$1,813,945
Decrease from FY2016 - 10.0%
53.8% Decrease from 2010
- ESG Program - \$1,178,912
Significant increase from FY2016 - 281%



Nassau Urban County Consortium

CDBG Funding for Affordable Housing


- Funding set aside specifically for projects that will lead to development of affordable housing.
- Application received from one Municipal Consortium Member.
- County will work with other communities to identify potential sites for affordable housing options available through Opportunity areas.
- Funding remains available.



Nassau Urban County Consortium

HOW CDBG FUNDING WAS ALLOCATED


- CDBG applications due by April 31st
- Performance of municipality in meeting the June 30th, 2017 spend-down target
- Priority projects as identified by each community
- Projects identified in the 2016 Consolidated Plan
- Applications and past performance of community of nonprofit fund raising success multiple factors
- Nonprofit programs providing direct services



Nassau Urban County Consortium

HOW HOME FUNDING WAS ALLOCATED:


- Projects ready to be developed with municipal approvals and with site control
- Projects that leverage HOME funds with other funds
- Projects that have local government approvals
- Affordable housing that is developed in historically impacted areas providing more housing choice
- High performance of developer in underfunded successful projects



Nassau Urban County Consortium

HOW ESG FUNDING WAS ALLOCATED:


- Shelter providers with excellent performance in providing quality homeless shelter and homeless prevention programs
- Grassroots and innovative shelter providers
- Nonprofits meeting need from special populations
- Homeless prevention and rapid re-housing component to be administered by Nassau Office of Housing & Community Development



Nassau Urban County Consortium

Performance Measures


- Performance measurement standards must be addressed for each proposed activity
- Completion Timelines & Milestones Are Required
- Standards relate to HOME's increase focus on specific priorities such as economic development, elimination of chronic homelessness, accessibility, fair housing and housing choice and energy efficiency



Nassau Urban County Consortium

CDBG Program Highlights:

- Downtown Revitalization Initiatives:
 - PHH (Elmont, Rosedale & Uniondale)
 - NH (New Cassel, Cedar, Washburn, Old Hicksville)
 - Farmlandic, Glen Cove, Great Neck, Iliza, Lindenwood, Sayville, Mineola, New Hyde Park, Inglewood, Court
- Any future commercial and industrial buildings and improvements and local business development



Nassau Urban County Consortium


CDBG Economic Development Program Highlights:

Large Scale Redevelopment Projects:

- Glen Cove Ocala BOA
- Farmlandic Downtown 2035
- Uniondale vision plan implementation

Economic Development Loan Programs:


- Hamptonville Village on Long Beach



Nassau Urban County Consortium

Affordable Housing Highlights:

- First Time Homebuyer Down Payment Assistance Program (Countywide)
- New Cassel In-Hill Homeowner & Senior Rental Housing
- Re-Built 100 Housing Redevelopment
- Affordable Housing Initiatives:
 - CDBG funds awarded for land and site acquisition
 - CDBG & HOME funds for main building
 - OHDC on Long Beach




Nassau Urban County Consortium

Affordable Housing Highlights Rehabilitation Programs

CDBG Residential Rehabilitation Programs


- Village of Bayville (Bayville, Bayville Park, and Massena Park)
- City of South Floral Park (South Floral Park, South Floral Park, and South Floral Park)
- City of Glen Cove (Glen Cove, Glen Cove, and Glen Cove)
- City of Hempstead (Hempstead, Hempstead, and Hempstead)
- City of Lynbrook (Lynbrook, Lynbrook, and Lynbrook)



Nassau Urban County Consortium


First Time Homebuyer and Housing Counseling Highlights

- First Time Homebuyer Down Payment Assistance Program & Employer Assisted Housing Program (Countywide) with HUD/FLHAP
- Rent Housing and Housing Counseling
- Homeownership Counseling
- Foreclosure Counseling



Federal Requirements for All Funded Projects


- Davis Bacon Federal Prevailing Wage (units/units apply for CDBG & HOME residential projects)
- Federal Procurement Requirements - supersedes local requirements
- Section 8 Funding Preferences for Funded Projects
- AMBE / AWBE program requires contractor / subcontractor activity reporting
- National Environmental Professional Act Review (Fair Housing Act)



Applications for Funding Requested through Notice of Funding Availability


Action Plan Program:

- CDBG - Municipality Requests - 22 Total for \$13,997,000
- Non-Profit Requests - 37 Total for \$2,332,400
- HOME Funding Applications - 10
- Amount Requested - \$900,000
- ESC - Funding Applications - 18
- Amount Requested - \$11,348,000




CDBG Funding Allocations

Village of Bayville	\$380,000.00
City of Bayville	\$120,000.00
Village of Hempstead	\$1,000,000.00
City of Hempstead	\$1,000,000.00
Village of Glen Cove	\$340,000.00
City of Glen Cove	\$170,000.00
Village of South Floral Park	\$1,000,000.00
City of South Floral Park	\$1,000,000.00
Village of Lynbrook	\$1,000,000.00
City of Lynbrook	\$1,000,000.00
Village of Massena Park	\$1,000,000.00
City of Massena Park	\$1,000,000.00
Village of North Floral Park	\$1,000,000.00
City of North Floral Park	\$1,000,000.00
Village of Rockville Centre	\$1,000,000.00
City of Rockville Centre	\$1,000,000.00
Village of South Floral Park	\$1,000,000.00
City of South Floral Park	\$1,000,000.00
Village of Stewart Manor	\$1,000,000.00
City of Stewart Manor	\$1,000,000.00
Village of Tully Stream	\$1,000,000.00
City of Tully Stream	\$1,000,000.00
Village of Westbury	\$1,000,000.00
City of Westbury	\$1,000,000.00
Village of Williston Park	\$1,000,000.00
City of Williston Park	\$1,000,000.00



CDBG Funding Allocations

Village of Massena Park	\$150,000.00
City of Massena Park	\$150,000.00
Village of North Floral Park	\$150,000.00
City of North Floral Park	\$150,000.00
Village of Rockville Centre	\$150,000.00
City of Rockville Centre	\$150,000.00
Village of South Floral Park	\$150,000.00
City of South Floral Park	\$150,000.00
Village of Stewart Manor	\$150,000.00
City of Stewart Manor	\$150,000.00
Village of Tully Stream	\$150,000.00
City of Tully Stream	\$150,000.00
Village of Westbury	\$150,000.00
City of Westbury	\$150,000.00
Village of Williston Park	\$150,000.00
City of Williston Park	\$150,000.00



CDBG Funding Allocations

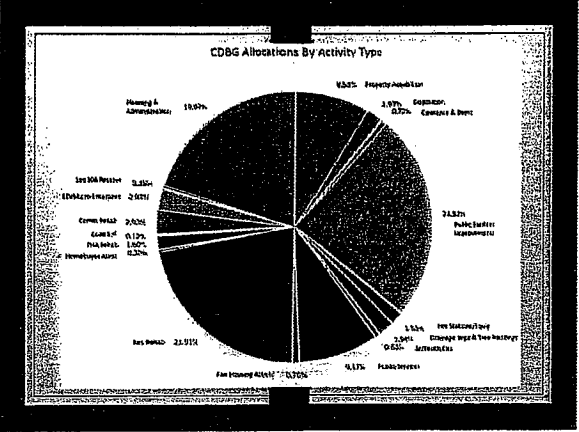
Subrecipient	Project/Title	Allocation
Ashtree	Ashtree	\$110,000.00
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CDBG Funding Allocations

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CDBG Funding Allocations

Subrecipient	Project/Title	Allocation
Ashtree	Ashtree	\$110,000.00
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Ashtree	Ashtree	\$110,000.00



HOME Funding Allocations

Subrecipient	Project/Title	HOME Allocation Totals
Nassau County OHCID Administration		\$1,018,840.00
Nassau County OHCID HOME Project Delivery		\$3,750,000.00
Doughland House Partnership	Nassau County Pilot Homebuyer/Employer Assisted Homeownership Assistance Program	\$5,500,000.00
Uncommitted HOME Funds		\$2,720,780.00
Uncommitted HOME Funds		\$1,005,983.00

ESG Funding Allocations

Subrecipient	ESG Allocation
Eager To Serve, Inc	\$20,000.00
The Safe Center LLC	\$125,000.00
Family & Children's Association	\$150,000.00
The Late July Nutrition Network	\$315,000.00
Bellamy House of Nassau County Corporation	\$100,000.00
COMMUNITY	\$100,000.00
Global Disc Recovery, Inc	\$28,894.50
Smith House, Inc	\$128,194.50

**Funding Cycle/
Important Dates**


September 7th
2017 Program Year Start Date

September 30th
Contract & Subcontracting Period (FID 2510) Due
2017 Annual Budget Period Report Due

October 1st
2017 Performance Report Due to OIG

November 30th
2017 Estimated Data for Continuation of Investment

April 15th
Contractual Submittal Period (FID 2510)




Public Comment

Housing & Community Development Needs
Questionnaire

Made Available at the Public Hearing


Additional Copies Available at Back
for Infillable IDP via Email

All Comments Will Be Reviewed




Public Comment

Summary of Public Comments Received Today
&
Written Comments Received During
30 Day Comment Period
Will Be Included in
Annual Action Plan Submission



Public Comment

Annual Action Plan is available for Review at
Nassau County OHCDC
40 Main Street Hempstead
Mon. - Fri. 9:00am - 4:00pm
Also available during June 20th 2017
Comments to be ending July 31st 2017
for Public
www.nassaucounty.gov/15240/office-of-housing-and-community-development
Under SP0161714



Public Comment

Written Comments Can Be Submitted To

Kevin J. Crean
Nassau County OHCDC Deputy Director
40 Main Street - Suite B
Hempstead, NY 11550
K.Crean@NassauCounty.nyc.gov



Nassau County – Second Public Hearing
July 11, 2017
Nassau County Legislative Chambers
1550 Franklin Avenue, Mineola, New York

Summary of Public Comments

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

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

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

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

Comment: Diane Goins – New York Communities for Change ~ Good afternoon my name is Ms. Diane Goins and I am a member with New York Communities for Change. I am here today to talk on behalf African American and Latino communities that continue to live in segregation.

With the draft Annual Action Plan, Nassau County proposes to abandon its already inadequate commitment to developing family-occupancy affordable housing in high opportunity areas. Cutting the allocation of CDBG funds for developments in high opportunity areas from \$775,000 to \$100,000 sends a strong signal that the County will continue to perpetuate segregation.

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

The County needs to institute real incentives to encourage developers to propose projects in high opportunity areas and it needs to do it. It should start by setting aside a minimum portion of its HOME funds for developments in high opportunity areas.

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

The County must continue to support affordable rental development alongside homeownership

opportunities.

Under the draft Annual Action Plan, exclusionary municipalities in Nassau County, like Garden City, continue to get a free pass on their discriminatory practices.

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

It's shameful that Nassau County needs to be sued by NYCC and Erase RACISM to do the right thing. How much longer do we have to wait for fair housing policies? Thank you

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

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

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

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

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

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

Nassau Inter-County Express (NICE) bus lines running along Old Country Road and along Franklin Avenue with another a block away. The Mineola Long Island Rail Road (LIRR) station is also a short walk, two-tenths of a mile, away. The Mineola station links to three LIRR branches.

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

Response: John Sarcone ~ Thank You, Mike. I also want to thank Mike for his hard work recently in advocating for a higher Fair Market Rent for Housing Choice Voucher recipients. The increase gives more buying power to voucher holders meaning they have more options for finding rental housing in the County.

NYCC - Ms. Goins

July 11, 2017 - Public Comment

- Good afternoon my name is _____ and I am a member with New York Communities for Change.
- I am here today to talk on behalf African American and Latino communities that continue to live in segregation.
- With the draft Annual Action Plan, Nassau County proposes to abandon its already inadequate commitment to developing family-occupancy affordable housing in high opportunity areas.
- Cutting the allocation of CDBG funds for developments in high opportunity areas from \$775,000 to \$100,000 sends a strong signal that the County will continue to perpetuate segregation.
- The County's proposed allocation of HOME funds demonstrates that its stated preference for

developments in high opportunity areas simply is not real.

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

continue to get a free pass on their discriminatory practices.

- The County must meaningfully address barriers to integration in its municipalities by using its leverage as a distributor of grant and infrastructure funds to secure policy changes.
- It's shameful that Nassau County needs to be sued by NYCC and Erase RACISM to do the right thing.
- How much longer do we have to wait for fair housing policies?
- Thank you.

Michael Raab

Statement at Hearing

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

- 1) There is less than a 1% rental availability in Nassau County. When an apartment is listed, 20-40 individuals will show up at the doorstep of the unit for viewing. Competition between prospective tenants is very challenging.
- 2) The reputation of Section 8 Tenants is Unfair and affects tenants' ability to convince landlords to rent to them.
- 3) Nassau DSS has created a huge barrier to rentals. They are offering a voucher in lieu of actual Security Deposit cash checks. Some Landlords do not trust DSS, nor do they find working with them to be easy. However, some landlords accept them (once they understand them).
- 4) Post Hurricane Sandy, thousands of homes were damaged, resulting in the loss of hundreds, if not thousands of "illegal" apartments; as well as legal apartments that were rented to low income tenants. These tenants were displaced after the storm. Both the homeowner and their tenants were forced to seek emergency rentals post-storm. This ate up all remaining inventory of rental housing on Long Island. As with Economics, supply and demand; Supply went down and the cost to rent an apartment has gone sky high. Homeowners were able to afford more per month than the tenants, so tenants could not find anything affordable in the same area they were living post storm.
- 5) NYRising has been a secondary disaster to Superstorm Sandy. The dysfunction of its organizational design coupled with a secretive management style is the single largest embarrassment to Governor Cuomo and his legacy. The insensitive communication style suggests a complete lack of caring for seniors, people with special needs, language barriers, military service, hard-working people that needed their hands held through the process. Instead of fixing the problem by admitting ignorance, the NYRising program continues to create and enforce deadlines that result in the disqualification from the program and recoupment of tens of thousands of dollars. Meanwhile where do these people go while they still can't get home or lose their homes? It directly affected and continues to affect the Long Island Real Estate industry.... People's LIVES!
- 6) Landlords are aware of which Section 8 Authorities pay more on their Standards than others. Nassau County's standard payments are lower than surrounding agencies. Thus, landlords prefer renting their units to higher paying participants.
- 7) NIMBY is obvious on Long Island. There are few communities that have taken in MOST of the low income housing. I believe in YIMBY.. Yes in my backyard! Elected officials must demonstrate courage and guide their communities into a more welcoming strategy, but for housing and work opportunities.
- 8) Real Estate Agents are STEERING! There is little policing going on! Real estate agents are more concerned about getting their commissions and keeping their landlords happy than they are helping a family in need. Sometimes, all it takes is for the agent to "convince" the landlord to accept Section 8. They easily say "We do not accept Programs".
- 9) Landlords are asking for \$50-250 for "credit checks and background checks" from people that cannot afford them. This immediately disqualifies low- income participants, as they do not have that type of money and DSS and Nassau County Housing does not pay for application fees. So non-participants are at an advantage.
- 10) There needs to be more development! Not rich luxury units, but units that normal folk can afford. I myself, cannot afford an apartment currently being advertised as "Affordable Housing". That is a lie and false advertising. Government should limit the use of that word by defining it.. Perhaps affordable should be within the Section 8 allowances. Even college students, single parents, seniors, special needs and other groups need low rents these days!
- 11) The idea of micro units should be looked into. People don't need huge space. Some like small! Our building codes and zoning needs to be reviewed to see where smaller units can be built in volume.
- 12) Schools always fight additional housing under the false story that more homes/apartments will drive school taxes higher.

13) Nassau County must take a leadership position to encourage smart building in the future. They should immediately identify foreclosed, zombie, County-owned, State Owned, and Federal properties that can be converted into real affordable housing with access to public transportation, quality education and safe communities and showcase them to qualified developers.



Long Island Housing Services, Inc.

640 Johnson Avenue, Suite 8, Bohemia, New York 11716-2624
Suffolk: 631-567-5111 ~ Nassau: 516-292-0400 ~ Fax: 631-567-0160
www.LIFairHousing.org

July 10, 2017

John Sarcone, Director
Nassau County Office of Community Development
40 Main Street, 1st Floor
Hempstead NY 11550

Attention: Kevin Crean by Email: Kcrean@nassaucountyny.gov

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A 501 (c) (3),
not-for-profit,
Fair Housing
agency serving
Long Islanders
since 1969.

Comments on the Draft Nassau County FY 2017 Annual Action Plan

Dear Mr. Sarcone:

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

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

We have worked cooperatively with Nassau County through the support of either HOME or CDBG funds since the mid 1990's. We appreciate the increase in funding in this year's allocation, despite the decrease in federal allocations.

*Our mission is the elimination of unlawful housing discrimination
and promotion of decent and affordable housing through advocacy and education.*

We remain committed to working closely with Nassau County agencies and not for profits to promote decent and affordable housing and to enhance local administrative response to challenge discrimination.

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

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

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

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

The Nassau County Legislature need to be able to review all public comments before approving the Annual Action Plan. It appears from the Annual Action Plan that the Nassau County Legislature is reviewing and approving the 2017 Annual Action Plan on June 26, 2017 and July 10, 2017, which precedes the July 11, 2017 public hearing on the plan and the July 19, 2017 close of the comment period! To provide the Action Plan to the Legislature before the public has completed its ability to give feedback undermines the public's ability to affect the terms of the Action Plan.

Conducting a needs assessment of communities' lending needs and compare to current lending practices/patterns in those communities (CRA lenders) to make sure banks are meeting needs of the communities is an area of concern that the Action Plan might address. LIHS has been actively involved in advocating for more robust Community Benefits from lending institutions both under CRA review and under the administrative review of financial institution mergers. Nassau County lending its voice to reinforce the obligations of the financial institutions to serve the needs of the community would substantially further the fair housing rights of its underserved residents.

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

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

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

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

Sincerely,

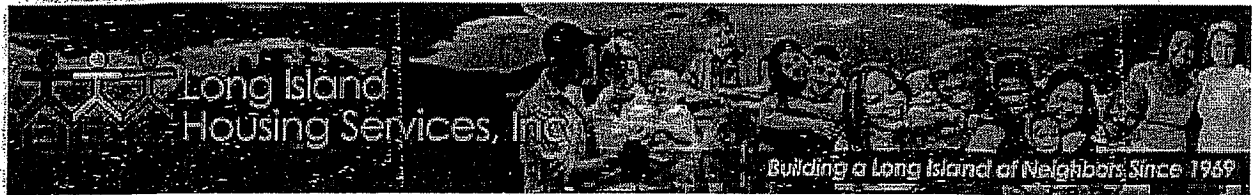

Michelle Santantonio
Executive Director

Encl.

Long Island Housing Services, Inc.
www.LIFairHousing.org
640 Johnson Ave. Suite 8
Bohemia, NY 11716
(631) 567-5111 x314
(631) 567-0160 Fax

Join the mailing list to receive LIHS' news!

Preferred Gender Pronouns: He/Him/His



Our mission is the elimination of unlawful housing discrimination and promotion of decent and affordable housing through advocacy and education.

CONFIDENTIALITY NOTICE: This electronic communication and all information herein, including files attached hereto, is private, and is the property of Long Island Housing Services, Inc. This communication is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure of, dissemination of, distribution of, copying of, or taking any action in reliance upon this communication is strictly prohibited. If you have received this communication in error, please immediately call 631-567-5111 and destroy the original and all copies of this communication.

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THERESA A. TROUVE
STEPHEN S. MAKRINOS
JOHN M. DELANY
MARK A. HYER
LOUIS M. MINUTO

VILLAGE ADMINISTRATOR
RALPH V. SUOZZI

INCORPORATED
VILLAGE OF GARDEN CITY
351 STEWART AVENUE
GARDEN CITY, N.Y. 11530-4528

WEBSITE: GARDENCITYNY.NET

TELEPHONE (516) 465-4000

FAX (516) 742-5223



July 18, 2017

To: Kevin Crean
Kcrean@nassaucountyny.gov

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

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

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

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

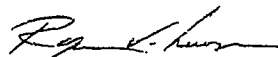
- Addressing negative effects of public policies that serve as barriers to affordable housing, such as zoning ordinances
- High cost of land
- Limited availability of funds
- High construction costs

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

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

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

Sincerely,



Ralph V. Suozzi
Village Administrator

RVS:kma

**Third Public Hearing –
August 8, 2016
Public Participation and
Comments**

Ceremonial Chambers/ Conf. A & Conf C. Request

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

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

Conference Room A: (minimum -maximum 30)

Conference Room C: (maximum 8)

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

Contact Person: **Theresa Dukes**

Telephone #: **(516) 572-1924**

Email: **tdukes@nassaucountny.gov**

Note:

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

Event information:

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

Date of Event: **Tuesday, August 8, 2017**

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

Number Expected in attendance: **20**

Names of any Elected Officials expected to attend: **None**

Equipment needed:

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

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

Please note that if there will be a video presentation we will need a copy one week prior to event. If you are planning on bringing your own audio/video, please advise so we may make sure it is compatible with our equipment.

NASSAU URBAN COUNTY CONSORTIUM
THIRD PUBLIC HEARING
SUBSTANTIAL AMENDMENT TO THE FY2017 ACTION PLAN

Tuesday, August 08, 2017

SIGN-IN SHEET

NAME	ORGANIZATION	ADDRESS	E-MAIL
THOMAS SMITH	VILLAGES OF E. ROCKAWAY	376 ATLANTIC AVE 11578	THOMAS@VILLAGESOFEASTROCKAWAY.ORG
Ed ZANGRILLO	TOW HOUSING AUTHORITY	760 Jerusalem Ave Unincorporated	EdZ@DHHA@gmail.com
Theresa Dwyer	Nassau Co.	40 Main St. Hempstead	tdwyer@nassauco.gov
Nichelle Burch	Nassau Co OGD	40 Main St Hempstead	nburch@nassaucounty.ny.gov
Cheryl Edmister	N.C.	40 Main St. Hempstead	cedmister@nassaucounty.ny.gov
CAROL ESPINOSA	SEMPER PARTEM	1241 STEWART AVE. BATHING. N.H. 11774	SEMPERPARTEM@GMAIL.COM
LARRY J. KIRK	JWV	8030 J. J. J. J.	
Andrew Goldstein	Leg. Laura Curran		agoldstein@nassaucounty.ny.gov
Peter Alizio	PJ Alizio Realty	1551 Franklin Ave 11501	peter@pjrealty.com
W. Wom Best	FCA	100 E. 101st Community St	wbest@familyandchildcare.org
FERN SCHENBERG	MENTAL HEALTH PSOC INC	16 MAIN STREET, HEMPSTEAD	f.schenberg@mhanc.org
Donald Chusey	NECCO	40 Main St	
ROB/RENZUOLI	Community Health & Dev		
Arnie Lee	Long Island Conservancy	1025 Willis Ave. Albertson	arnielee@ecf.com
Albert Ren	Long Island Conservancy	1125 Willis Ave. Albertson	albert@ecf.com
Albert Ren	Long Island Conservancy	1125 Willis Ave. Albertson	albert@ecf.com

REC'D JUL 8 1 2017

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NASSAU CTY OFC OF HOUSING AND COMM DEV
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HEMPSTEAD, NY 11550-4042

STATE OF NEW YORK)

Legal Notice No.

0021287998

:SS.:

COUNTY OF SUFFOLK)

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

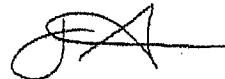
Tuesday

July 25, 2017

Nassau

SWORN to before me this

28 Day of July, 2017.



CHRISTOPHER LAWSON
Notary Public – State of New York
No. 01LA6348406
Qualified in Suffolk County
My Commission Expires September 26, 2020



Announcements
• Lost/Found
• Personals
• Ticket Brokers
• Professional Services
• Legal Services

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Control Part (CCP), Minnesota, NY on August 15, 2017 at 12:00 AM...

Pets + Livestock
Pet supplies • Lost • Found • Groom • Adopt • Board • Train
DOG/CATS FOR SALE
GOLDEN RETRIEVER PUPS
MAINE COON KITTENS

Garage/Tag Sales
ZIEFFLE
MEYVILE TagSaleByMona
WANTAGH TagSaleByMona

Garage/Tag Sales
ZIEFFLE
WANTAGH TagSaleByMona

COINS
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ALL Old Sports Memorabilia

LANDSCAPING SUPPLIES
LEYLAND CYPRESS TREES
MUSICAL INSTRUMENTS
TRAILER-UTILITY

PERSONALS
MAY the Sacred Heart of Jesus be Praised, Adored & Glorified today and everyday, J. H.
NOVENA TO SAINT CLAIRE Ask for 3 favors: 1 business, 2 impossible, promise to publish or circulate & your request will be granted after the 3rd day...

LEGAL NOTICES
Legal Notice # 21286675
in accordance with the provisions of State Law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner...

Merchandise
• Auctions
• Home furnishings
• Miscellaneous
GARAGE/TAG SALES
EAST MIDDLETOWN - Concordia of Home!
EAST NORTHERFORK

Garage/Tag Sales
ZIEFFLE
PLAINVIEW TagSaleByMona

Garage/Tag Sales
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Supreme Court County Of Nassau
HSBC Bank USA, National Association as trustee on behalf of the holders of the OPTICMAG Asset-backed Pass-Through Securities 2006-L1 Plaintiff AGAINST Paris Giannopoulos et/Al Paris Giannopoulos, Vasiliki Ziras, et al Defendant Pursuant to a Judgment of Foreclosure and Sale duly dated 11/29/2015 and entered on 1/21/2016, I the undersigned Referee, will sell at public auction at the Courtroom of the Supreme Court Building, 100 Supreme Court House, The Calendar

LEGAL NOTICES
Legal Notice # 21287763
NOTICE OF PUBLIC SALE:
581-1000000 CUBO contents will be sold for cash by CuboMart to satisfy a lien for rental on Aug 09, 2017 at approx. 11:00AM at www.storagetreasures.com

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VISIT OUR SACRE FACILITY: Sportmans # 631-727-3550
BOKER AKC M. Euro-American Birddis. Stud. 631-334-0982
English Bulldog Puppies
Cute, Healthy, Home Bred, shots & vet checked, call 316-78-6666
COCKERPO PUPS, Home bred, M/F, \$950, (621) 942-9280
ERIG Springer Spaniel F. bitz w/ AKC. Shots. 631-365-2451
FRENCH BULLDOG PUPS
MYS PD 913. Call 631-601-9763

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Crystal, Doulton's, Murano, Dalg, Vltan, W/M Jewels, Furs, Thousands of Baseball Cards, Golf, Signed Hockey Jerseys, Lionel, Fab Design Party Room! Potted Plants, Ferns to send to Locust Ln R 5addle

Garage/Tag Sales
ZIEFFLE
ROCKVILLE CENTRE INVITED SALES
35 Jefferson Ave Wed 7/26 10a Bring your flashlight! Old vintage collectibles, from attic to ssr. Tool, Instruments, Furn...

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LEGAL NOTICES

NOTICE TO PUBLIC OF NASSAU COUNTY URBAN COUNTY CONSORTIUM PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM SUBSTANTIAL AMENDMENT
The Nassau County Office of Housing and Community Development (OHCD) is the overall administrative agent for the Federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Solutions Grants (ESG) Programs which are funded through the Federal U.S. Department of Housing and Urban Development (HUD). These programs are intended to support the goal of providing decent housing, providing a suitable living environment and expanding economic opportunities for low and moderate income persons.

AVISO AL PÚBLICO DEL CONDADO DE NASSAU CONSORCIO CONABO URBANO PROPUESTA COMUNIDAD DESARROLLO SUBVENCIÓN PROGRAMA AYUDA MODIFICACIÓN SUBSTANCIAL
La oficina de vivienda y desarrollo comunitario (OHCD) del Condado de Nassau es el agente administrativo para el subsidio federal para el desarrollo comunitario (CDBG), inversiones asociadas (HOME) y los programas de ayuda de soluciones de emergencia (ESG) que son financiados a través de los federales Estados Unidos Departamento de vivienda y desarrollo urbano (HUD). Estos programas están diseñados para apoyar los objetivos de proporcionar vivienda decente, proporcionar un ambiente de vida adecuado y ampliar las oportunidades económicas para las personas de ingresos bajos y moderados.

NASSAU COUNTY OFFICE OF COMMUNITY DEVELOPMENT
JOHN R. SARCONO, DIRECTOR
EDWARD P. MANGANO, COUNTY EXECUTIVE

OFICINA DE DESARROLLO COMUNITARIO DEL CONDADO NASSAU
JOHN R. SARCONO, DIRECTOR
EDWARD P. MANGANO, EJECUTIVO DEL CONDADO

**Nassau County – Third Public Hearing
August 8, 2017
Nassau County Ceremonial Chambers
1550 Franklin Avenue, Mineola, New York**

Summary of Public Comments

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

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

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

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

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

First: *The SAFE AT HOME Rapid Re-Housing Program: Supporting Homeless Families on Their Journey toward Financial Stability and Total Independence*

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

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

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

RESULTS TO DATE - in the past 22 MONTHS alone,

- 79 families have been participants in SAFE AT HOME's Rapid Re-housing Program and have successfully moved on to safe, secure permanent housing.
- The SAFE AT HOME Program has provided more than \$110,600 from its Emergency Assistance Fund to help stabilize these families during these 22 months.
- In all, these 79 families represent 79 Adults and 91 Children, totally 170 individuals.
- If these families had remained in emergency housing even one additional month, the cost to the Federal government through Nassau County would have been between \$304,350 and \$182,520

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

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

- MANY OF THE WOMEN WHO COME TO BETHANY HOUSE HAVE COME TO LIVE ALONE BECAUSE OF DOMESTIC VIOLENCE OR THE LOSS OF A SPOUSE FROM EITHER DEATH OR DIVORCE.
- MANY OF THESE WOMEN HAVE ADULT CHILDREN WHO ARE UNABLE TO HELP SUPPORT THEM.
- MANY OF THESE WOMEN DO NOT WANT TO LIVE ALONE BUT SEEK OUT THE SUPPORT AND COMPANIONSHIP OF OTHER WOMEN.

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Response: Thank you for that.

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

can help us we will appreciate it.

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

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

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

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

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

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

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

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

Statement: Cherie Edmonston – On behalf of John Sarcone, the Director of Housing we would like to thank you for coming to this hearing.

Submitted Written Comment after the Public Hearing – Long Island Coalition for the Homeless

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

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

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

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

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

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

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

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

supportive housing units for CH households are able to provide more comprehensive supports and often, more readily address any issues the households may have in maintaining their housing stability.

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

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

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

According to the ESG Interim Rule, ESG recipients must use the region's coordinated entry system.

This information can be found on: p. 75985 of the Federal Register, Subpart E—Program Requirements § 576.400 Area-wide systems coordination requirements.

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

(e) Written standards for providing ESG assistance.

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

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



Good Morning. My name is Tanya Ham and I appreciate the opportunity to speak with you about some innovative programs of Bethany House.

Bethany was established in 1978 and has faithfully and efficiently served the homeless constituents of Nassau County for almost 40 years. Once the Emergency Shelter Grant Funding was established by HUD in the mid '80's, Bethany has been assisted by revenue from this program on an annual basis. We are most appreciative of these annual funding awards, but I would like to point out that *they represent less than 1% of our annual budget.*

I come today to ask for a portion of the additional ESG funding that has become available to support two of Bethany's newer programs:

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

First: The SAFE AT HOME Rapid Re-Housing Program: Supporting Homeless Families on Their Journey toward Financial Stability and Total Independence

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

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

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

RESULTS TO DATE – in the past 22 MONTHS alone,

- **79** families have been participants in **SAFE AT HOME's Rapid Re-housing Program** and have successfully moved on to safe, secure permanent housing.
- The **SAFE AT HOME Program** has provided more than **\$110,600 from its Emergency Assistance Fund** to help stabilize these families during these 22 months.
- In all, these **79 families** represent **79 Adults and 91 Children**, totally **170 individuals**.

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

Secondly: The Transitional Housing Program for Older Single Women

LONG-TERM HOUSING FOR LOW-INCOME MATURE SINGLE WOMEN

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

- MANY OF THE WOMEN WHO COME TO BETHANY HOUSE HAVE COME TO LIVE ALONE BECAUSE OF DOMESTIC VIOLENCE OR THE LOSS OF A SPOUSE FROM EITHER DEATH OR DIVORCE.
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LICH - Comments Amended Action Plan 8/10/17

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