

NASSAU COUNTY OFFICE OF HOUSING
& INTERGOVERNMENTAL AFFAIRS



NASSAU URBAN COUNTY CONSORTIUM

END OF THE YEAR REPORTING
NARRATIVES FOR IDIS

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PROGRAM YEAR:
FISCAL YEAR 2008
SEPTEMBER 1, 2008 -
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(CAPER)

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I. GENERAL CAPER NARRATIVES

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

1. HOUSING

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

Nassau County continues to address the priority of owner and rental housing rehabilitation throughout the area. In this economy, many households have been severely impacted by looming energy costs, construction costs and deflated income. With Nassau County's residential rehabilitation program, we outreach to low/mod income homeowners in need of weatherization and other health and safety repairs to their owner-occupied homes. These types of upgrades include: windows, roofs, boilers, doors, and siding as well as handicapped accessibility improvements. Without these improvements, many homeowners would not be able to remain in their homes. Secondary to that, the improvements positively impact the aesthetic appeal of a neighborhood.



Before Residential Rehabilitation



After Residential Rehabilitation

The preservation of affordable rental housing has seen a marked increase in activity over the past several years. As the demand for affordable housing has risen significantly, the quality has deteriorated at an alarming rate. Nassau County has provided funding to Old Mill Court in Rockville Centre, Spinney Hill Homes in Manhasset, Parkside Gardens in Hempstead and Liberty Park Apartments in Freeport during the program year. Currently, a total of 264 units have been rehabilitated or are in the process of being rehabilitated. Additional affordable rental housing projects that focus on green technology and LEED quality are in the planning stages and will be completed within the next couple of years.

Nassau County's housing goals as outlined in the Consolidated Plan include the rehabilitation of 1,000 units of owner and rental housing over a five year period. Nassau County's Single Family Homeowner Residential Rehabilitation Program was carried out with Community Development Block Grant funds, HOME funds and WRAP funds resulting in the lead-based paint testing and rehabilitation of 155 homeowner units this year and a total of 753 over the last three

program years. Attached as an exhibit are the locations of the 2008 residential rehabilitation projects carried out throughout the consortium.

OHIA continues to outreach to consortium members and other non-profits to increase participation in the residential rehabilitation program. Memorial Economic Development Corporation (MEDC), a not-for-profit development organization, continues to provide funding for residential rehabilitation to homeowners in the Roosevelt and Uniondale area. This program year, they successfully rehabilitated 13 homes.

Additionally, OHIA was awarded \$200,000.00 by the New York State Housing Trust Fund Corporation under the Access to Home Program (ABLE). The program is designed to assist physically challenged residents in Nassau County by providing better access to their homes. The ABLE Program is slated to commence during PY2009 and will create, preserve or assist approximately 24 residential units throughout Nassau County. Improvements could include ramps, wider doors for wheelchair access, and bathrooms that are accessible.

A significant number of the residential rehabilitation projects are undertaken by OHIA and the consortium in order to assist the elderly and physically challenged who are on fixed incomes. Although the homeowner program is carried out countywide and does not require a match of private funds with federal CDBG, OHIA has implemented a Five Year Recapture Mortgage Note. The Note stipulates that the homeowner is obligated to repay the cost of the rehabilitation if the house is sold within five years. This policy was put in place in order to discourage homeowners from using the grant merely to sell the home at a higher value after project completion. Secondary to this is the generation of program income for Nassau County Office of Housing and Intergovernmental Affairs ("OHIA") thereby increasing funding for additional eligible projects.

Furthermore, we continue to work closely with Community Development Corporation of Long Island ("CDCLI") to rehabilitate home ownership units utilizing HOME funds leveraged with other State and foundation funds. CDCLI administers a weatherization and housing rehabilitation program known as the Weatherization, Rehabilitation and Asset Preservation (WRAP) and provides energy efficient measures to homeowners in order to lower annual energy costs and to maintain the safety of the home. All work meets or exceeds local building and energy codes. During the program year, as a part of a neighborhood residential revitalization program 6 homes were rehabilitated and weatherized in Freeport, Hempstead and Valley Stream.

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

First time home buyer housing assistance for low income households was carried out by the Nassau County Office of Housing and Intergovernmental Affairs ("OHIA"). OHIA continued its First-Time Home Buyer Down Payment Assistance Program which provides an average of \$25,000 in down payment assistance to eligible households to purchase a home and up to \$10,000 for rehabilitation. This program was administered by a local non profit, the Long Island Housing Partnership ("LIHP"), whose mission is to provide affordable housing opportunities to low/moderate income first-time homebuyers. The Housing Partnership has leveraged HOME funds with New York State funds for the County Employer Assisted Housing Program. The Employer Assisted Housing Program includes over 117 participating employers on Long Island.

The Five Year Consolidated Plan anticipates providing assistance to households through the development of approximately 100-200 single-family homes and down payment assistance to 375 households. Nassau County will continue its efforts to maintain a strong homeownership program with the assistance of LIHP's program coordinator and the HUD approved Housing Counseling Agency provided through the Nassau County Homeownership Center. The Center provides

housing counseling for prospective down payment assistance applicants in addition to the Housing Choice Voucher Homeownership program. During the reporting period, 31 households were assisted through the LIHP utilizing \$503,000.00 in HOME funds. The Nassau County First Time homebuyer program does not allow for sub-prime or non-traditional mortgages and requires homeownership counseling from a HUD approved counseling agency. The Nassau County Homeownership Center (NCHOC) was established as the first municipality in New York State to be designated a U.S. HUD Certified Counseling Comprehensive Housing Agency.

During the program year, the NCHOC has assisted a total of 729 clients through various education/group workshops, pre-purchase homebuyer counseling, mortgage delinquency prevention, home maintenance and financial management, and assistance with locating, securing or maintaining rental housing.

The construction of new affordable homes continues to prove extremely difficult in Nassau County. The lack of available land coupled with high construction costs, proves daunting in meeting the demand. Additionally, local municipalities control land use and zoning. Recent efforts to modernize zoning codes to provide density bonuses for affordable housing often meet local opposition. Several municipalities, including most recently, the Village of Hempstead, have adopted a mixed income approach to housing development with set asides for affordable housing.

The Village of Hempstead's newly approved master plan has included modified restrictions on land use, the first major revision since 1993. The change will allow developers to build mixed-use structures within 15 blocks of the central business district including more than 4.4 million square feet for housing.

The Town of Hempstead continues to seek out blighted properties to develop affordable housing units for low/mod income first time homebuyers. In December of 2008, the town held a lottery for the six homes that had previously been acquired and developed. Each house was sold for \$152,000 which is less than half their market value. The lottery attracted over 80 applicants. The next development will be in Inwood and will result in the construction of five new homes.

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

Rental assistance needs have been met by an extensive tenant based assistance effort carried out by the Nassau County Office of Housing and Homeless Services ("OHHS") and nine municipal housing authorities with Housing Choice Voucher programs operating in the county. Nassau County OHHS serves as the Local Administrator of the New York State Division of Housing and Community Renewal ("DHCR") Housing Choice Voucher Program. Nassau OHHS has a long history of serving low and moderate income families and individuals. The Housing Choice Voucher Program (formerly referred to as the Section 8 voucher program) increases the availability of affordable rental housing through the use of rental assistance. The program assists eligible families, senior citizens and disabled households to rent decent, safe, sanitary housing in the private rental market. The housing choice voucher gives the family the opportunity to rent affordable housing of their choice anywhere in the County.

The County provides over \$35,000,000 per annum in rental housing subsidies through the Housing Choice Voucher program assisting approximately 2,700 families and seniors, providing housing for approximately 9,500 persons each year.

OHIA assistance was provided county-wide. Typically, families holding vouchers pay 30% of income toward housing

Community Administering Housing Choice Vouchers or PHA Program	# of Vouchers
Village of Freeport Housing Authority	211
City of Glen Cove Community Development Agency	340
Town of Hempstead Housing Authority	423
Village of Hempstead Housing Authority	475
City of Long Beach Housing Authority	389
Town of North Hempstead Housing Authority	225
Town of Oyster Bay Housing Authority	50
Village of Rockville Centre	303
Village of Sea Cliff	20
Village of Farmingdale (administered by Nassau County)	13
Village of Island Park (administered by Nassau County)	10
Nassau County	3,037
Total Vouchers	5,496

D. NEW CONSTRUCTION OF RENTAL HOUSING AND OWNER OCCUPIED HOUSING FOR LOW AND VERY LOW INCOME SENIOR CITIZEN AND FAMILY HOUSEHOLD

The New Cassel Revitalization project has been the primary focus of the Town of North Hempstead’s efforts utilizing the community development block grant funds. This comprehensive plan involves seven development sites along the Prospect and Union Avenue corridors in accordance with the New Cassel vision plan. It is anticipated that all seven sights will produce more than a quarter of a million square feet of residential and commercial space consisting of over 210 apartments, more than 50,000 square feet of retail space and a 2,980 square foot Gateway Park. Nearly \$60 Million will be invested in New Cassel by a variety of public and private sources to complete the proposed projects. To date, significant progress has been made on six of the seven sites: sites A, B, C, D, F and G. The hope is that these *“improvements to the community will help restore the pride of New Cassel’s residents and help spur economic activity. We are actively making efforts to bring businesses back to New Cassel and make it a growing and vibrant community again.”* said County Executive Suozzi at the announcement of the completion of 3 New Cassel revitalization projects in winter, 2009.



Site A – Blustone

Site A, located at the corner of Prospect Avenue and Brush Hollow Road, has been developed by the Bluestone Organization. This 46,151 square foot site is known as the “Gateway to New Cassel” and a mixed-use building will overlook a 2,980 square foot park. This three-story building holds 57 rental units over commercial space. The construction was completed in December 2008 and the building was 100% leased up by April 2009. The commercial space is currently housing a dental office and restaurant.

Site B, located at 735-765 Prospect Avenue, is a mixed-used development consisting of 24 rental units over commercial space. The developers have already secured the anchor commercial tenant – Tony and Eddie’s Supermarket, a local business looking to relocate into a larger commercial space. The supermarket is working closely with the developer to subsidize the customization of the commercial space. Construction is scheduled to be completed by January of 2010.

Site C, located at 816-822 Prospect Avenue, is a mixed-used development consisting of 26 rental units over commercial space including a much needed bank for the community. City National Bank has been secured as a tenant at this site and has also been awarded “Banking District” designation by the New York State Banking Department. Construction is scheduled to be completed by January of 2010.

Site D consists of 13,608 square feet located at 839 Prospect Avenue. Construction is well underway for the development of six mixed-use, row type buildings. Each building will consist of one unit of 812 square feet of retail space on the ground level, a storage cellar, and a two-bedroom apartment on the second and third floors. An internet café run by a local entrepreneur will also occupy a portion of the retail space. Construction is slated to be completed by January of 2010.

Site F, also known as Apex II, is located at the southwest corner of Union Ave. and Hicks Street (Site adjacent to Apex I). This 35 unit senior residential development is a joint venture between Douglaston Development, LLC (a subsidiary of Levine Builders) and the Anna and Phillip Kimmel Foundation. Nassau County contributed \$300,000 in HOME funds and construction was completed in December of 2008. The building was 100% leased up as of August 2009.

The Pilot Site, also known as Site H, is located at the northwest corner of Prospect Avenue and Grand Street. This site is being developed by A&C Development Partners, a minority and women-owned business. A total of seven (7) two-family condominiums were constructed on this site. Five of the seven units were to be sold at subsidized prices (80% AMI). Due to difficulty marketing the units as condominiums the developer is now seeking to convert the project to rental units. Ten of the units will continue to be targeted to HOME eligible tenants. The development includes ground floor over commercial space which is slated to house a local pharmacy. Site construction was completed in December of 2008. **Pilot Site below.**



	New Cassel Development Under Construction						Planned	TOTAL
	PILOT	A	B & C Res	B & C Comm	D	F	E	
Unit Mixes	-	-			-	-	-	-
Rental Residential Units	14	57	50	0	3	31	0	148
Homeowner Units	0	0	0	0	3	0	40	50
Commercial Space	3,800	20,400	0	16,300	6,000	0	0	46,500
Uses	(in 000's)							
Acquisition	0	440	224		85	180	424	1,353
Construction Costs	3,435	15,256	9,108		2,395	5,289	9,289	44,772
Soft Costs	981	3,990	2,002		386	796	1,308	9,463
Developer Fee	277	1,854	1,641	-	327	675	544	5,318
TOTAL	4,693	21,540	12,975		3,193	6,940	11,565	60,906
Sources (in 000)	(in 000')							
Developer Equity	201	1,744	0		0	0	0	1,945
LIHTC Equity	0	7,449	7,760		0	4,755	0	19,964
Sales Proceeds	3,071	0	0		2,773		9,065	14,909
Residential First Mortgage	0	6,000	3,158		0	1,805	0	10,963
Commercial First Mortgage	0	1,960	0		0	0	0	1,960
CDBG	310	75	0		0	200	0	585
HOME	1,111	1,075	1,200		420	0	900	4,706
State Subsidies	0	1,995	0		0	0	1,600	3,595
Deferred Developer Fee	0	1,242	857		0	0	0	2,099
Other Public Sources	0	0	0	-	0	180	0	180
TOTAL	4,693	21,540	12,975		3,193	6,940	11,565	60,906

In addition to the New Cassel project, HOME funds have been expended on the construction of Parkside Gardens in the Village of Hempstead located at 50 Evans Avenue, 67 Elm Avenue & 63 Laurel Avenue. The former 1950s style structure was demolished and replaced with modern townhouse units. This ambitious project is underway and ahead of schedule. The project calls for new construction that consists of 12 two-story buildings with 80 affordable rental-housing units, including 8 one-bedroom, 54 two-bedroom and 18 three-bedroom units that will serve very low-income families. Currently there are 58 units completed as well as a club house. The Town of Hempstead's IDA granted a 15-year PILOT to the builder in order to keep the units affordable. The development should be completed during PY2009.



Parkside Gardens RibbonCutting



Parkside Garden Villas – Hempstead

As mentioned in Section B, The Town of Hempstead continues to try to acquire blighted properties in order to redevelop and build affordable housing units for low/mod income families. During PY2008, no additional sites were acquired, but the Town is negotiating to acquire at least 3 additional sites in Roosevelt. These affordable homes will be sold via a lottery system targeting low/mod income first-time homebuyers. In addition the Town is ready to develop sites in Inwood to expand opportunities for first time low/mod income homebuyers in the area

Developing affordable housing opportunities for senior citizens continues to be a priority. The Town of Hempstead has developed 30 new cooperative residential units in Elmont that may become the model for affordable senior living. Elmont Golden Age Housing Development at 1888 Foster Meadow Lane had encountered adversity in the first couple of years of development. With additional HOME funds and other leveraged bank funds, a developer stepped in and took the project over and oversaw its completion. In September, 2009, all 30 units were completed and include two bedrooms, one and a half baths, energy star rated appliances, balcony, security system, community room with kitchen, billiards, televisions and common area, as well as beautifully landscaped patio. The complex sits adjacent to the Elmont Senior Center and is within walking distance to shopping and transportation. Currently, marketing for the units has begun and applications are being accepted for a lottery drawing to be held in October, 2009. Each unit will be sold for \$150,000.00, well-below market value.



Elmont Senior Housing

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

In December 2007, Rockville Centre “Old Mill Court”- Omni Housing Development, LLC began a \$33 million makeover of nine buildings in the 35-year-old low-income housing complex, the Rockville Centre Apartments. Funding for the project is provided by a Nassau County IDA Bond, a Nassau County HOME Grant (\$1,000,000.00), the Rockville Centre Housing Authority Low Income Housing Tax Credit equity through WNC Associates, a New York State Modernization Grant, and construction and permanent loans from M&T Bank. Current residents of 120 of the apartments were relocated within the complex and then moved to the renovated apartments as they became available. All nine buildings in the complex – 153 units underwent major rehabilitation which was slated to be completed in September of 2009. 72 of these units will serve very low-income families. The units are projected to be completely leased-up by November of 2009.

The renovated apartments are expected to be able to sustain themselves for the next 30 years on income from rents affordable to tenants earning up to 60 percent of the area median income, plus new federal Project Based Section 8 rental subsidy that will cover 120 of the 153 rehabbed apartments. Project Based vouchers is a component of the Section 8 Housing Choice Voucher Program where an owner agrees to set aside a portion of the units in an existing development to be subsidized. This program helps low income families afford permanent rental housing.

In Manhasset, New York, 50 year old Spinney Hill Homes were in complete disrepair with broken windows, dilapidated architecture and lack of sufficient heat. For years the North Hempstead Housing Authority has struggled to operate Spinney Hill with severely limited income. An affordable housing developer, Whitney Capital Co., LLC has partnered with housing authorities and state housing officials to bring this property with 102 units back to life. Substantial rehabilitation is now underway with the help of \$1.5 million in HOME funds to the \$23 million project.



Spinney Hill – Before Rehabilitation



Spinney Hill – After Rehabilitation

Additionally, the substantial rehabilitation of Adams Court in Hempstead, New York is underway and anticipates the renovation of 84 substandard units, 10 of which will be handicapped accessible. The dearth of units being rehabilitated throughout Nassau County's low/mod income communities shows a renewed commitment to quality of life of the residents.



Currently in the planning stages is the redevelopment of a largely vacant and mostly uninhabitable 245 unit affordable housing project at Bedell & Terrace Avenues in Hempstead, NY. This housing development was home to what the Nassau County District Attorney Kathleen Rice describes as the "largest open air drug market in Nassau County". Efforts by the Nassau DA, Nassau County Police Department, and Village of Hempstead to rid the neighborhood of crime will be significantly enhanced by the redevelopment of these housing units.

An affordable housing redeveloper has entered into a contract to purchase the property and is planning on closing on the project and starting renovations in the winter of 2010. The redevelopment will include project based housing choice vouchers, low income housing tax credits, New York State grant funds, TCAP funds, ARRA weatherization funds, HOME Investment Partnerships Program funds, Neighborhood Stabilization Funds and Federal Home Loan Bank funds.

This housing redevelopment project will include energy efficient weatherization improvements funded through ARRA. This transit oriented development is located within walking distance from the Village of Hempstead's commercial center and a multi-modal transit center.

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

The Consolidated Plan calls for 12,000 persons to receive housing support services over a five year period. Housing support services have been provided through the Nassau County Office Housing and Homeless Services (OHHS) Housing Counseling Center and through non profit subrecipients. During PY2008, a total of 1,795 families and/or individuals received housing support services as follows: 1,179 households received assistance from OHHS and 1,259 households received various services from Long Island Housing Services, Inc. (LIHS) and 31 households were assisted through Long Island Housing Partnership (LIHP).

Providing housing support services for Nassau County residents is an extremely high priority item. Nassau County Homeownership Program provides the following:

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

“The County’s mission,” OHHS Director Connie Lassandro said, *“is to provide Nassau residents with vital home ownership training and grant information to help them stay focused on their objective and minimize their frustration.”* Assistance and guidance continue to be offered after a person becomes a homeowner. A hotline, 571-HOME (4663) has been instituted to help homeowners experiencing difficulties with their mortgages. This prevention hotline provides counseling for homeowners at risk of losing their homes. Certified counselors are available to meet with homeowners to review alternatives to foreclosure. During the PY2008 well over 75 calls per day have been answered and outreach continues offering Nassau County homeowners default counseling.

LIHS also provides a wide range of fair housing services to County residents, including mortgage counseling, landlord tenant mediation, discrimination testing, and similar activities. LIHS continues to affirmatively reach out to potential victims of discrimination in mortgage lending, redlining, appraisal and homeowner’s insurance. To that end, LIHS participated in 18 different functions during the year including fair housing presentations, foreclosure prevention coalition meetings to strategize and streamline service delivery for Nassau County, tenant rights presentations, public hearings, coalition meetings and trainings.

LIHS successfully counseled a total of 50 clients with conventional or FHA loans that were in default and facing foreclosure action. Early intervention is the key to resolving such situations and is stressed in their outreach program. LIHS also continues to address discriminatory, abusive and predatory lending practices affecting the underserved, vulnerable populations. They have active involvement with the New Yorkers for Responsible Lending (NYRL) as a member agency and serving on the steering committee. 554 clients were serviced with advice about tenant’s rights under the NYS Real Property Law.

Long Island Housing Partnership provides services which include down payment assistance and housing counseling. The program assisted 31 individuals with the First-Time Homebuyers Down Payment Assistance, 4 of which were assisted with the Employer Assisted Housing

Program through North Shore/Long Island Jewish Health Care System. To date, the Employer Assisted Housing Program has created a partnership with over 38 industries throughout Nassau County. These employers offer monetary benefits to their employees that can be augmented with additional funds from the county, state, and/or federal government. Two noted hospital systems, North Shore/Long Island Jewish Health Care System and Catholic Health Services which have 16 affiliates between them are among those organizations that assist their employees with homeownership. As part of the Employer Assisted Housing Program, LIHP administers the Homeownership and Economic Stabilization for Long Island Program ("HELP"), a \$25 million program developed and funded by Long Island's State Senators. The program provides downpayment assistance and rehabilitation grants to eligible homebuyers. The program offers three key forms of assistance:

State Employer Downpayment Assistance Matching Grant

To encourage the creation of downpayment assistance programs by Long Island employers, HELP provides a 3-to-1 state match for these funds. To be eligible for state matching funds, employers with fewer than 50 employees must provide a minimum contribution of \$3,000, with the minimum for larger businesses rising to \$5,000. The total downpayment assistance package cannot exceed \$40,000 (\$30,000 state, \$10,000 employer) and the appraised value of the purchased home cannot exceed Long Island's median home price (currently \$450,000).

State Housing Rehabilitation Grants

To encourage community reinvestment and further lower upfront purchase costs, HELP provides homebuyers with up to \$20,000 in additional funding for necessary repairs and the rehabilitation of existing homes.

Local Workforce Housing Incentive

To encourage smart-growth policies in local government, HELP provides downpayment assistance in those municipalities that create "workforce" housing and revitalize downtown areas. The Long Island Index's recent "Room for Growth" poll found that 60% of Long Islanders surveyed would be interested in living within easy walking distance of the downtown area of their town or village. Under HELP's Smart Growth Development for Workforce Housing incentive, any developer who works with a municipality to provide workforce housing in downtown areas and hamlet centers in accordance with "Smart Growth" principles can obtain a project set aside of up to \$25,000 per home to be contributed towards the homebuyer's downpayment.

This pilot program has been implemented to assist those families who want to live and work on Long Island. Additionally, employers will be able to retain and recruit the high caliber workforce that Long Island needs to maintain a strong economy.

LIHP also provides technical assistance to local non-profit organizations or neighborhood groups interested in developing housing, and also provides mortgage counseling to prospective home buyers. Nassau County established a Homeownership Center providing housing counseling services along with Long Island Housing Partnership.

Family and Children's Association, a not-for-profit organization based in Nassau County has implemented an extremely innovative housing option for senior citizen homeowners and other adults who need an affordable place to live. "HomeShare L.I." is a collaborative partnership with Family Service League, Intergenerational Strategies, and Family and Children's Association. This organization links senior homeowners who have extra room in their homes with adults who are seeking a home. Matches are made based on personality and the specific needs of the renter and homeowner. More often than not, a senior citizen who is barely surviving financially takes in a tenant to share the financial and maintenance burdens of owning a home. In the meantime, the

tenant is situated in a home with affordable rent. In addition to the financial impact of sharing a home, many seniors wish to break up the monotony of solitary living and feel safer having another adult in the home. During the program year HomeShare L.I. was able to match 24 adults/seniors in 12 new matches.

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

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

- Prevent housed families and individuals from becoming homeless
- Prevent individuals from becoming homeless upon discharge from medical/ mental health institutions, assisted living facilities, nursing homes, and prison; identify persons with mental illness who may be at risk for homelessness and direct them to appropriate housing and support services
- Prevent veterans from becoming homeless upon discharge, assure they receive necessary services and link homeless veterans to appropriate services and assistance.
- Implementing a "housing first approach" to help people exit homelessness
- Increase the number of emergency, transitional and permanent housing units in the County to address the needs of the chronically homeless and other homeless individuals and families, and reduce or minimize the length of time people remain homeless or in transitional housing.
- Expand and increase access to services and resources that will assist homeless persons and those persons on the verge of homelessness and improve their lives.
- Provide educational opportunities and job training for homeless persons and persons at risk of homelessness.

Activities carried out this reporting period are as follows:

- A psychologist has been assigned to the Department of Social Services to assess the needs of those reporting for assistance.
- The Department of Housing and Homeless Services will be managing emergency housing. This process is designed to ensure that all clients in need of shelter are appropriately housed.
- With funding through the Homeless Prevention and Rapid Re-housing Program the Department of Housing and Homeless Services has designed a program to provide financial assistance to persons who are in danger of becoming homeless and are not eligible for Emergency assistance. This program will provide short term subsidy and case management to ensure that those persons do not become homeless.

In PY2008, Nassau County also addressed this priority by providing Emergency Shelter Grant funds to the following entities:

ORGANIZATION	FUNDING	MATCHING CONTRIBUTION	NUMBER OF PERSONS SERVED
Interfaith Nutrition Network (INN)	\$110,000	\$100,000 in-kind match provided through Nassau County DSS per diem rates	876
Mother of Good Counsel Home	\$10,000	\$10,000 In-kind contribution from private funding	15
North Shore Sheltering	\$10,000	\$10,000 in-kind contribution from private funding	60
Bethany House	\$92,000	\$92,000 in-kind match from private funding and contributions from fund raising	158
Momma's House	\$49,000	\$700,958 in-kind match from private funding	96
Glory House	\$7,500	\$50,000 in-kind match from private funding	9
Nassau/Suffolk Coalition Against Domestic Violence	\$125,000	\$200,000 in-kind match contribution from private funding	93
St. Vincent de Paul Anthony House	\$10,000	\$10,000 in-kind match contribution from private funding	24
St. Vincent de Paul Dismas House	\$10,000	\$10,000 in-kind match contribution from private funding	17
Family & Children's Association	\$125,000	\$133,141.74 in-kind match provided through Nassau County DSS per diem rates	281
South Shore Association for Independent Living, Inc.	\$10,000	\$50,000 in-kind match contribution from private funding	95
SCO Madonna Heights	\$75,000	\$210,062 in-kind match	112

The funding totaled \$633,500 and the number of persons assisted during the program year equaled 1,836.

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

This reporting year there was an increase in the need for emergency shelter beds in response to the increased number of homeless persons seeking shelter. This was due, in large part, to the mortgage and unemployment crisis. There was also an increase in the development of permanent supportive housing for homeless persons with disabilities, including individuals, chronically homeless individuals and homeless families. The "Point-In-Time" count of the homeless population in January, 2009 showed that the Nassau CoC has taken action that resulted in 394 individuals in Emergency Shelter beds, 201 individuals in Transitional Housing beds and 52 Permanent Supportive Housing beds. During the next program year CoC plans to create an additional 15 permanent housing beds and up to 60 over the next 10 years. A full disclosure of CoC's current status and strategic planning objectives can be found in an attachment to this CAPER.

The Homeless Hotline 1-866-Warm-Bed was also initiated in response to the homelessness crisis. There is a 24/7 homeless hotline available December 15th through March 31st to serve families and individuals seeking housing relief during the cold winter months. This service is provided at no cost to the county – 100% grant funded. A total of 1,469 persons were assisted during the year with this innovative program.

During PY2008 Nassau County has assisted 3,952 individuals with our extensive homeless intervention services. By the end of year four of the Consolidated Plan, Nassau County has assisted a total of 14,309 individuals and families. Nassau County's Five Year Consolidated Plan anticipated assistance to 8,250 persons in total through transitional and permanent housing, homeless services, and by expanding the supply of decent low cost housing for homeless and low-income persons. We have currently well exceeded our five-year goal and are committed to continually addressing the needs of the homeless population.

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

Finding and/or developing housing for senior citizens, handicapped persons, mentally ill, as well as returning veterans continues to be a high priority for the County. The County has worked with non profit special needs housing providers to acquire and rehabilitate homes to be used as group homes and regularly provides grants toward housing related expenses. Nassau County Industrial Development Agency provides tax exempt bond financing for non profit organizations.

Alliance of Long Island, a non profit organization formed for the purpose of providing and administering tax exempt bond financing for special needs housing providers bundles smaller non profit facilities projects for IDA financing through Nassau County Industrial Development Agency. Community Services for the Mentally Retarded received approximately \$2,700,000 in IDA

financing to renovate their administrative offices and renovate a building they use to provide educational services for physically challenged.

Young Adult Institute received approximately \$1,410,000 in IDA financing for acquisition/refinancing and rehabilitating residential alternative facilities persons with mental retardation and developmental disabilities – a residence for 7 individuals in Seaford, for 10 individuals in Williston Park, and for 8 individuals in Glen Cove.

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

According to the Consolidated Plan, there are nine housing agencies/authorities currently operating within Nassau County, managing approximately 4,250 units for families and senior citizens.

The County is working with a number of local Housing Authorities on redevelopment projects where housing authority developments that are in significant need of capital investment are redeveloped as low income housing tax credit housing with housing choice vouchers, tax exempt bonds, New York State financing and possibly HOME Investment Partnership Program Funds.

As stated previously, Rockville Centre “Old Mill Court”- Omni Housing Development, LLC is nearing the end of its \$33 million makeover of nine buildings in the 35-year-old low-income housing complex, the Rockville Centre Apartments. Funding for the project was provided by a Nassau County IDA Bond, a Nassau County HOME Grant (\$1,000,000.00), the Rockville Centre Housing Authority Low Income Housing Tax Credit equity through WNC Associates, a New York State Modernization Grant, and construction and permanent loans from M&T Bank. Current residents of 120 of the apartments were relocated within the complex and then moved to the renovated apartments as they became available. All nine buildings in the complex – 153 Units underwent major rehabilitation which was slated to be completed in September of 2009. 72 of these units will serve very low-income families. The units are projected to be completely lease-up by November of 2009.

The renovated apartments are expected to be able to sustain themselves for the next 30 years on income from rents affordable to tenants earning up to 60 percent of the area median income, plus new federal Project Based Section 8 rental subsidy that will cover 120 of the 153 rehabbed apartments. Project Based vouchers is a component of the Section 8 Housing Choice Voucher Program where an owner agrees to set aside a portion of the units in an existing development to be subsidized. This program helps low income families afford permanent rental housing.



Old Mill Court – After Rehabilitation

The Village of Rockville Centre continues to fund Rockville Centre Housing Authority with a portion of their CDBG allocation. During the program year Rockville Manor at 579 Merrick Road received funds to make handicapped accessible parking spaces, improvements to the restrooms, community rooms, installation of a separate handicapped accessible tenant storage room, lowered countertops, sinks, mirrors, and widening of doorways in specified kitchens and bathrooms. Other general construction items include foundation repair, plumbing, electric and window upgrades in all apartments.

In Manhasset, New York, 50 year old Spinney Hill Homes were in complete disrepair with broken windows, dilapidated architecture and lack of sufficient heat. For years the North Hempstead Housing Authority has struggled to operate Spinney Hill with severely limited income. An affordable housing developer, Whitney Capital Co., LLC has partnered with housing authorities and state housing officials to bring this property with 102 units back to life. Substantial rehabilitation is now underway with the help of \$1.5 million in HOME funds to the \$23 million project.



Spinney Hill Ribbon Cutting

Additionally, the substantial rehabilitation of Adams Court in Hempstead, New York is underway and anticipates the renovation of 84 substandard units, 10 of which will be handicapped accessible. The dearth of units being rehabilitated throughout Nassau County's low/mod income communities shows a renewed commitment to quality of life of the residents.

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

Actions Taken to Affirmatively Further Fair Housing

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

Nassau County has prepared two Fair Housing Analysis of Impediments ("AI") and is currently updating the AI in its Fair Housing Plan. The AI includes the Participating Jurisdiction. The Participating Jurisdiction is made up of the communities that are part of the Nassau Urban County Consortium. The non member communities are part of the New York State Division of Community Renewal Analysis of Impediments.

Nassau County conducted its initial Fair Housing Analysis of Impediments during the 1995-1996 timeframe in conjunction with its initial Five Year Consolidated Plan.

In 2004, the five entitlement communities on Long Island, Nassau County, Suffolk County, Town of Babylon, Town of Islip and Town of Huntington prepared an updated Long Island Fair Housing Analysis of Impediments. This AI was prepared by ICF Consulting, a funded HUD technical services consultant. This AI was completed using 2000 Census information.

The preparation of the 2004 Analysis of Impediments was coordinated by Long Island Housing Services ("LIHS"). Long Island Housing Services is a private, non profit agency that investigates and prosecutes housing discrimination complaints on Long Island. LIHS is a 40 year organization that is a HUD qualified private enforcement agency. The 2004 Analysis of Impediments used 2000 Census data.

Nassau County has been actively updating its AI over the last 5 years. A draft Fair Housing Plan is currently underway. OHIA anticipates releasing the draft for public comment and participation in late 2009.

The Fair Housing Plan makes use of a variety of data sources and anecdotal information, which have been used to compile and analyze the material presented in the Plan, and to develop the actions to overcome impediments to fair housing.

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

Prior to adoption of the Plan, Consortium members, non profit organizations, and other members of the public have been provided an opportunity to review and comment on the draft Plan via a public meeting and 30 day comment period.

The Plan and AI will be updated again in coordination with the 2010 Consolidated Plan, with the release of 2010 Census data, and as needed in accordance with HUD's Fair Housing and Equal Opportunity recommendations.

2. Affirmative Marketing Program

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

- Provide all applicants with information regarding the County's affirmative marketing policy and fair housing laws.
- The fair housing logo is utilized by the County and all subrecipients in housing advertisements.
- Develop and implement outreach programs targeting interested qualified persons looking for homeownership opportunities
- Provide homeownership opportunities to income and mortgage eligible households.

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

Nassau County OHIA has developed fair housing brochures in English and Spanish which are being widely distributed.

Organizations developing affordable housing often work with the Long Island Housing Partnership (“LIHP”) to assist with marketing and outreach, conduct a lottery if necessary, and provide housing counseling. LIHP has an extensive outreach program including maintaining a database of interested homebuyers who are notified of opportunities to purchase a home. Nassau County and LIHP conduct special outreach holding housing seminars for community groups, houses of worship, and other community locations.

Long Island Housing Services (“LIHS”) conducts the following fair housing outreach activities that are aimed at increasing public awareness on equal opportunity housing:

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

3. Nassau County Affordable Housing Study

In the spring of 2008, Nassau County Office of Housing and Intergovernmental Affairs (OHIA) and Office of Housing and Homeless Services (OHHS) retained Economics Research Associates (ERA) with Saccardi & Schiff to conduct a needs assessment for affordable housing in the county through 2023. The team is provided with the task of collecting available demographic and housing data; reviewing existing affordable housing inventory, zoning regulations and pipeline projects; conducting a detailed affordable housing needs assessment; comparing Nassau to Suffolk and Westchester Counties; and identifying policy options to increase the supply of affordable housing in the County. Part of the goal of this study is to address the impediments to fair housing including the uneven distribution of affordable housing supply in the County and analyzing local zoning regulations in order to incentivize or establish affordability components and guidelines. We anticipate a full report published in early 2010.

4. Fair Housing Legislation

In 2004, Nassau County revised its fair housing legislation making discrimination based on source of income a violation of the County fair housing law.

In August 2006, County Executive Suozzi signed legislation to strengthen the county’s enforcement of laws prohibiting housing discrimination (see Appendix D). Nassau County revised its local fair housing law to increase the protected classes and to allow investigation as well as enforcement on a local level. The amendments were adopted to provide for prompt relief for complainants through timely hearings and through the ability of Nassau County to obtain injunctive relief to preserve a particular housing unit and to prevent the involvement of an innocent third party. ERASE Racism and the Anti-discrimination Center of Metro New York reviewed and supported the amendments and worked along with the County in its presentations

to the legislature. Prior to the January 1, 2007 effective date, the Nassau County Human Rights Commission staff received additional training. In addition, the Nassau County Attorney has dedicated staff to this process.

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

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

The County is actively outreaching to communities and community groups about the new legislation. The Nassau County Office of Housing and Intergovernmental Affairs (OHIA) continues to outreach to consortium member municipalities through countywide consortium meetings and public hearings. The Nassau County Attorney's office provided a seminar in conjunction with the Nassau County Bar Association and ERASE Racism.

5. Fair Housing Counseling and Enforcement

Nassau County's Office of Housing and Intergovernmental Affairs (OHIA) has been providing annual grant funds to Long Island Housing Services for its fair housing activities for years. Over the years, OHIA has funded LIHS with \$1,853,363 in HOME and CDBG grant funding for Fair Housing Enforcement activities. This CDBG funded public service grant enables LIHS to compete for and receive HUD Fair Housing Private Enforcement Initiative Funding ("FHIP").

FUNDING PROVIDED TO LONG ISLAND HOUSING SERVICES 2004-2008				
Year	Nassau CDBG	Nassau HOME	HUD FHIP	Total
2004	0	150,000	0	370,000
2005	150,000	0	220,000	395,417
2006	125,000	0	270,417	382,917
2007	112,500	0	270,417	370,417
2008	100,000	0	270,417	370,000
Totals	487,500	150,000	1,031,251	1,668,751

Long Island Housing Services (LIHS) is a private, non-profit agency that investigates housing discrimination complaints, and tests for housing discrimination on a random basis. For example, in 2004 LIHS conducted a telephone testing project to collect information about variations, based

on race, in the ways interested renters and buyers are treated by realtors. The major activity at LIHS is case-by-case enforcement of fair housing laws when individual persons or families encounter specific incidents of discrimination that violate those laws.

From 1995 through 2007 LIHS staff investigated over 1,200 incidents of suspected discrimination that were brought to the attention of the Agency. About 65% of those concerned discrimination against racial minorities (based on race/color or national origin), roughly 20% were based on disability and 15% on familial status, with a few cases based on gender, religion, marital status, age or other bases of harassment or retaliation combined with race/ethnicity, disability or familial status. More recently, since the late 1990's allegations of disability discrimination have increased, and familial status claims have decreased. Racial and ethnic discrimination now constitutes roughly 50-55% of reported incidents.

LIHS' investigations consist of a wide variety of activities depending on specific circumstances of the incident-determining jurisdiction aspects, interviewing clients and other potential witnesses, gathering and analyzing related documentation, demographic information, researching property records and neighborhood compositions, monitoring advertisements, as well as conducting phone or site visit testing when appropriate and feasible. If an investigation finds sufficient evidence of discrimination and the housing is not otherwise exempt, and if the client is willing and able to pursue the matter, LIHS may assist in reaching an informal conciliate resolution, or else will institute a formal enforcement action through governmental agencies and/or Federal District Court. Services may also include assisting the victim to secure experienced legal counsel. LIHS is the only Long Island Agency performing these essential pre-filing tasks.

During that same period from 1995 through 2007, LIHS prepared the evidence and assisted individuals in filing over 350 formal administrative complaints with HUD and/or NYSDHR as well as 18 lawsuits in Federal Court and thereafter facilitated the processing of these legal actions. In many cases, LIHS joined as co-complainant or co-plaintiff. As of December 2007, financial redress to complainant and plaintiffs amounted to a total of over \$2.5 million including cost and legal fees and accompanied with requirements for training, monitoring, affirmative marketing, record keeping and management changes.

6. *Fair Housing Training*

Fair Housing Accessibility First Conference: On May 3 and 4, 2006, Long Island Housing Services sponsored a two-day training seminar with Fair Housing Accessibility First. Staff from Nassau OHIA attended along with over 170 participants, including developers, architects, planners, attorneys, government officials and advocates. This conference included four independent workshops the first day covering topics such as an Overview of Fair Housing Law and NYS Building Code Requirements, Making Housing Accessible Through Reasonable Accommodations and Modifications; Accessible Public and Common Use Space; Common Violations and Solutions. Training sessions were geared for fair housing advocates, all housing, disability, and other service providers, real estate agents, community development grantees, attorneys, architects, developers, planners, sponsors of housing and government officials.

Summary of Impediments to Fair Housing Choice

Nassau County has identified twelve (12) impediments to Fair Housing Choice.

1. Discrimination in the Nassau Housing Market: Nassau County has had fair housing complaints filed with New York State Human Rights Commission and by Long Island Housing Services.

2. Lending Policies, Practices and Disparities: The mortgage foreclosure crisis has significantly impacted Nassau County. Nassau County's low and moderate income communities have been impacted. Hempstead Village, Freeport, Roosevelt, Uniondale, Elmont, South Floral Park and Lakeview were most dramatically impacted with foreclosures.
3. Lack of Vacant Land and High Cost of Land: Nassau County is a fully developed suburb. Most development opportunities are redevelopment of infill sites. The high cost of land makes the development of affordable housing unfeasible without significant subsidy.
4. Limited Availability of Funds: HUD's federal formula grants for affordable housing and community development have been steadily reduced at a time when more entitlement communities are qualified and funded. Other federal and state funding has also been reduced making it more difficult to fund projects.
5. Limited Number of Housing Choice Vouchers: Nassau County has 26,870 cost burdened low income households with 18,734 severely cost burdened – paying more than 50% of their income towards rent. Many Section 8 programs have had extensive waiting lists which have been closed for years.
6. Local Opposition: Nassau County residents are primarily concerned about traffic congestion and high taxes impacting their quality of life. New housing development often raises concerns about the impact on both traffic and school taxes. Multifamily housing is perceived as having a more severe impact on a community and is perceived to diminish the suburban character of a community.

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

7. Limited Non-Profit Capacity: Many of Nassau County's non-profit community based organizations do not have the capacity to develop affordable housing and have limited capacity to assist clients in accessing the services they need.
8. High Construction Cost Area and High Property Tax Burden: Another obstacle common to all Nassau communities is the high cost of construction. Nassau County as a whole has been designated a high construction cost area by HUD. The increased cost of development in Nassau County, results in higher per unit costs, and therefore, minimizes the construction of affordable housing units.

Long Islanders paid an average of \$7,477 in property taxes in 2005, up from \$7,099 in 1995 (adjusted for inflation), a 5.3% increase. When viewed as a percent of median family income, taxes climbed from 8% in 1995 (adjusted for inflation) to 8.6% in 2005, a 7.5% increase.¹

9. Homelessness: Local government policies that limit or exclude housing facilities for persons with disabilities or other housing for homeless people from certain residential areas may violate the provisions of the Fair Housing Act. This is because they may indirectly discriminate against persons with disabilities, the elderly and minorities, many of whom are homeless.

If fair housing objectives are to be achieved, the goal must be to avoid high concentrations of low-income housing. HUD has regulations governing the selection of sites for certain HUD-assisted housing programs. Jurisdictions should strive to meet the intent and spirit of these

¹ Source: *Long Island Index*, 2006.

regulations in providing or approving sites for all of the low- and moderate-income housing developed in the community.

Persons who meet the HUD definition of chronically homeless, including those with mental illness, physically disabled persons, dually-diagnosed persons, persons with AIDS, and persons with physical disabilities, require permanent supportive housing to meet their special needs so that they can gain self-sufficiency to the extent possible.² Jurisdictions should provide appropriate locations for supportive housing to meet the needs of individuals unable to live independently.

Gaps in emergency and transitional housing, including family units, also exist in the County. In September 2007, the County Department of Social Services calculated the average time that a family remained homeless was 127.9 days and the average time an individual remained homeless was 58.7 days.

10. *Abandoned / Deteriorated Housing*: Older, deteriorated neighborhoods are generally more affordable because of their high population of low-income individuals and households. Often, the housing has not been well maintained and older housing stock does not attract those families with the greater economic means necessary to maintain or upgrade homes. These neighborhoods generally suffer in appearance and do not have the amenities of newer neighborhoods. The sidewalks may be old and in need of repair, curbs and gutters may be absent, a planned streetscape (if it exists) may not meet the Americans with Disabilities Act accessibility requirements. Related deterioration of employment and economic activity can raise unemployment rates, and limit shopping and retail resources.

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

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

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

² Nassau Urban County Consortium Five-Year (2005 – 2009) Consolidated Plan & Annual Action Plan, 2005. p. 53.

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

Improved access to public transportation is often cited as a priority need for special populations, such as the elderly, the handicapped and youth. It is essential to connect low and moderate-income communities with jobs, health care and support services. Public transportation is also an economic development factor, particularly in job creation for low and moderate-income workers.

Road improvements are often needed in the low and moderate-income areas to address safety issues and to help facilitate affordable housing and economic development projects.

To propose new transportation options and land use strategies for Nassau County, the Nassau County Planning Commission has initiated the Nassau HUB Major Investment Study.

Based upon feedback generated at the initial meetings with the Steering and Stakeholder Committees and the general public, the problems and needs identified for the HUB study area include:

- High levels of roadway congestion;
- Missing transportation linkages between the six LIRR stations within the study area and the major activity centers, such as Roosevelt Field and the Nassau Coliseum;
- Incomplete transportation linkages between the various study area activity centers;
- Disjointed land use patterns;
- Automobile-oriented land use development, which has led to an over-reliance on automobiles for traveling to, from and within the Nassau HUB area;
- Lack of North-South transit connectivity.

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

Reasonable Accommodations: The Fair Housing Act makes it generally unlawful to refuse to make a “reasonable accommodation” (modification or exception) to rules, policies, practices or services, when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use or enjoy a dwelling. Courts had applied the Fair Housing Act to individuals, corporations, property owners, housing managers, homeowners and condominium associations, lenders, real estate agents and to state and local governments. The “reasonable accommodations” requirements of the Fair Housing Act do not apply to a private individual owner who sells his own home so long as he (1) does not own more than three single-family dwellings; (2) does not use a real estate agent and does not discriminate in advertising; (3) has not attempted a similar sale of a home within a 24-month period; and (4) is not in the business of renting or selling dwelling units.

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

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

Actions Taken to Overcome Effects of Impediments Identified

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
Provide local enforcement of Fair Housing Laws	Revise Nassau County Fair Housing Law to provide authorization for Nassau Human Rights Commission to enforce fair housing complaints	Nassau County Attorney, Nassau County Human Rights Commission, Erase Racism, Anti-Discrimination Center of New York	Adoption of strong local fair housing ordinance	Discrimination in Nassau Housing Market
Expand local fair housing ordinance	Revise Nassau County Fair Housing Law to include "source of income" as a protected class	Nassau County Attorney	Revision of local fair housing ordinance	Discrimination in Nassau Housing Market
Provide Training on new Fair Housing Law	Conducted Forum on Fair Housing at Nassau County Bar Association	Nassau County Attorney, Erase Racism	Over 250 attendees	Discrimination in Nassau Housing Market
Provide Community Outreach on Fair Housing Law	Participated in fair housing seminars, presentations and outreach	Nassau County Attorney, Erase Racism, Long Island Housing Services	Presented at over 80 different venues	Discrimination in Nassau Housing Market
Update Outreach materials on Fair Housing Law	Create two brochures, posters, website material on Fair Housing law to be actively distributed	Nassau County OHIA, Nassau County OHHS, Nassau County Attorney, Erase Racism	Current updated materials printed and also presented on the Nassau County website which will be widely distributed via email and other outreach	Discrimination in Nassau Housing Market
Provide Private Fair Housing Enforcement	Provide annual funding to HUD approved Fair Housing Enforcement Agency to Long Island Housing Services (LIHS), a private, non-profit agency that investigates housing discrimination complaints, and tests for housing discrimination on a random basis.	Long Island Housing Services	From 1995 through 2007 LIHS staff investigated over 1,200 incidents of suspected discrimination that were brought to the attention of the Agency. About 65% of those concerned discrimination against racial minorities (based on race/color or national origin), roughly 20% were based on disability and 15% on familial status, with a few cases	Discrimination in Nassau Housing Market, Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
			based on gender, religion, marital status, age or other bases of harassment or retaliation combined with race/ethnicity, disability or familial status. More recently, since the late 1990's allegations of disability discrimination have increased, and familial status claims have decreased. Racial and ethnic discrimination now constitutes roughly 50-55% of reported incidents.	
Provide training on Fair Housing Accessibility	Two day training seminar provided by Fair Housing Accessibility First including an Overview of the Fair Housing Law, NYS Building Code Requirements, Making Housing Accessible through Reasonable Accommodations and Modifications, Accessible Public and Common Use Space, Common Violations and Solutions	Long Island Housing Services, Fair Housing Accessibility First	Over 170 participants including Nassau OHIA Staff, developers, architect, planners, attorneys, government officials and advocates, real estate agents, and service providers for all types of housing, disabilities, and other public services	Discrimination in Nassau Housing Market, Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance
Provide forum on Abusive Lending Transactions	Local "Halt Abusive Lending Transactions" ("HALT") Forum	Sponsored by New York State Banking Department and NYS Housing Finance Agency. Participants included Nassau and Suffolk Counties, New Yorkers for Responsible Lending (NYRL)	Provide a forum for the public and for housing providers to raise awareness and to develop a plan for action to end unfair lending practices	Unfair lending policies, Practices and Disparities
Increase banks in impacted communities	Apply for designation of Banking Development Districts in underserved communities	Nassau County OHIA, New York State Banking Department	Approval of Banking Development District in New Cassel with City National Bank – a minority owned	Unfair lending policies, practices and disparities

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
			bank	
Provide HUD approved housing counseling for homeowners and renters	Creation of Nassau County Homeownership Center	Nassau County OHHS Homeownership Center, Long Island Housing Partnership	HUD approved 8 hour housing counseling program, Money 101 course	Unfair Lending policies, practices, and disparities
Provide housing and mortgage counseling and support services for homeowners and renters	Outreach program of the Nassau County Homeownership Center and non profit housing counseling agencies funded in part by Nassau County OHIA including Operation Save Your Home	Nassau County OHHS Homeownership Center, Long Island Housing Partnership, Long Island Housing Services, Community Development Corporation of Long Island, Long Island Housing Services, Family and Childrens Services, La Fuerza Unida	Creation of mortgage crisis hotline 571-HOME; During PY2007, a total of 1,795 families and/or individuals received housing support services as follows: 50 households were assisted through LIHP; 729 households received assistance from OHHS and 1016 households received various services from Long Island Housing Services, Inc. (LIHS).	Unfair lending policies, practices, and disparities
Provide legal representation for homeowners facing mortgage foreclosure	Nassau County Bar Association Pro Bono Lawyers Project developed by the NCBA in coordination with Nassau County	Nassau County OHHS Home Ownership Center, Nassau County Attorney, Nassau County Bar Association	Developed a local legal response to the current mortgage crisis through the establishment of a Pro Bono representation for needy homeowners facing foreclosure	Unfair lending policies, practices, and disparities
Provide legal representation for homeowners facing mortgage foreclosure	Provide legal education training on Representation of homeowners Facing Foreclosure	Empire Justice Center	Attended by attorneys including Nassau County OHIA staff counsel, Nassau County OHHS	Unfair lending policies, practices, and disparities
Reduce the number of foreclosed and abandoned homes in communities hardest hit by the mortgage	Nassau County Neighborhood Stabilization (NSP) Program: HUD funded CDBG program to provide for acquisition, rehabilitation, and resale or lease of housing to income eligible households. Nassau plans to provide	Nassau County OHIA, Nassau County OHHS, LIHP, CDCLI, Community Housing Innovations, Unified New Cassel Revitalization Corp.,	HUD approved Nassau's Action Plan for NSP funds of \$7.6 million; applied for additional funding for NSP to New York Homes; solicited applications from organizations interested in participating in NSP	Unfair lending policies, practices, and disparities, Abandoned and Deteriorated Housing

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
foreclosure crisis	subsidy for up to 100 homes.	Habitat for Humanity, other organizations	program; participating in the Neighborhood Stabilization Trust to identify potential homes for redevelopment.	
State Legislation for Inclusionary Zoning	Nassau County Executive Suozzi actively lobbied for the adoption of a New York State Law mandating inclusionary zoning	Nassau County Executive, Long Island Association, New York State Legislature	An inclusionary zoning law for Long Island was adopted by the New York State Legislature which mandates 10% of all units in developments of 5 or more units of housing be set aside as workforce housing; CE Suozzi continues to support stronger legislation targeting inclusionary zoning for low/ mod income households	Lack of vacant land and high cost of land; local opposition; Limited availability of funds
Leverage other funds to create additional housing units	The County has utilized both public and private funds in order to carry out activities set forth in the County's Consolidated Plan. This funding was provided by: NYS Affordable Housing Corporation, NYS DHCR Housing Trust Fund, Federal Low Income Housing Tax Credit Program, HUD Super NOFA Supportive Housing funds, private bank financing, private contributions/donations of funds or property.	Nassau OHIA, NYS DHCR, NY HOMES	Helped to provide nearly 2,500 units of new affordable housing in the past 8 years	Limited Availability of Funding
Provide alternative housing arrangements to assist low income homeowners and tenants	Nassau County Home Share Program: Providing a service to homeowners and prospective renters to match them with housing includes case management	Nassau County OHIA, Family and Childrens Services	Provided 11 homes for renters, assisted homeowners	Limited Availability of Funds
Provide housing	Provision of weatherization and	Nassau County and	Provision of rehabilitation for 602	Abandoned or

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
rehabilitation, accessibility and weatherization improvements for low and moderate income households	rehabilitation assistance including providing energy efficient measures. Targeted primarily to low income households and some moderate income households	Towns of Hempstead, North Hempstead and Oyster Bay, Memorial Economic Development Corp.; CDCLI Weatherization, Rehabilitation, and Asset Preservation Program ("WRAP")	units over the past three years, priority given to physically challenged, MEDC program for low income families in Roosevelt; CDCLI primarily in Freeport	deteriorated housing
Expand Housing Opportunities for First Time Homebuyers	Nassau County Downpayment Assistance Program	Nassau County OHIA, Nassau County OHHS, Long Island Housing Partnership	Provide downpayment assistance accompanied with 8 hours in Housing Counseling from the Nassau County Homeownership Center or LIHP. Approximately, \$ 1million allocated annually in HOME grants.	Discrimination in the Housing Market; Lending Policies, Practices & Disparities
Expansion of Housing Opportunities for Housing Choice Voucher recipients	Nassau County Housing Choice Voucher Homeownership Program	Nassau County OHIA, Nassau County OHHS, Long Island Housing Partnership, CDCLI	Provide downpayment assistance accompanied with 8 hours in Housing Counseling from the Nassau County Homeownership Center or LIHP	Discrimination in the Housing Market; Lending Policies, Practices & Disparities
Expansion of Employer Assisted Housing	Nassau Suffolk Employer Assisted First Time Homebuyer Housing Program	Nassau County OHIA, Nassau County Homeownership Center, Long Island Housing Partnership	Provide downpayment assistance matched by employer downpayment assistance and New York State downpayment assistance. This includes completion of an 8 hour course of HUD approved housing counseling. To date, more than 26 employers are participating	Employment, Housing, Transportation Linkage; Limited Availability of Funds
Provision of Rental Assistance for Extremely Low and Low Income	Housing Choice Voucher Program	Nassau County OHHS (as local administrator for New York State Division of Housing and Community	Provision rental assistance for approximately 5,300 households including eligible families, seniors and disabled.	Discrimination in the Housing Market; Limited availability of funds; Limited number of

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
Households		Renewal ["DHCR"] Housing Choice Voucher Program, 9 Local Public Housing Authorities		housing choice vouchers; Lending Policies, Practices and Disparities
Preserving stock of existing subsidized rental housing including public housing	Housing Preservation Program: Issuance of Housing Choice Voucher tenant protection vouchers accompanied with a substantial rehabilitation of existing housing through either 9% and/or 4% low income housing tax credits, tax exempt bonds, HOME funds, Empire Funds, pilot agreements	Nassau County OHIA, Nassau County OHHS, New York State Division of Housing and Community Renewal, New York State Housing Finance Agency, Nassau County IDA, Town of Hempstead IDA	Preservation Financing for Old Mill Court in Rockville Centre (\$1 million in HOME subsidy) preserving 160 units of family low income housing, Spinney Hill in Manhasset (\$1.5 million in HOME subsidy) preserving 110 units of family low income housing, Cow Bay Development (\$545,000 in HOME subsidy) preserving 87 units of family housing	Limited Availability of Funds; Abandoned and Deteriorated Housing, Limited number of housing choice vouchers
Encourage the support and development of affordable housing	In 2004, Nassau County Executive Suozzi and Suffolk County Executive Gaffney announced the need for workforce housing at a meeting of the Long Island Association (LIA) – a business organization.	Nassau County Executive, LIA	The LIA Workforce Development & Housing Committee has actively engaged the Counties, local municipalities, New York State, businesses and developers in a campaign to provide for affordable housing.	Local Opposition, Limited Availability of Funds, Employment, Housing, Transportation Linkage
Encourage local municipalities to adopt zoning ordinances allowing the development of affordable housing	The Nassau County Planning Federation was formally established in May of 2004 pursuant to the recommendation of the County Executive and the support of the Planning Commission. The Mission of the Planning Federation is to assist local town, village and city governments in the development and implementation of sound and effective planning policies and practices	Nassau County Executive, Nassau County Planning Federation, Nassau County Planning Commission	The Planning Federation meets with groups of Village Mayors on a monthly basis through brown bag lunches and also provides semi-annual state mandated training to local Planning Officials. One of their main priorities is to foster the idea of the adoption of inclusionary zoning laws. One consortium member, the Village of Great Neck Plaza recently adopted an inclusionary zoning law.	Local Opposition, Limited Availability of Funds, Employment, Housing, Transportation Linkage

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
	through training programs, the sharing of information on legislation, grants, recent trends, natural resources, publications and various networking services.			
Build Capacity within the Non-Profit Sector as well as the Community Development Agencies and County Staff	Provide training and technical assistance	Nassau County OHIA, National Development Council (NDC), Citibank	Nassau County sponsored a 3 part training series provided by NDC which included: economic development finance, rental housing development finance and mixed use development finance. This training was sponsored by Citibank and was attended by Nassau OHIA staff, Non Profit agency staff, and CDA staff.	Limited non profit capacity
Build Capacity within the Non-Profit Sector as well as the Community Development Agencies and County Staff	Provide training and technical assistance	Nassau County OHIA, HUD Field Office	HUD sponsored training provided by ICF International. Nassau OHIA actively recruited non profit, CDA and OHIA staff to attend these classes.	Limited non profit capacity
Build Capacity within the Non-Profit Sector as well as the Community Development Agencies and County Staff	Provide training and technical assistance	Nassau County OHIA, NDC, LIHP, LIHS, CDCLI	Provide technical assistance to non profits. These services are provided by Nassau OHIA staff as well as through larger non profit organizations: NDC, LIHP, LIHS and CDCLI.	Limited non profit capacity
Economic Redevelopment of Underserved Communities	Redevelopment of Prospect Avenue in New Cassel: Development of 7 sites along prospect avenue with mixed use including both rental and ownership housing. The project which is	Nassau County OHIA, Town of North Hempstead CDA	This project is leveraging over \$60 million in investment and will include 210 units of housing, along with the first bank and pharmacy in New Cassel in over 40 years, a local	Discrimination in the Housing Market; Limited Availability of Funds; Abandoned and Deteriorated Housing,

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
	underway will result in the new construction of more than one quarter of a million square feet of commercial and residential property.		supermarket, a pocket park and a community center.	Lending Policies, Practices and Disparities
Address High Construction Cost and High Tax Issues	Nassau County IDA developed a special Payment in Lieu of Tax (PILOT) policy for affordable rental housing. This tax policy provides a PILOT of 10% of gross shelter rents during the term of the tax exempt bonds. The IDA provides this PILOT for both IDA issued tax exempt bonds as well as for NYS Housing Finance Agency issued tax exempt bonds.	Nassau County IDA, Hempstead IDA	The IDAs will provide a special payment of lieu in tax agreement for affordable housing developments	High Construction Cost Area and High Property Tax Burden
Development of a "Housing First" Strategy for Homeless Intervention	Preparation of a "10 Year Plan to End Chronic Homelessness"	Nassau County OHHS, Nassau County OHIA, Community Advocates, Nassau County Continuum of Care members, Nassau County Homeless Task Force	Nassau County prepared the "10 Year Plan to End Chronic Homelessness" and has instituted a 10 Year Plan Standing Committee. Nassau intends to leverage HUD Homeless Prevention Fund grants to implement the plan.	Homelessness
Provide Housing for Homeless Individuals and Families	Develop a network of housing organizations who provide housing and services for homeless	Nassau County OHIA, Nassau County OHHS, Nassau Suffolk Coalition for the Homeless, Housing Providers	Nassau OHIA provides Emergency Shelter Grant (ESG) funding to 10 different non profits providing emergency shelter and transitional housing. The Nassau Continuum of Care group utilizes HUD SHP funds on behalf of Nassau County service providers and housing developers for both the acquisition and rehabilitation of housing for both transitional and permanent housing	Homelessness

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
			for the homeless and special needs homeless. Funds are also used to provide necessary support services.	
Redevelopment of Nassau Commercial Center with Transit Oriented Development	Nassau HUB Major Investment Study: to propose new transportation options and land use strategies for Nassau County	Nassau County Planning Commission	Planned redevelopment of Nassau County HUB as a commercial destination with conference, hotel, sports, housing and office space setting aside units for workforce housing.	Employment, Housing, Transportation Linkage
Redevelop Downtowns with Housing	“Cool Downtowns Initiative” of County Executive Suozzi to encourage the redevelopment of downtowns with transit oriented rental housing to retain young people in Nassau County	Nassau County Executive, Nassau County Planning Commission, Nassau OHIA, Nassau OHHS	Held a “Cool Downtown Conference” with local municipal officials, developers, planners, and public attending; Incorporating Cool Downtown Initiative in Nassau’s Master Plan and Consolidated Plan	Employment, Housing, Transportation Linkage
Plan for Current and Future Housing Needs	Nassau County Master Plan Update	Nassau County Planning Commission	Inclusion of goals and recommendations of Nassau County’s Housing Study in the Update to Nassau County’s Master Plan including the development of transit oriented affordable housing development.	Employment, Housing, Transportation Linkage
Plan for Current and Future Housing Needs	Nassau County Housing Study	Nassau County OHIA, Nassau County OHHS, Nassau County Planning Commission	Study underway which will be issued in the Spring 2009 with recommendations for future housing development with inclusion of affordable housing.	Employment, Housing, Transportation Linkage
Preserve, expand, and attract Businesses and Jobs in Underserved Communities	Nassau County Empire Zones Program: Provision of New York State development incentives for business to locate or expand within Nassau County’s economically underserved areas.	Nassau County Business Development Unit, Nassau County OHIA	This program requires job retention and expansion and links businesses with Nassau County’s workforce investment boards. Approved projects include disadvantaged business enterprises as well as	Employment, Housing, Transportation Linkage; High Construction Cost Area and High Property Tax Burden

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
			MBE/ WBE businesses. OHIA is providing CDBG special economic development assistance.	
Preserve, expand and attract businesses and jobs in underserved communities	Grow Nassau Program: Small Business Administration 7 A Loan Program which is targeting small business expansion and retention in economically underserved areas	Nassau County Office of Economic Development, Nassau County OHIA, National Development Council	This program is leveraging economic and community development activities in underserved communities. A recent loan approval was the pharmacy being developed in New Cassel expanding the business locations of a MBE pharmacy. OHIA is providing CDBG special economic development assistance.	Employment, Housing, Transportation Linkage
Preserve, expand and attract businesses and jobs in underserved communities	Nassau County Microloan Programs which are targeting small business expansion and retention in economically underserved areas including CDCLI's SBA Micro enterprise loan program	Nassau County Office of Economic Development, Nassau County OHIA, Community Development Corporation of Long Island, La Fuerza Unida, Long Island Development Corporation	This program is leveraging economic and community development activities in underserved communities. OHIA is providing CDBG special economic development assistance.	Employment, Housing, Transportation Linkage
Provide technical assistance and training for small business development	Nassau County Economic Development Small Business Programs	Nassau County Office of Economic Development, Nassau SCORE, Community Development Corporation of Long Island – Core 4 Program	Nassau County Office of Economic Development along with its non profit partners are providing technical assistance and training for small business owners; Nassau SCORE has its office with Nassau County OHIA. OHIA is providing CDBG special economic development assistance.	Employment, Housing, Transportation Linkage
Provide Accessibility improvements for low income families	Apply for New York State Grant Funding under the Access to HOME Program	Nassau OHIA, NYS DHCR	Awarded \$200,000 grant for accessibility improvements to start the Nassau County ABLE Program	Insufficient Understanding of "Reasonable

NASSAU COUNTY ACTIONS TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS				
GOALS	STRATEGIES	RESPONSIBLE ENTITIES	BENCHMARK / ACCOMPLISHMENT	IMPEDIMENT ADDRESSED
				Accommodations" and ADA Compliance

2. COMMUNITY DEVELOPMENT

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

Several communities are undertaking large scale urban renewal projects with the potential for significant economic revitalization and community renewal. These projects include the Town of Hempstead which is focusing its efforts in Baldwin and Elmont, the Village of Hempstead HUB project, the Village of Freeport Downtown Revitalization Project, including a new vision for North Main Street, the City of Long Beach Superblock and Bayfront projects, the City of Glen Cove Waterfront Revitalization Project, the Village of New Hyde Park's Operation Downtown, and the Town of North Hempstead's New Cassel Revitalization Project. The Town of Hempstead has approved the go-ahead for an urban renewal plan in Baldwin. The town is in the process of overseeing an \$18 million revitalization plan of the blighted area along Grand Avenue. The plan aims to make the area a destination for shoppers. In addition the Town of Hempstead is also looking to develop the Belmont Racetrack area to make it an integral part of the areas economic foundation. The Town of Oyster Bay has been in discussions with civic associations and chamber of commerce leaders regarding revitalizing downtown Hicksville. A steering committee is in the works to lay out a plan and present it to the public during the next program year.

Other communities are focusing efforts on targeted community development efforts including making improvements to or installing streetscapes, piazzas, pocket parks, playgrounds, swimming pools, walkways, boardwalks as well as improved public facilities through the use of grant funds on community, youth, childcare, neighborhood facilities and senior centers.

Last program year, County Executive Suozzi hosted a conference for consortium members, local government agencies, chambers of commerce, community organizers, and transportation authorities called *"Creating Cool Downtowns"*. A cool downtown as described by the County Executive is a place

"where commercial areas are located near transportation centers and where housing, mixed-use structures and local amenities can be sited to support walkable communities".

The goal was to start a discussion about sustaining our downtowns by implementing a diverse choice of housing options and transportation options in our downtown commercial areas to attract young people and businesses. Because of this many communities are now utilizing the term to describe their downtown areas, or that they "aspire" to be a cool downtown. One example is the Village of Freeport which announced the kick-off of their visioning for North Main Street in August, 2009 and proclaimed that they were on their way to becoming a cool downtown. Areas that will be explored through the visioning process include reconfiguring North Main Street for enhanced pedestrian movement and transit connection to the HUB as well as taking advantage of LIRR vicinity for transit oriented development. Nassau County has provided \$7,000 towards the visioning process. Additionally, the Village of Hempstead, which recently approved a new Master Plan, has focused efforts on enhancing the downtown and taking advantage of its multi-modal transit system.

During the reporting period, members of the consortium carried out a range of public facilities and improvement projects including renovation of senior centers, youth centers, neighborhood facilities, child care centers, tree planting, parking lot improvements, park and playground improvements, and street and sidewalk repairs. Activities were carried out in the Cities of Glen Cove and Long Beach, the Towns of Oyster Bay and Hempstead, as well as the Villages of

Cedarhurst, East Rockaway, Farmingdale, Freeport, Hempstead, Lynbrook, Mineola, New Hyde Park, Rockville Centre, Roslyn, Valley Stream, Williston Park and Westbury.

The Villages of East Rockaway, Farmingdale Lynbrook, Mineola, New Hyde Park and Valley Stream remain focused on street, sidewalk and parking improvements in their downtown areas, attracting residents to shop and eat locally. The City of Glen Cove has made a tremendous effort to link its downtown area to the waterfront project by completing a bridge and roadway project for easy access. The City has also undertaken some commercial rehabilitation in the downtown area which continues to improve the appeal for shoppers and businesses. The Village of Freeport, in conjunction with their master plan, continues to invest in tree planting and streetscape improvements which compliment their rigorous commercial rehabilitation schedule.

The Village of Mineola is currently in the design phase of renovating "Station Plaza North", complete with streetscape improvements, parking improvements and upgraded commercial facades. Station Plaza North is located adjacent to the Mineola train station and bus transit station which has significant pedestrian and vehicular traffic. Currently, there are several empty storefronts and parking is a challenge. With the planned improvements, the village is hoping to attract additional business owners as well as the downtown clientele to eat and shop in the plaza.

The Village of Farmingdale, after a couple of years of inactivity, has completed work on their Main Street park located in the center of the village. They have also completed the second phase of the Main Street Revitalization Project by installing new planters and flowers along Main Street.

There have been many senior center improvements over the past several program years and most have come to completion. The Village of Bellerose is in the process of bidding out the expansion of their senior center which will include a new recreation room and kitchen area for senior residents to congregate for meals and activities. Construction will likely begin within the next couple of months with the anticipated completion date of spring 2010.

In addition to Senior Center improvements, other Community Center improvements are funded by the consortium. Community Centers often serve as a main source of recreation and socialization for low/mod income segments of the population. In Rockville Center and Long Beach the Martin Luther King Community Centers have seen various improvements over the years to maintain and upgrade the structure for continued use by residents. The Town of Hempstead also places a priority on improving the infrastructure and access to local community centers in low/mod income neighborhoods.

During the program year OHIA established a pre-qualified list of engineers and architects through an RFP and evaluation process. The architects and engineers are qualified to provide on call professional design services for public facilities, commercial façade improvements, and streetscape projects, including modifications in order to provide handicapped accessibility. This has alleviated the costly and onerous task of advertising an RFP to select an architect or engineer.

The following are some of our highlighted community development projects undertaken during PY2008:

Village of East Rockaway

Library Façade Project – East Rockaway undertook an ambitious library façade project to improve both the aesthetics of the building and to focus on energy efficiency and conservation. These improvements included energy star windows, doors and insulation, with a focus on weatherization.



Village of Farmingdale



The Village of Farmingdale, under the leadership of Mayor George Starkie, has embarked on a campaign to transform their Downtown area into a vibrant community. They have completed work on a park located in the center of the village. This park was used this year for live concerts and a place for residents and visitors to gather. It is complete with a gazebo, paved walk ways, grassy areas and fencing for security.

They have also completed the second phase of the Main Street Revitalization Project by installing new planters and flowers along Main Street. This serves to beautify the Main Street area, thus making it an attractive place for visitors and residents to walk while shopping at the neighborhood stores.

At completion, Main Street in the Village of Farmingdale will be what County Executive Tom Suozzi termed a “Cool Downtown” by providing an attractive downtown for commercial, recreational, and residential activity.



Village of Farmingdale Downtown

Village of Freeport

Downtown Improvements - The Village of Freeport's ambitious commercial façade program continues to be a main priority of the village. Additional streetscape improvements are in the works along with a continued tree planting program to further beautify the village. These varied downtown revitalization projects have proven to enhance the aesthetic appeal of the downtown area towards the end of increased economic development.



22 Pine Street

North Main Street Visioning – The Village of Freeport is making serious efforts to turn a run-down North Main Street into a thriving downtown hub. This project targets a one-mile stretch from the Roosevelt border to the Long Island Rail Road Station at Sunrise Hwy. This area is primed for mixed-use development because of its proximity to public transportation.

Sunrise Highway Blighted Strip Mall – the Village of Freeport has been focused on cleaning up blighted properties in the area. The blighted strip mall below is slated to be developed into a bustling shopping center and pancake house. The location is prime for re-development.



Blighted Strip Mall – Village of Freeport

City of Glen Cove

Glen Cove Waterfront Plan – The redevelopment of the City of Glen Cove’s Waterfront has been renewed with the approval of a new vision plan, called the “Conceptual Site Plan” prepared by RexCorp Glen Isle Partners, LLC. This plan calls for 860 residential units of workforce housing; a 250 suite luxury hotel, 50,000 square feet of retail and restaurant space, 85 new boat slips and 19.3 acres of public open space.

Glen Cove Ferry Terminal Project – As part of the redevelopment of the waterfront property Glen Cove continues to work on its lauded ferry terminal project which will supply commuter transportation to Manhattan, LaGuardia and other potential recreation destinations and will remove cars from regional roadway system, and establish a unique public realm on the waterfront that serves to anchor the redevelopment of the area.



Rendering of Glen Cove Ferry Terminal Project

Town of Hempstead

Roosevelt Revitalization –

Roosevelt's blighted downtown has seen some significant improvement during the program year. Improvements include a new Clock Tower Park which serves as a quiet destination for shoppers and residents, replete with brick and concrete paving stones, decorative benches and trash receptacles, and attractive landscaping. In addition to this, there have been commercial façade improvements in two local shopping centers and "Welcome to Roosevelt" banners along the main thoroughfare.



Additionally, the Bethpage Federal Credit Union has constructed a new branch on Nassau Road which will provide much needed banking services to area residents.



Bethpage Federal Credit Union Press Event



Franklin Square – The Town of Hempstead has been focusing efforts on revitalizing the Franklin Square area with commercial façade improvements and complementary streetscaping.

Oceanside Revitalization – The Town of Hempstead has undertaken some façade improvements in the Village of Oceanside, including attractive signage. The corresponding streetscapes have also been upgraded with decorative brick paving and street lighting.



Village of Hempstead

New York Main Street Program – The Village of Hempstead is focusing efforts on creating a viable downtown. To that end, they have been working in partnership with local residents and organizations to try to meet their needs. From this initiative, the Main Street Program was designed. It was designed to provide local businesses within the designated area, assistance with façade improvements. This program is being funded with DHCR, Restore NY, CDBG and property owner private funds. The target area is the downtown Main Street commercial district from the corner of Front Street and Main Street on the south side to the corner of Main Street and Nicole’s Court on the north side. The projection is to renovate seven to twelve buildings within the corridor.

City of Long Beach

Comfort Stations and Access Ramps – The City of Long Beach continues to rehabilitate and provide handicapped accessibility improvements to the boardwalk promenade. In addition to these improvements, comfort stations have been installed on the boardwalk near the newly rehabilitated access ramps.



New Comfort Station



New Access Ramp

Village of Roslyn



Passive Park – The Village of Roslyn began construction of a passive park on Old Northern Blvd. and East Broadway which was once a blighted vacant lot. The new park is adjacent to a vibrant downtown shopping district. New brick pavers and landscaping make a significant contribution to a beautiful village.

Village of Westbury

Westbury Theater Renovation – After years of set-backs, the centerpiece of Westbury downtown, the old Westbury Theater, is moving forward with renovation and re-opening. This 1927 Tudor-style structure has been closed for several years because of deterioration and has been an eyesore in a community that has experienced a tremendous improvement over the years. The renovation will cost approximately \$7 million. The re-opening is expected to have a positive impact on the community by creating jobs, sales tax revenues and generating spending. In addition to the renovation of the theater, a tiered parking garage will be built to provide additional downtown parking.



Westbury Theater

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

The consortium continues its agenda to address the needs of extremely low, low and moderate income persons throughout Nassau County. Today's economic crisis finds local public service agencies overwhelmed and under-funded. The consortium has made every effort to continue supporting those entities. During the reporting period, numerous public services were carried out serving low and moderate income segments of the population. Over 70 programs were carried out throughout the consortium, in the Towns of Hempstead, North Hempstead, and Oyster Bay, the City of Glen Cove, and the Villages of Freeport, Great Neck Plaza, Hempstead, Long Beach, Rockville Centre and Sea Cliff.

Approximately 9% of our annual CDBG allocation is granted to non profit organizations providing public services for persons with special needs such as senior citizens, physically challenged, youth, and homeless. Public services funding was also provided to assist with employment training, substance abuse prevention, crime awareness, fair housing counseling testing and enforcement, economic development, and for public health programs.

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

PY2008 has seen a significant increase in outreach to low/mod youth in the area for jobs training. Nassau County formed the "Summer Youth Employment Corps" which consisted of staff from OHIA, Human Rights Commission, Department of Social Services, Youth Board, United Way of Long Island, Nassau BOCES, Hempstead Workforce Investment Board, Workforce Partnership

Workforce Investment Board, and Long Island Congregations Associations and Neighborhoods (LI-CAN). Through this initiative approximately 1,000 young people were hired in jobs throughout Nassau County.

Of particular note during the summer was the creation of a six week pilot program called the "Youth Build Green Academy" where students earned while they learned for high-growth, high demand career pathways. Twenty-five students were interviewed and selected through the Nassau County Human Rights Commission. Funding for the student stipends, curriculum development, field trips, transportation and instruction was provided by OHIA. Each student was between the ages of 18-24, was economically qualified, lived in Nassau County and showed an interest in the green industry. The following lists the skills that were attained over the six week program. Each participant:

- Learned the basics of constructing homes using state of the art green building and energy efficient technologies;
- Received a pre-apprenticeship certificate;
- Prepared for the BPI (Building Performance Institute) certificate exam;
- Obtained OSHA safety training;
- Participated in green construction projects;
- Attended weekly site visits and field trips in the green and renewables industry; and
- Re-connected to their community and environment.

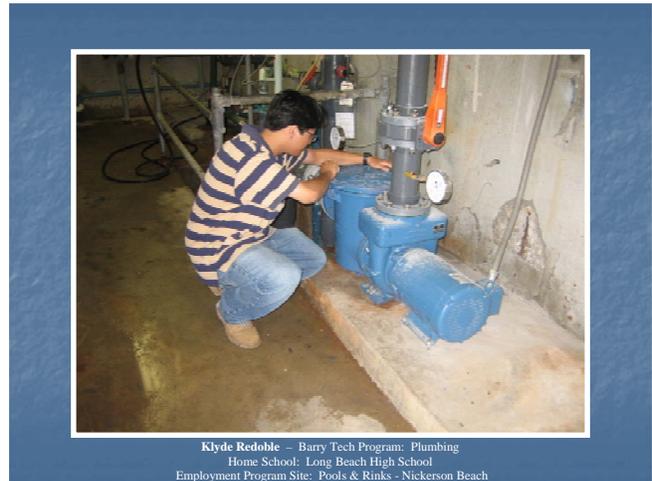
Not only was this program unprecedented, each participant graduated with a base-line knowledge of a lucrative career path. Many of the students either went back to college to further their education and others stayed on with Youth Build to attend their nine-month intensive program. The nine-month curriculum combines academics with life skills. The academic program is built around 6 core skills area; math, English, science and technology, social studies, life skills and health. Additionally, the students engage in a vocational education and hands on job training curriculum that includes core areas, such as OSHA training and job safety, basic construction and carpentry skills, reading plans, project management, building materials and use, and exposure to all trades involved in the home building industry. This is all centered around Green and Energy Efficient homes.



In addition to the successful summer Green Academy, Nassau BOCES, with CDBG funding hosted an 6-week summer paid internship program for their students. 15 qualified students, ages 17 and up, were placed in various trades throughout Nassau County under the guidance and

tutelage of Nassau County Department of Public Works. In addition to the trade work, the students received soft skills training in order to hone their job etiquette, interview and resume skills. The different construction trades that were offered are as follows:

- Carpentry
- Construction Electricity
- Painting/Refinishing
- Masonry
- Plumbing
- Welding



CDBG funds allocated explicitly to address the needs of senior citizens were provided to various non-profits by the Towns of Hempstead, North Hempstead and Oyster Bay, the Villages of Bellerose, Freeport, Great Neck Plaza, Hempstead, Rockville Centre, Sea Cliff and Westbury, and the Cities of Glen Cove and Long Beach. Services included nutrition, education, transportation, health care, and recreation.

In particular, The L. Sandel Senior Center in Rockville Centre provides a wide variety of programs and services to Rockville Centre's senior residents. Daily nutrition programs, frail elderly services, recreation, socialization, community advocacy as well as many education classes are provided at the center. Each year thousands of seniors benefit from the Center's outreach, education and social work. This activity supports the Community Development Block Grant primary objective by providing a suitable, safe and decent living environment to low/moderate income residents within the community.

Additionally, The Town of Hempstead provided funding to the Salisbury Senior Center for complete renovation of their kitchen, as many senior residents rely on the center for meals. The Village of Great Neck Plaza funds a Senior Transportation Program on a yearly basis, which provides senior citizens the opportunity to shop for necessities during the week. The Village of Bellerose has seen an increase in their senior population and has addressed this by seeking to expand the senior center to accommodate additional residents. The village will expand their kitchen in order to provide hot meals for resident seniors and add onto the community room for increased capacity. The City of Long Beach has a long history of providing senior citizens with health and well-being programs including exercise and dance, which not only engage them socially, but provides tangible health benefits. Many seniors consider these centers as their "home away from home".

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

The Nassau County consortium is committed to addressing the needs of the physically challenged population. Nassau County's residential rehabilitation program routinely places priority on providing handicapped accessibility improvements to homeowners. It is our policy to place any handicapped resident, who applies to our program, to the top of the residential rehabilitation list.

Public housing renovations have also addressed accessibility improvements. Rockville Centre has completed renovations at Rockville Manor to include handicapped accessible parking spaces, kitchens, bathrooms and tenant storage space. Rockville Centre also utilized CDBG funds to renovate their bathrooms at the L. Sandel Senior Center to include handicapped accessibility improvements and an accessible water fountain. Adams Court project in Hempstead Village has plans to rehabilitate a total of 84 units, 10 of which will be handicapped accessible. In the Town of Hempstead, the Elmont Senior Housing project boasts 30 units, all of which have handicapped accessible amenities for the residents. The City of Long Beach continues its agenda to construct handicapped accessibility ramps so as to allow better access for disabled residents to the public parks and beaches.

The Village of Williston Park is in the planning stages of installing handicapped doors in the village library to increase access to disabled and senior residents. The Village of Sea Cliff has allocated funding towards the purchase and installation of an elevator in the Fire House, which would provide access to the Senior Center located on the second floor.

Furthermore, OHIA applied for and received a \$200,000.00 grant by the New York State Housing Trust Fund Corporation under the Access to Home Program (ABLE). The program is designed to assist physically challenged residents in Nassau County by providing better access to their homes. This program will be carried out by OHIA staff. The home improvements to be considered include ramps, wider doors for wheelchair access, and accessible bathrooms.

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

Comprehensive Redevelopment and Code Enforcement

Comprehensive multi-year redevelopment programs are being carried out in several communities. Re-development of sites that are no longer viable nor serve a community purpose are being undertaken in the Village of Freeport, Hempstead, Mineola, Valley Stream and Westbury, the Cities of Glen Cove and Long Beach, and the Town of Hempstead and North Hempstead. Redevelopment has included acquisition of blighted properties, environmental abatement of brownfield sites, and clearance and demolition. Last program year several redevelopment projects were being aided by the Empire State Development Corporation's Restore New York Communities Initiative. The Restore New York Grant awarded funds for redevelopment projects on Long Island. Restore NY funds municipally-sponsored projects for the demolition, deconstruction, rehabilitation or reconstruction of vacant or obsolete structures. This year, five Long Island Communities received a total of \$10.95 million in Restore New York funding. In Nassau County, Valley Stream received \$2.5 million in order to demolish and reconstruct three vacant residential and commercial properties. Elmont, once again was in receipt of funding in the amount of \$2.41 million to be utilized for the demolition and reconstruction of various residential and commercial properties along Hempstead Turnpike. Our communities are leveraging these resources with CDBG funding to undertake comprehensive community revitalization projects.

The Town of Hempstead continues to focus revitalization efforts at the three acre site at the intersection of Hempstead Turnpike and Elmont Road known as the Argo Theatre Urban Renewal Area. The plan calls for the town to acquire the properties that are considered blighted and underutilized, demolish the structures and redevelop the land to include a 40,000 square foot supermarket.



Old Argo Theater Building

In addition to the Argo Theatre Urban Renewal, the town has attended brain storming sessions with New York State to redevelop the Belmont Park area which is located mostly in Elmont. Governor Paterson has pushed for the redevelopment of blighted and underutilized land



surrounding Belmont Park in order to create jobs, generate additional tax revenue and bolster economic development in Elmont and other surrounding communities. Some of the amenities being considered are a hotel, retail businesses, housing, and equine-related businesses to take advantage of the race track.

The Village of Freeport is also continuing its efforts to revitalize Sunrise Hwy, including a 210,000 square foot, mixed use building and approximately 200 housing units. This building, known as the “Bank Building” and the surrounding land is in dire need of redevelopment. The building sits adjacent to the train station which is prime property for mixed-use development. The Village of Hempstead has utilized the Restore New York funding to improve several buildings on the Main Street shopping area. In addition to focus its on Main Street, Nassau County is assisting the Village of Hempstead with its revitalization efforts through a \$3 million investment initiative for the revitalization of Franklin Avenue in the Village of Hempstead’s downtown. Streetscape and roadwork on this strip is underway. As the Village of Hempstead has a major transportation system, a large downtown and is centrally located, it is vital that comprehensive redevelopment activities are undertaken in order to make this a viable community.

Last program year, the City of Glen Cove was awarded Restore NY funds in the amount of \$695,000 to build a ferry terminal as part of their waterfront revitalization project which will call for the revitalization of a former federal superfund site into an energy efficient commuter service. The ferry building will adhere to LEED standards of construction, and the service will be able to accommodate ferries that operate on clean diesel and marine gasoline, supplying commuter transportation to Manhattan, LaGuardia and other potential recreational destinations. The project won the Transportation Choices award from Vision Long Island and has been recognized for its creative revitalization efforts.

The Village of Westbury is undertaking the task of rehabilitating the old Westbury Theater. This property blights the middle of the downtown business and shopping district with a dilapidated façade and infrastructure. In addition to a \$7 million renovation, a tiered public parking structure is being planned so to complement this new centerpiece of the downtown.

Another way the consortium is addressing blighted downtowns is to fund commercial façade improvements. During the program year, this activity had been carried out in the Villages of East Rockaway, Freeport, Hempstead, Mineola, and the Town of Hempstead. Freeport Village maintains its priority on revitalizing the downtown area. The Village's focus has been on S. Main Street, North Main Street and Pine Street in addition to Sunrise Highway, where they are contemplating refurbishing an old strip mall with new facades and parking. Their visioning on North Main Street will address the blighted conditions in that area. The Village of East Rockaway is near completion on their library façade project, which has significantly improved the look of the building. Additionally, the Village of Mineola completed a commercial façade on Main Street and is in the planning stages for rehabilitating Station Plaza North.

Significant economic development activities continue to take place in the Hamlet of New Cassel. The New Cassel Revitalization Project has been the primary focus of the Town of North Hempstead's efforts utilizing Community Development Block Grant funds. This comprehensive plan involves seven development sites along the Prospect and Union Avenue corridors in accordance with the New Cassel vision plan. In addition to streetscape improvements and traffic calming enhancements, the Prospect Avenue developments will include over 238 units of housing and commercial space that includes a bank, a pharmacy, a supermarket and other important community amenities. In particular, a 46,151 square foot site, known as the "Gateway to New Cassel".

An investment of Nassau County's Community Development Block Grant and HOME Investment Partnerships Program has leveraged over \$60 million in new investment in the community. With a million dollar investment of Federal funds from Senator Hillary Clinton and Rep. Carolyn McCarthy, New Cassel is well on its way to a genuine rebirth.

Code Enforcement has become an important issue in a large number of our communities. With the lack of available space for construction and the unavailability of affordable rental units, Nassau County is encountering a large number of illegal occupancy problems – tenants living in unsuitable and often dangerous spaces such as basements, attics and garages. We hope to be able to focus future grant allocations in an attempt to alleviate this very serious problem by the use of more code enforcement officers and modern technology.

Brownfields Revitalization

Another priority of Nassau County is to identify brownfields sites for development and reuse. By doing so we will provide such economic benefits as creating jobs, increasing the municipal tax base, mitigating potential health or environmental risks and maximizing existing infrastructure. State and federal government entities set the environmental standards and provide resources for assessment and remediation. Nassau County relies heavily upon input from the local community to determine redevelopment options. Nassau County has partnered with the City of New York, the U.S. Environmental Protection Agency (EPA), NYS Department of Environmental Conservation (DEC), New Partners for Community Revitalization, Inc., and Sustainable Long Island to form the innovative public-private partnership known as "NY Metro Brownfields Redevelopment Fund Program". The Fund Program is designed to support community revitalization goals through the clean-up and re-use of brownfields sites in distressed neighborhoods throughout the New York metropolitan region.

Last program year, Nassau County Executive Thomas Suozzi announced a Request for Proposals (RFP) for the Bulk Sale of Brownfield Tax Liens at a Brownfields Forum hosted by Nassau County's Office of Economic Development. It has been estimated that Long Island has

over 6,000 brownfield sites, most located in economically depressed neighborhoods. In 2008 County Executive Suozzi announced the availability of brownfields properties throughout Nassau County that were in dire need for remediation and redevelopment. Over the course of PY2008, seventeen properties were sold to a company that plans to return them to life and the tax rolls. Two of the sites include a vacant gas station in West Hempstead, and junk yard in Hempstead Village. These properties will be redeveloped into a retail outlet and fast food restaurant.

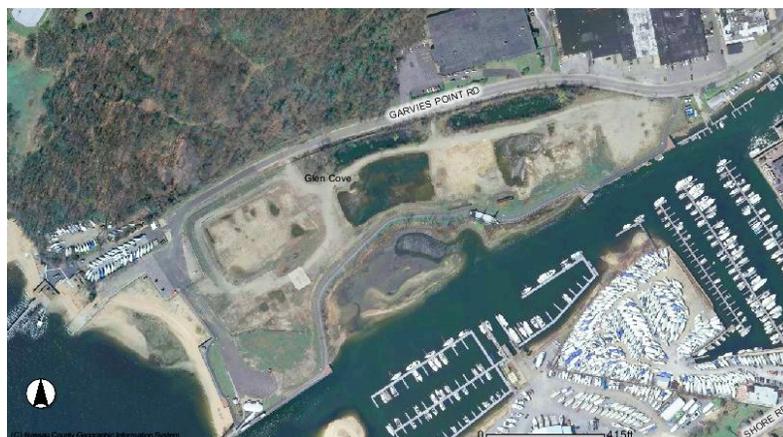
OHIA is assisting in Brownfields redevelopment throughout the County with a combination of more than \$10 million in grants, loans and technical assistance. Projects include the Circulo de La Hispanidad in Hempstead Village which is the first green community center in New York State, Memorial Economic Development in Roosevelt, Coes Neck in Baldwin, Prospect Avenue in New Cassel, Glen Cove Waterfront Development, and Long Beach Bayfront Projects.

Glen Cove

Nassau County was an early partner with then Mayor Thomas R. Suozzi in the Brownfields Revitalization Program. This project has received national acclaim of one of sixteen original EPA Brownfields Showcase Communities, a Coastal America Community, and serves as the model used by New York State in developing the Brownfields Opportunity Area Program.

Nassau County provided a \$6 million HUD Section 108 loan as well as a Brownfields Economic Development Initiative (BEDI) grant which were used for acquisition, remediation and infrastructure expenses for the 50 acre redevelopment area. The Nassau County HUD Community Development Block Grant has provided project related funding for the redevelopment project. The County has provided federal transportation funding for road improvement projects as well as the design of a commuter ferry terminal.

There is currently a new vision plan that was unanimously approved by Glen Cove Industrial Development Agency and the Glen Cove Community Development Agency during the program year. The newly offered Conceptual Site Plan, prepared by RexCorp-Glen Isle Partners, LLC provides a more scaled down version than the one previously envisioned. The plan calls for an active mixed-use development combining residential, commercial, retail, cultural, recreational and entertainment uses, new marina, luxury hotel along the north side of Glen Cove Creek linked by a continuous public esplanade of parks and walks.



Garvies Point – Glen Cove

New Cassel

The Town of North Hempstead used Glen Cove's model for Brownfields Revitalization in planning its revitalization of New Cassel's Prospect Avenue Corridor. One of Nassau County's

oldest African American communities, New Cassel's commercial corridor faced decades of economic decline coupled with environmental contamination.

North Hempstead started its plan with a community visioning process. Deputy County Executive Patrick Duggan who then served as Executive Director of Sustainable Long Island worked with Supervisor May Newburger and the local community to develop a plan for revitalization that called for mixed use development along with mixed income residential development.

As an EPA Brownfields Pilot, North Hempstead investigated vacant and underutilized corridors along the Prospect Avenue Corridor. Community Development Block Grant funds were used for some site acquisitions as well as predevelopment soft costs. North Hempstead solicited proposals for redevelopment of seven parcels and selected developers. During the reporting period, four parcels were under development with three more slated for future development.

Nassau County has provided affordable housing gap financing through the HUD HOME Investment Partnerships Program to leverage over \$60 million for the new construction of almost 200 units of mixed income housing along with New Cassel's first bank, pharmacy and grocery store in over 50 years.

Freeport / Roosevelt

Nassau County's EPA Brownfield Assessment grant was used to investigate a vacant parcel of property formerly owned by Nassau County on Nassau Road. This property is currently being redeveloped by Memorial Economic Development Corporation (MEDC) (a faith based non profit community development organization).

Hempstead

Through an EPA Brownfield Assessment grant to Circulo de la Hispanidad, Nassau County performed Phase I and II Environmental Assessment on land that was a former US Post Office to be developed as the first LEED certified community center. CDBG funds were used for predevelopment site clearance activities. During the program year additional funds were allocated to complete other site improvements including, fencing, landscaping, and flooring. The 30,000 square foot community center is anticipated to be opened in January, 2010.

Long Beach

Long Beach is redeveloping its incinerator site on its Bayfront as mixed use and mixed income housing. Long Beach has been planning on using CDBG funds to match Nassau County Bond Act funds to demolish the incinerator. Long Beach has also been awarded New York State Brownfield Opportunity Area funds to plan the redevelopment of this area. On August 7, 2007, Nassau County Executive Tom Suozzi presided at the final stage of the dismantling of the Long Beach Incinerator. closed in 1997. The facility, the oldest incinerator on Long Island, has been a blight on the seaside city's landscape and its North Park neighborhood. The demolition makes room for economic development and revitalization.

The incinerator has had a long succession of owners since its construction in 1952 and was shut down in 1997 by the New York State Department of Environmental Conservation because of operational problems, including air pollution. During its peak years, in the late 1980's and early 90's, it burned 200 tons of garbage daily. "The Long Beach incinerator spewed pollution into the air for decades," Suozzi said. *"Although it's been closed for 10 years, it remained an eyesore, dormant and decaying. Today, we are demolishing its smoke stack – the last stage in its dismantling and making way for new development that will spur Long Beach's economy. This is a huge step in the revitalization process of this great city."*

Nassau County contributed \$515,000 in economic development funds – \$440,000 in Community Development Block Grant funds, plus \$75,000 for engineering – to the City of Long Beach to assist with the demolition. Additionally, the County contributed \$635,000 in Environmental Bond funding.



Special Economic Development Activities

Nassau County has a variety of economic development activities funded partially from the CDBG program and the Section 108 Loan guarantee program. The County's goal is to provide an array of inexpensive financing to fund the attraction and expansion of businesses from microenterprise loans to tax exempt financing.

A significant economic development initiative was realized on February 27, 2008 in the Hamlet of New Cassel. The New York State Banking Department designated a portion of New Cassel, Town of North Hempstead as a Banking Development District (BDD). City National Bank of New Jersey and co-applicant, Nassau County Office of Housing and Intergovernmental Affairs jointly applied to the New York State Banking Department to bring banking services to New Cassel, an under banked neighborhood in Nassau County.

City National Bank of New Jersey, a BDD branch, will work closely with the small businesses in the area and collaborate with not for profits and local churches to provide technical assistance and small business assistance to support and expand the economic growth of New Cassel. Bringing a bank into New Cassel was part of a shared vision plan that was sponsored by various political, residential and not for profit support including Supervisor Jon Kaiman, Town of North Hempstead; Assemblyman Charles D. Lavine; Sustainable Long Island; and Unified New Cassel Community Revitalization Corporation.

"This is the first BDD for Nassau County, and the impact of having a BDD in New Cassel is part of an overall shared vision from the residents in the area and is vital to the economic development in the community," said County Executive Thomas Suozzi. *"BDD incentives spur economic development and provide those in communities with much-needed banking services such as savings and checking accounts, mortgages, and small business loans, thereby fostering job creation, promoting community stability, revitalization, and long-term economic development."*

Other ongoing activities include the following:

Empire Zone Program

Nassau County Empire Zones program: This program is a New York State tax incentive program funded through the Empire State Development Corp. which targets economic development activities in designated zones. Nassau County applied for this program in coordination with the Town of Hempstead and concentrated the zones predominantly in commercial and industrial areas of the County that are low and moderate income areas as defined by New York State. Special attention was given to communities that have been economically underserved.

The Empire Zone Program offers significant tax incentives and utility reduction benefits to certified businesses located or investing in a designated EZ to encourage economic and community development, business investment and job creation. The program is administered by the Nassau County Business Development Unit (BDU). The BDU works in conjunction with the Office of Housing and Intergovernmental Affairs and Planning Commission areas of the Office of Economic Development to leverage resources from the federal, state and local governments as well as resources of its own to promote economic growth in Nassau County.

To date, there are twenty-nine businesses in the Nassau County Empire Zone that have been certified by NY State. Thirty-one percent (31%) are new businesses; twenty-four percent (24%) are women or minority owned businesses; and seventeen percent (17%) are Regionally Significant Manufacturing Projects each of which projects job creation of at least 50 new jobs to the State over a three to five year period.

In addition, the Town of Hempstead Department of Planning and Economic Development has partnered with Nassau County in undertaking the Empire Zone Program. Since inception, a total of 17 businesses have been certified in the Town of Hempstead including the areas of Inwood, Freeport, Hempstead Village, Oceanside and Roosevelt creating 79 new jobs within those areas. Of the 17 businesses 9 are new businesses and 6 are WBE/MBE. Over the next five years the job projections equal 426 new jobs.

Nassau OHIA provides resources for the program through a staff program coordinator. The Town of Hempstead also provides resources as well through staff that coordinate Empire Zone applications with Nassau County.

Small Business Loans & Technical Assistance Programs

Nassau County recognizes that small business is critical to its economic growth and strength. Through our collaborative partnerships with the National Development Council/Grow America Fund (NDC/GAF) and the Community Development Corporation of Long Island (CDCLI), we are able to fully service the diverse needs of the county's small business community by offering a portfolio of loan products ranging from \$1,000 to \$2,000,000 and technical assistance programs specifically designed for a businesses' stage in its growth. These programs are administered by an EDV staff member that works closely with a lending officer from each of our two lending partners to market the program and meet & evaluate prospective borrowers. NDC and CDCLI both handle all of the loan administration, underwriting & servicing for their respective programs.

The Grow Nassau Fund

The Grow Nassau Fund (GNF) was launched in late 2006 as the result of a partnership between Nassau County, Nassau County IDA and the National Development Council's (NDC)

Grow America Fund. The initial investment of \$600,000 was a “recapture penalty” owed to the IDA by North Fork Bank that was donated and leveraged to create a loan fund of \$2.4 million.³

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

GNF Loans Granted:

Accent on the Home – Glen Cove \$ 126,000
(Real estate acquisition & construction)

Law Offices of Fred Brewington – Hempstead \$1,200,000
(Real estate acquisition & construction)

GNF Loans pending closing:

Henry Cunningham, Pharmacy – New Cassel \$ 683,000
(Real estate acquisition & construction – 10/27/09 scheduled closing date)

Microloan & Technical Assistance Programs

In April 2009, recognizing that what was missing from the county’s portfolio of business assistance was funding opportunities for small businesses needing \$50,000 or less, OHIA contracted with CDCLI to provide loan programs designed for small and start-up businesses. This group of businesses has been underserved and often does not have access to the traditional sources of capital at affordable rates and terms. CDCLI provides all of the necessary capital as well as the underwriting and servicing of the loans.

Loan Products:

Small Business Microloans from \$1,000 to \$35,000, with a fixed rate (set at time of closing) of prime plus 2%, for a variety of small business finance needs.

Child Care Loans from \$1,000 to \$25,000 for in-home licensed family and group family child care providers, presently set at a fixed interest rate of 3%.

Business Growth Loans up to \$75,000 for minority and woman owned businesses, or businesses located in low income communities, with a fixed rate (set at time of closing) of prime plus 2%.

Jump Start Loan Program offers loans up to \$10,000 for start up small businesses. Each loan recipient is required to enroll in and complete the Core Four Business training course, and to prepare a business plan, rate at prime, fixed at closing.

Technical Assistance Programs

Business Coaching – Borrowers of micro and start-up loans are provided with a designated number of one-on-one “coaching” hours to assist them with operating their businesses effectively. Coaches provided are experienced consultants in the areas of accounting, finance, marketing and operations.

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

CORE FOUR® Business Planning Course - a four-session, 12-hour course that provides existing and potential business owners with fundamental business management tools. Course participants are required to complete a business plan by the conclusion of the course which will then qualify them to apply for the Jump Start Loan Program described above. Since inception of the CDC contract, eight business owners have completed the Core Four Business Planning course.

SCORE

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

There are eight retired executives/business owners who serve as counselors at OHIA. They began utilizing the space here at OHIA (Nassau County Office of Housing and Intergovernmental Affairs) in September 2008. Prior to that date, they were operating out of Adelphi University in Garden City, New York. They were invited to occupy this space by invitation from Deputy County Executive, Patrick Duggan.

On a typical week, these retired volunteers serve approximately 6-8 clients. These clients usually consist of persons who want to start up businesses of their own. The clients are seen by appointment and have found SCORE through the internet, newsletters, advertisements, workshops and networking.

Sharing office space with OHIA has greatly enhanced the stature and credibility of their service. The space in this Hempstead building is very desirable because of its convenient location and accessibility.

The use of an office space which includes furniture, computer and telephone is a resource that is not easily duplicated and enables the SCORE volunteers to offer assistance and guidance quickly and accurately. The SCORE volunteers would like to continue their relationship with Nassau County/Economic Development.

Community Development Corporation of Long Island (CDCLI)

Community Development Corporation of Long Island is a not-for-profit organization that supports Long Islanders pursuing their housing and small business dreams. CDC promotes self-sufficiency and helps build assets and wealth. For renters and homeowners, entrepreneurs and small business owners, CDC understands the changing environment that Long Islanders live in and offers programs that fulfill their needs.

There is one Senior Credit Officer who serves as a counselor at this location. He has 34 years of banking and finance experience and began utilizing the space at OHIA (Nassau County Office of Housing and Intergovernmental Affairs) in April of 2009.

Referrals from SCORE, Nassau County CASA (Coordinating Agency for Spanish Americans), Long Island Housing Partnership as well as Nassau County Economic Development and Minority Affairs are serviced by this organization. Technical assistance is provided to small business owners as well as alternative financing needs through the LI growth fund and SBA micro loans. Approximately 60% of the loans are made to women and minorities.

Sharing office space with OHIA has enhanced the credibility of this organization's services as well as providing an accessible and convenient venue for their clients. The number of clients who are seen consists of at least one or more per week.

Small Business Seminars and Forums

In collaboration with its lending partners, NDC & CDCLI and other sponsors, the Office of Economic Development has developed seminars for small businesses that are held on an ongoing basis. These half day seminars are designed to teach small business owners the importance of financial management and provide them with business resource information and contacts.

Cash Reigns Supreme – half day course designed to teach the small business owner the importance of maintaining current and accurate financial records as well as forecasting & budgeting.

Straight Talk on Lending – half day seminar designed to provide small business owners with the understanding of what lenders look for when evaluating a potential borrower and how to position themselves for funding.

Section 108 Loans:

Nassau County has had a mixed experience with the use of Section 108 loans. In particular, the County has had performance problems related to two different loans made for the acquisition and redevelopment of 100 Main Street, a blighted commercial building in the heart of downtown Hempstead. This project has been chronically under-funded and overleveraged. In addition, limited non profit capacity by a series of non profit owners has exacerbated problems. Nassau is currently foreclosing on this property as unpaid real property taxes continue to mount. Nassau has provided additional incentives and included the building in the Empire Zone. It is also in a New Market Tax Credit eligible area. Eventually, the property which is well located in the downtown near the train station will be redeveloped but will need significant additional resources to succeed.

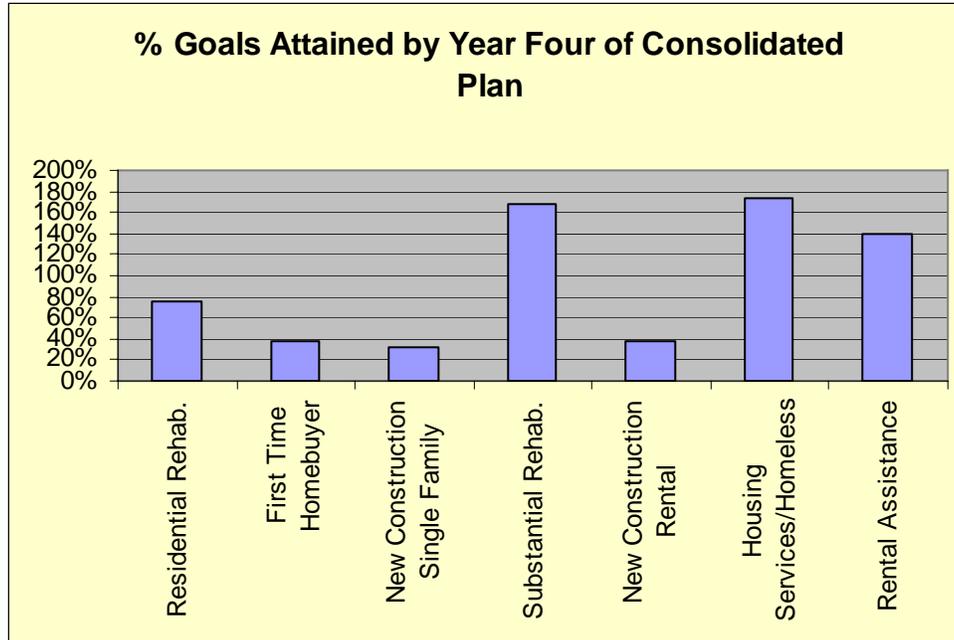
B. AFFORDABLE HOUSING

Affordable housing accomplishments during the reporting period are detailed in Section A. 1. of this report clearly indicating that the County is addressing its five year housing goals.

To meet the accessibility needs of disabled persons, the County allocates a portion of its funding to groups such as Options for Community Living, CHI, and others which specifically serve the disabled and homeless and have developed or created housing to meet their needs. Efforts to address "worst case" housing needs situations, such as households paying in excess of 50% of income towards rent, those living in substandard housing and the homeless, continue to be addressed through County HOME funding. Funded organizations often utilize HOME funds to acquire housing and/or rehabilitation for worst cases, and HUD Supportive Housing Funds for rehabilitation.

The following table summarizes the County's five year goals and its annual accomplishments for year four of the 2005-2009 Consolidated Plan.

Activity	Five Year Goal	Annual Accomplishment	Cumulative Accomplishments Years 1 - 5	Max. Income Level
Residential Rehabilitation (Owner/Renter)	1,000	155 (149 Res., 6 WRAP)	753	80% median
First Time Home Buyer/ Down Payment Assistance	375	31 - LIHP	140	80% median
New Construction	+100-200 Single Family Homes	2 (LIHP -2)	49 (47 + 2))	80% median
Substantial Rehabilitation - Rental/Homeowner	225	Underway (Spinney Hill, Adams Court)	378	50 - 60% median
New Construction – Rental	300	115 New Cassel Project Site A - Bluestone (57 units), Parkside Garden (58 Units) 57 Units	115	50-60% median
Housing/Services for Homeless	8,250	3,952 (1,469 Warm Bed, 647 COC, ESG, 1,836)	14,309	0-30% median
Rental Assistance	15,000	5,496	21,103	50% median



Please note in the chart above that Nassau County has exceeded the Substantial Rehabilitation, Housing Services for the Homeless and Rental Assistance housing goals as

delineated in the Consolidated Plan. Nassau County expects to continue its efforts in rehabilitating rental and homeowner properties over the course of the next three years in order to maintain affordability for its residents. Additionally, new substantial rehabilitation projects are nearing completion and will be reported during PY2009. Our First-Time Homebuyer program continues to grow through new initiatives and it is anticipated that many more households will benefit.

C. CONTINUUM OF CARE NARRATIVE

See Exhibit Tab – Continuum of Care - which includes a detailed narrative from the Continuum of Care Group, which is an excerpt of their most currently available SHP application to HUD.

D. OTHER ACTIONS

1. PLANS TO REMOVE OBSTACLES

The Nassau County Consolidated Plan includes actions such as zoning, urban renewal, land contributions, and provision of grant funds to ameliorate the negative effects of public policies affecting the cost and development of housing. Several of these actions were carried out during the reporting period.

Urban renewal techniques were employed by the Town of North Hempstead and Town of Hempstead to assemble properties for affordable housing.

In the Towns of Hempstead and Oyster Bay, the respective Town Boards continue to consider sites suitable for "Golden Age" or "S-2" zoning, which are designed to encourage developers to build affordable, moderate income senior citizen housing.

The County continues to provide technical assistance, through the HOME Program, to community groups who wish to establish themselves as non-profits to develop housing. During the reporting period, assistance was provided to Memorial Economic Development Corp., Options for Community Living, Community Housing Innovations (CHI), AHRC, and Catholic Charities.

2. EVALUATE AND REDUCE LEAD BASED PAINT HAZARDS

Nassau County OHIA has continued to notify participating owners and tenants of lead based paint hazards, and the County Department of Health has continued its independent testing program. OHIA has been working with the health department in cases where children have been tested and have elevated levels of lead contamination. These referrals receive priority attention for residential rehabilitation.

During the program year, Nassau County was awarded \$4,000,000 in Lead Hazard Reduction Demonstration funds to expand the County's capacity to control residential lead-based paint hazards that threaten the long term health of children under the age of six years who are living in privately owned single-family and multifamily housing. The program will evaluate 202 homes for lead paint and lead hazards, eliminate lead hazards in 170 homes, affecting approximately 340

children. The program will conduct outreach and education with a minimum of 12 community groups to reach at least 500 people through Healthy Nassau Lead Safe Home campaign and literature. The program will also provide training to approximately 110 individuals (contractors, do-it-yourselfers, housing inspectors) in EPA/HUD Lead Safe Work Practices Training. Nassau County will be partnering with the Nassau County Department of Health, Community Development Corporation of Long Island and Nassau University Medical Center in this program.

In an effort to maximize program impact, targets include:

- Units occupied by a child under the age of six who has tested positive for an elevated blood lead level.
- Privately owned rental units in low income target areas, including: Elmont, Hempstead, Freeport/Roosevelt and New Cassel/Westbury.
- Units eligible for CDBG rehabilitation, Neighborhood Stabilization Program, and/or weatherization funding, where lead hazard control activities can be integrated with other home improvements.

Program outcomes would include:

- Greater community awareness of lead-based paint hazards,
- An increase in the percent of children under the age of six tested with a goal of 80% of children under the age of six in the low income focus areas being tested for blood lead levels; and,
- Development of a data base of lead safe units in the County.

In order to better serve our community needs for testing of lead-based paint hazards, OHIA began working on an Asbestos/Lead Design and Monitoring Request for Proposals (RFP) in February 2007. A contract was awarded to a qualified company to carry out the necessary testing in coordination with our Residential Rehabilitation Program. These services are necessary in order to manage asbestos/lead containing materials (ACM/LCM) for residential and commercial properties within Nassau County. This will ensure that the ACM/LCM is managed in compliance with all regulatory requirements and to protect the health and well being of occupants and the general public in Nassau County.

OHIA provides its field inspectors and mandates potential contractors to complete a one-day training course. By broadening OHIA's current training to incorporate a practitioner-to-client interaction, workshops, and written materials on the dangers of lead poisoning, OHIA will expand the knowledge base of families with school-aged children that are likely to be exposed to lead poisoning.

OHIA currently provides a one-day Lead-Based Paint Hazards course for employees and contractors "Addressing Lead Based Paint Hazards During Renovations, Remodeling, and Rehabilitation"; an EPA and HUD approved training course using their curriculum. This training meets the US EPA and the US HUD criteria for the Lead Safe Housing Rule. During the program year OHIA has significantly expanded the number of certified contractors operating in the County.

3. REDUCE THE NUMBER OF POVERTY LEVEL FAMILIES

Nassau County has adopted a "No Wrong Door" policy, which is based upon the concept that clients in need of various social services should have easy access to those services and not experience delays as they negotiate a very large and sometimes unwieldy bureaucracy.

The Nassau County Health and Human Services (HHS) vertical is composed of the following eight departments: Health, Mental Health, Chemical Dependency and Developmental Disabilities, Office for Physically Challenged, Senior Citizens Affairs, Social Services, Veterans Service Agency and Youth Board.

The "No Wrong Door" service delivery model provides a single point of entry for citizens

requiring assistance to all HHS agencies and services resulting in “one-stop shopping” and integrated case management. The Vertical’s management has consolidated the majority of the real estate, the technology, and the staff into one location. As a result, clients, government workers, and community based organizations now collaborate to provide long-term, effective solutions.

During 2007, Nassau County Executive Thomas R. Suozzi began a new initiative to expand the “No Wrong Door” initiative to include a pilot school district: the Roosevelt School District. In this pilot program the district and the County are working together to assist the students of the district and their families. The county has expanded this program to the Hempstead school district.

Nassau County Office of Housing and Homeless Services participates in “No Wrong Door” in its administration of housing and homeless program in the County. OHHS has been implementing a variety of programs to combat homelessness and encourage homeownership. Nassau County Executive Thomas R. Suozzi implemented a Homeless Task Force that is working on reducing homelessness in Nassau County and is charged with making recommendations for change.

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

Nassau / Suffolk Coalition for the Homeless continue to serve as the lead agency for the preparation and coordination of grant preparation and implementation of the Nassau County Continuum of Care group which receives funding under the HUD Super NOFA.

Consortium communities have continued to leverage Community Development Block Grant funds for public services such as tutoring, mentoring, counseling, and job training in support of families seeking to attain self sufficiency. Communities include: The Cities of Glen Cove and Long Beach, the Villages of Freeport, Hempstead and Rockville Centre and the Towns of Hempstead and Oyster Bay.

Family Self Sufficiency Program

In addition, the Nassau Housing Choice Voucher Program administered by Nassau County Office of Housing and Homeless Services works with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a living wage.

Family Unification Program

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

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

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

4. COORDINATION

County Executive Suozzi, after a series of town-hall meetings, developed Nassau County's 10-Point Plan for Economic Development – “New Suburbia”. Pursuant to this plan, the Nassau County Visioning Program was initiated where grants are allocated to targeted municipalities to cultivate public participation and consensus building for local improvement projects. Visioning projects are slated and/or underway for the Village of Freeport, City of Glen Cove, Town of Hempstead (Elmont, Inwood, Baldwin and Roosevelt), Village of Hempstead, and the Town of North Hempstead (New Cassel, Great Neck Peninsula). The Elmont Visioning Plan funded jointly by Nassau County and the Town of Hempstead is targeting Hempstead Turnpike from the Queens border to the Franklin Square border.

Glen Cove's Community Vision Project is targeting areas adjacent to the downtown. These include: linking communities surrounding the Cedar Swamp area; exploring transit-oriented development by the Glen St. train station; improving public transit connections and usage; and creating workforce/affordable housing by the train station. The Inwood Vision Plan is still in the works. Since identifying a single "downtown" area is impossible in Inwood, the Town of Hempstead is seeking community input as to zoning changes, facade and beautification projects as well as transportation and infrastructure issues.

The Village of Freeport recently kicked off the visioning process for North Main Street that will include:

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

In line with County Executive Tom Suozzi's vision of a new suburbia is his “90/10 Solution for New Suburbia”, he formed a 90/10 Coalition which is a dynamic team of local community leaders, elected officials, business owners, developers, and environmentalists who will work together to develop a plan for “New Suburbia” in which 10% of the county will be targeted for smart growth. The essential component of this will be to still preserve all the things residents love about Nassau County like great schools, parks, open spaces, ocean beaches, and low crime. Under the New Suburbia plan 90% of Nassau County would remain unchanged and the remaining 10% comprised of 18 downtowns, four mega projects and the reuse of underperforming malls, would be re-imagined to create vibrant, attractive downtowns.

In order to better serve our community and coordinate efforts, OHIA has provided office space and furniture to CDCLI (Community Development Corporation of Long Island), which is a not-for-profit organization that supports Long Islanders pursuing their housing and small business dreams. CDC promotes self-sufficiency and helps build assets and wealth. For renters and

homeowners, entrepreneurs and small business owners, CDC understands the changing environment that Long Islanders live in and offers programs that fulfill their needs.

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

In addition to coordinating efforts within our consortium, technical assistance was provided to non-profit housing agencies on an individual basis, as previously noted. Assistance was also provided to emergency and transitional shelter providers including Interfaith Nutrition Network, Family & Children's Association, Bethany House, Momma's House, Nassau Coalition Against Domestic Violence, South Shore Association for Independent Living, Inc., Dismas House, Anthony House, Peace Valley Haven, Mother of Good Counsel, St. Vincent DePaul Anthony House and Dismas House, SCO Madonna Heights, North Shore Sheltering Program and Glory House. The staff and consultants to the County OHIA are very accessible to other agencies and departments in the provision of technical assistance and in the coordination of activities.

Another major coordinating effort between members of the Nassau County Office of Economic Development and the Town of Hempstead Department of Planning and Economic Development resulted in the development of the application for designation as an Empire Zone. While the Empire Zone designation is a county designation, most parcels fall within the Town of Hempstead, hence the joint application. The parcels were officially designated as part of the Nassau County Empire Zone on March 7, 2006 and include Inwood, Elmont, Roosevelt, Bethpage, Freeport, Glen Cove, Hempstead Village and Uniondale.

Individual communities undertaking affordable housing new construction have coordinated with the New York State Affordable Housing Corporation (AHC), Department of Housing and Community Renewal (DHCR) and the state of New York Mortgage Agency (SONYMA), and local lending institutions in providing additional assistance.

5. PUBLIC HOUSING IMPROVEMENTS AND INITIATIVES

Nassau County has 9 local public housing agencies (PHAs) operating approximately 4,250 units of low rent housing for families and senior citizens. Nassau County is the local administrator of the New York State, Farmingdale Village and Island Park Housing Choice Voucher Programs. In addition, 9 local PHAs administer additional Housing Choice Vouchers. Approximately, 5,300 Housing Choice Vouchers are provided to families and seniors through these agencies. All of the Housing Choice Voucher programs report a large number of families and seniors on their waiting lists.

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

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

- The need for good quality rental housing stock for housing choice voucher residents

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

Nassau County provides HCV homeownership program as well as anti-poverty initiatives such as the Family Self Sufficiency and the Family Unification programs.

Nassau County has been working closely with the local Housing Authorities in their efforts to revitalize and preserve affordable housing stock through the disposition and privatization of obsolete public housing units at low income housing tax credit developments and housing choice voucher homeownership developments.

Nassau County is currently undertaking a redevelopment project with in the Town of North Hempstead, in the hamlet of Manhasset. The project is located at Spinney Hill Homes and is underway to substantially rehabilitate 102 units of affordable housing. In the Village of Rockville Centre, Old Mill Court is in the process of rehabilitating 154 units. Other major multi-family rehabilitation projects that will be underway within the next program year are Bedell-Terrace Apartment with 245 units, Parkside Gardens with 81 units, and Adams Court with 84 units, all within the Village of Hempstead.

E. LEVERAGING RESOURCES

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

- NYS Department of Transportation: Traffic Calming and multimodal funds
- NYS Division of Housing and Community Renewal (DHCR), NYS Housing Finance Agency (HFA), NYS Affordable Housing Corporation (AHC) and State of New York Mortgage Agency (SONYMA)
 - Housing Trust Fund
 - Project Based Section 8
 - Federal Low Income Housing Tax Credits
 - Tax Exempt Bonds
 - Grants
 - Empire Housing Funds
 - Mortgage Insurance Program
 - New York Main Street Program
 - USDOE Weatherization Funds

- HUD Super NOFA Supportive Housing funds
- NYS Office of Mental Retardation and Developmental Disabilities
- Industrial Development Agency Financing: Nassau IDA, Hempstead IDA, and Glen Cove IDA.
 - Tax exempt bonds with PILOTS
 - Tax leases with PILOTS
- Empire State Development Corporation
 - Restore New York Program
 - Empire Zones Program
 - Economic Development Incentive programs
- New York State Department of State: Division of Coastal Resources, New York State Department of Environmental Protection, and New York State Office of Parks, Recreation and Historic Preservation
 - Brownfields Opportunity Area Program
 - Local Waterfront Revitalization Program Planning Grants
 - Environmental Protection Fund Grants
 - Environmental Bond Act Funds
 - State Historic Preservation Grant Funds
- US Environmental Protection Agency
 - EPA Brownfields Assessment Grants
 - EPA Brownfields Clean Up Grants
 - EPA Brownfields Revolving Loan Grant
- Nassau County
 - Capital Fund Projects: Community Revitalization Program and Environmental Bond Act
 - Nassau County Department of Social Services
 - Nassau County Youth Board
 - Nassau County Senior Citizens Affairs
- Consortium Resources

- Local Capital Funds
- Business Improvement District Funds
- Non profit Resources
 - Capital Campaigns
 - Foundation Grants
- Private Financing
 - Community Preservation Corporation
 - Bank Financing
 - Federal Home Loan Bank

F. CITIZEN COMMENTS

A summary of comments on the Nassau County Annual Plan and overall Urban County Consortium program can be found in the Appendix of the Annual Plan on file with the Nassau County Office of Housing & Intergovernmental Affairs, and the HUD New York Area Office.

G. SELF EVALUATION

At the end of the County's fourth year in carrying out the 2005 - 2009 Five-Year Consolidated Plan and Strategy, the County and its consortium members have made great strides towards meeting and in many cases exceeding our goals and objectives. Although we have seen a decrease in our CDBG funding, the consortium continues to complete substantial community development projects by leveraging other resources to supplement CDBG allocations. Nassau County has made an effort to change the grant in/grant out mentality and the consortium has responded by utilizing other resources and incurring program income to complete significant community projects.

One of our program weaknesses has been reporting on the wide range of projects and programs that we fund. We have made efforts over the past four years to improve annually on our reporting of activities in both IDIS and in the Narratives. Each year we hope to make significant progress on providing information that is valuable to the public and to demonstrate the effectiveness of our programs.

Because OHIA staff spends a vast amount of time on financial management, we realized that we had been overlooking on-site monitoring of our subrecipients. The onerous task of reviewing subrecipient vouchers and the multi-level approval path, was directing staff attention away from the projects that were being undertaken. In order to address this issue, OHIA created an official "Monitoring Plan". This plan has been reviewed and adopted and will show marked improvement during the next program year.

OHIA has seen significant improvement in staff knowledge on complex HOME and CDBG requirements. In order for staff in county, local government, non-profit organizations, and other vendor organizations to undertake programs, OHIA has actively scheduled trainings and

workshops and has provided technical assistance through both County staff and professional consultants. This effort has been successful in professionalizing the program overall. During the last two program years, staff, and other pertinent entities attended the following training, conferences and continuing education programs:

- Building HOME
- HOME – Doing Rental Deals & Related Acts
- HOME – Determining Beneficiary Income
- HOME – Show Me the Money Financial Management
- HOME – Written Agreements
- CDBG Application Renewal & Workshop
- Davis Bacon Requirements
- Federal Laws, Regulations & Executive Orders
- Mixed-Use Real Estate
- Brownfields Forum
- Affordable Housing Conference
- HUD Environmental Training
- Empire Zone Conference
- HUD Relocation Training
- Stimulus Funding Reporting Requirements
- Microsoft PowerPoint, Excel, SharePoint

Additionally, OHIA Staff attorneys attended continuing education courses including:

- The Closing Process from Beginning to End
- Foreclosure Prevention Basics
- Estate Planning
- NY Rules of Professional Conduct
- Capitalization Rate and Contamination of Property
- Economic Development Financing
- Resale and Recapture Agreements
- Confidentiality Under the NYS Ethics Rules
- Business Credit Analysis
- Ethics for the Municipal Attorney
- Persuasive Legal Writing
- Real Estate Closing

Nassau County's expertise in community development has gained broad acknowledgment during program year. Nassau County was a finalist in the 2009 Siemens Sustainable Community Awards for the New Cassel Revitalization Project, Small Community Category, sponsored by the US Chamber of Commerce. Nassau County was also a semifinalist in the Small Community Category, 2009 National Development Council Academy.

Kevin Crean, Technical Director OHIA was invited to present Nassau County's Neighborhood Stabilization Program at the American Planning Association NY Metro Chapter Conference in the fall of 2009. He participated in a panel discussion highlighting successful response efforts to the current housing foreclosure increase in the New York metropolitan region. The break-out session was entitled "Planning for Housing and Neighborhood Recovery in a Severely Down Market".

Furthermore, OHIA received acknowledgment from Nassau BOCES for our support and participation of Nassau BOCES "Cooperative Work Experience Program" for the summer 2009.

The County has continued to update its planning and policy initiatives. Updates to plans and implementation of policy completed and underway include:

- Ten Year Plan to End Chronic Homelessness

- Fair Housing Plan (including update to Analysis of Impediments)
- Economic Development Plan

One of the program's strengths is an active community planning approach. County Executive Suozzi started his administration with a series of local economic development public meetings in communities throughout Nassau County. He hosted the meetings with his department heads and invited local elected officials, community leaders, and the public to attend these meetings. The purpose was to elicit community input on local, countywide and regional issues and opportunities with interactive participation. The outcome of these meetings was the encouragement of economic development projects and strategies that are used today to identify projects of community need.

This community planning effort has been followed up by county funding, through its general fund program, matching planning funds for community visioning in a number of communities. This is a cooperative effort between local municipalities with the County Executive, the County Planning Commission and Nassau OHIA.

Nassau OHIA also actively meets with and solicits participation from consortium community members, non profits and the development community in developing its Annual Action Plan as well as other planning initiatives. In order to further the communication between the consortium and the public in general, OHIA has overhauled its web-site. The web-site now includes a host of invaluable information about all of our programs as well as links to other agencies.

In addition, the implementation of a Quarterly Economic Development Newsletter, which is mailed to all of our consortium members and non-profit organizations, has strengthened communication between OHIA and our subrecipients. The Newsletter contains community highlights and initiatives as well as other Nassau County accomplishments on a quarterly basis.

II. CDBG Narrative Statements

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

Please refer to Part IA of this report for response.

B. DESCRIBE CHANGES TO PROGRAM OBJECTIVES

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

C. ASSESS GRANTEE EFFORTS IN CARRYING OUT PLANNED ACTIONS

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

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

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

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

During the program year, OHIA was in the process of creating a formal Residential Anti-displacement and Relocation Assistance Plan (RARAP) in conformance with applicable regulations as outlined in CPD Notice 94-16. The RARAP will be distributed to subrecipients, developers and contractors who receive funding for activities involving acquisition, rehabilitation and demolition. Currently, activities that are funded to include substantial rehabilitation and demolition, are not encountering relocation issues. The projects have been organized as such residents do not have to vacate the building. Either, the rehabilitation is being completed while the tenant is in residence, or the tenant temporarily moves into a vacated apartment on-site while the construction is ongoing. Draft RARAP is submitted under Exhibit Tab "Displacement Policy".

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

Nassau County's Economic Development Plan calls for economic development incentives to be provided to employers who agree to create additional jobs. Emphasis is placed on providing a decent salary and health care benefits. The Nassau County Empire Zone Board has established the following as a condition of certifying Empire Zone benefit eligibility that all businesses certified in the Empire Zone:

1. List all job openings with the New York State Department of Labor in addition to the local Workforce Investment Boards.
2. Annually complete the Empire Zones Business Annual Supplemental Form which requests specific information about the addresses and zip code of employees hired during the previous year.

Nassau County periodically surveys subrecipients of the Section 108 loan program to determine the number of employees on payroll including the number of low/moderate income employees. All of the Section 108 loan projects are located in low/moderate income service areas.

G. FOR LIMITED CLIENTELE ACTIVITIES

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

H. PROGRAM INCOME NARRATIVE

Nassau County reported the receipt and expenditure of \$1,796,424.43 of Program Income during the reporting period, a slight decrease from the previous year. Some of the difference was due to overlapping program years in IDIS and difficulties encountered in the timely submission of reports and corresponding entries in IDIS at the end of the program year due to the conversion of IDIS from the legacy format to the current web-based format. The vast majority of the CDBG program income was received, maintained, and used by consortium member communities, namely the Towns of Hempstead, North Hempstead and Oyster Bay and by the Villages of Freeport and Rockville Centre.

The County continued its recent efforts during the CAPER reporting period to improve the methods utilized in the reporting of program income in order to better comply with the IDIS requirements. The revised reporting format utilized by consortium member communities that was initiated during the CAPER 2005 period has improved our ability to track and report on the use of CDBG Program Income maintained by the municipality. OHIA is working to ensure more timely reporting by its member municipalities so that the data can be entered into IDIS regularly.

I. REHABILITATION NARRATIVE

During the program year CDBG residential and commercial rehabilitation was undertaken throughout the consortium. Specifically, the rehabilitation of 205 single family units was completed countywide using CDBG, HOME and WRAP funds. There continues to be an overwhelming need throughout the county.

Several communities utilized CDBG funds for commercial rehabilitation during the program year. The Towns of Hempstead, and Villages of East Rockaway, Freeport, Hempstead and Mineola expended CDBG funds to help fund façade improvements in their respective communities. The use of the CDBG funds for commercial rehabilitation is generally leveraged by a 50% private match.

III. HOME Funded Projects

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

Please refer to Part IA of this report for details.

B. MATCH CONTRIBUTIONS REPORT

See Exhibit Tab – “HOME Match 40107A”

C. HUD FORM 40107 ON MBE/WBE PERFORMANCE

See Exhibit Tab – “MBE/WBE 40107”.

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

Inspection of Assisted Housing

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

The County has developed an on-site inspection schedule in accordance with HUD regulations relative to number of units within a project. The inspections are to insure that units meet

standards and remain in decent, safe and sanitary conditions for the HOME repayment terms. OHIA inspection staff have been receiving training as certified inspectors through a college certificate course at C.W. Post / LIU with HUD materials as training manuals to ensure that all inspections meet both HUD HQS standards as well as the New York State Housing Code.

Affirmative Marketing

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

MBE/WBE Outreach

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

OMA is implementing an MBE/WBE participation and certification program that will affirmatively outreach to both self identified and certified MBE/WBEs. Contractors interested in bidding /proposing on County contracts can register online with the County purchasing department on its website to receive industry specific announcements of bids via email.

OMA has developed a list of MBE/WBE contractors. Developers receiving HOME assistance are advised to work with OMA on making best efforts to outreach to MBE/WBE contractors. Additionally, OHIA has outreached to Coordinating Agency for Spanish American (CASA) to solicit MBEs through their network of clients and contacts. During the Program Year the Economic Development web-site was completely overhauled to add on-line applications for contractors to participate in our residential rehabilitation program as well as to advertise all of our programs available to MBE/WBEs and the general public.

The County has and will continue to facilitate Lead Abatement classes for minority contractors who wish to do business with the County.

IV. HOPWA Funds

Not Applicable to Nassau County.

V. ESG Funds

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

Nassau County's Emergency Shelter Grants Program is used to fund non profit organizations that

operate emergency shelters and transitional housing. The shelter providers use emergency shelter funds to rehabilitate shelters, provide additional operating funds, and essential services. Most of the shelters provide their matching funds through the operating “per diem” provided by the Nassau County Department of Social Services. Some of the non profits meet their match through fundraising activities.

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

Exhibit Tab – “Homeless Providers” - provides detailed information on homeless assistance providers that received ESG funds during the program year and how each met goals and objectives of the Consolidated Plan.

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

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

VI. Public Participation Requirements

The annual IDIS grantee performance report, along with this report, has been made available for public comment. A Notice was published in *Newsday* as well as the county web-site announcing the availability of the CAPER for review during a 30-day public comment period. A copy of the publication is provided.