

Appendix I: Nassau County Action Plan

Nassau County FFY 2009 Action Plan: Executive Summary 35th Year Program

The Nassau County Urban Consortium (Consortium) administers the following federally funded programs through the Nassau County Office of Housing and Intergovernmental Affairs (sometimes referred to as OHIA or the County).

OHIA serves as “lead agency” for the following Consolidated Plan Programs:

Community Development Block Grant (CDBG) Program

HOME Investment Partnerships (HOME) Program

Emergency Shelter Grants (ESG) Program

The Town of Islip serves as lead agency for the HOPWA program for both Nassau and Suffolk Counties

The Nassau County Urban Consortium includes member municipalities (hereinafter “consortium members”) including:

3 Towns: Hempstead, North Hempstead, and Oyster Bay

2 Cities: Glen Cove and Long Beach

27 Incorporated Villages: Bayville, Bellerose, Cedarhurst, East Rockaway, Farmingdale, Floral Park, Flower Hill, Freeport, Great Neck, Great Neck Estates, Great Neck Plaza, Hempstead, Island Park, Lynbrook, Malverne, Manorhaven, Massapequa Park, Mineola, New Hyde Park, Rockville Centre, Roslyn, Sea Cliff, South Floral Park, Stewart Manor, Valley Stream, Westbury, and Williston Park.

Membership in the Consortium is voluntary via a three year cooperation agreement between the County and the municipality. All 64 Incorporated Villages in Nassau County have been invited to join the Consortium.

Annual Action Plan

As required by the United States Department of Housing and Urban Development (HUD), the County is required to submit an annual Action Plan describing the proposed projects to be undertaken during the Consortium's program year, September 1, 2009- August 31, 2010 under the CDBG, HOME, and ESG programs using FFY 2009 funds. In January 2009, HUD announced the availability of HUD Formula Grant funding for the Nassau County Urban Consortium for the Federal Fiscal Year (FFY 2009) as follows:

CDBG Program:	\$15,418,751
HOME Program:	\$3,910,908
ESG Program:	\$692,360

Formula Funds Allocation: Nassau County's allocation of formula funds has been reduced over the last several years, reducing the allocations to municipalities and non profit organizations. Below is an historical comparison of funding levels:

Community Development Block Grant Funds (CDBG)		
Funding Year	Formula Allocation	Decrease / Increase from Previous Year
2009	\$15,418,751	-\$132,674
2008	\$15,551,425	-\$501,764
2007	\$16,053,189	\$177,664
2006	\$15,875,525	-\$1,693,096
2005	\$17,568,621	-\$908,379
2004	\$18,477,000	-\$198,000

HOME Investment Partnerships Funds (HOME) (includes ADDI program funding)		
Funding Year	HOME Funds	Decrease / Increase from Previous Year
2009	\$3,910,908	\$364,026
2008	\$3,546,882	-\$161,258
2007	\$3,708,140	-\$19,100
2006	\$3,727,240	-\$234,176
2005	\$3,961,416	-\$257,471
2004	\$4,218,887	-\$23,019

Emergency Shelter Grants Funds (ESG)		
Funding Year	ESG Funds	Decrease / Increase from Previous Year
2009	\$692,360	\$2,209
2008	\$690,151	\$5,491
2007	\$684,660	\$8,933
2006	\$675,727	-\$82
2005	\$675,809	-\$7,312
2004	\$683,121	\$63,121

Action Plan Preparation Process

Nassau County issued a Notice of Funding Availability and accepted applications from member municipalities and other eligible applicants for grant funded activities for the above programs. These programs are administered in Nassau County by the Office of Housing and Intergovernmental Affairs (OHIA).

The proposed projects are consistent with the goals, objectives and priorities established in the Nassau County Consolidated Strategy and Action Plan for Federal Fiscal Years 2005-2009. The Action Plan includes the required components as established by HUD.

Consultation and Citizen Participation Process

Nassau County Consortium has active participation in planning and project implementation with both public and private entities that provide assisted housing, health services, and social services. OHIA actively engages and solicits public participation in development of its action plans, consolidated plan, and other plans with service providers. In 2009, the citizen participation program included the following:

- OHIA published a Notice of Funding Available and Public Hearing in Newsday as well as on the County's website.
- Applications for funding were posted on the County's website.
- Notifications were sent to municipalities, service providers and advocacy groups for dissemination – including the Continuum of Care.
- On January 29, 2009, the Consortium held its first public hearing on the FFY 2009 submission which was attended by consortium members and non-profit organizations.
- Consortium members conducted public hearings in their communities advertising their public hearings in local newspapers.
- Applications were received from municipalities and not-for-profit organizations on April 1, 2009.
- The second public hearing on the Action Plan is planned for July 14, 2009 at 11:30 am at the Legislative Chambers at 1550 Franklin Avenue, Mineola, NY.
- The 30 day public comment period will end on August 7, 2009. Comments will be compiled and the Action Plan will be submitted to HUD.

FFY 2009 Budget

The proposed FFY 2009 budget is within the restrictions established by HUD as follows:

Community Development Block Grant Funding Limitations						
Funding Year	CDBG Funds	Planning and Administration		Public Service Funding		
		Maximum Allowable for Admin & Planning	Decrease / Increase from Previous Year	Maximum allowable for public services	Decrease / Increase from Previous Year	
2009	\$15,418,751	\$3,083,750	-\$26,535	\$2,312,813	\$19,901	
2008	\$15,551,425	\$3,110,285	-\$100,353	\$2,332,714	\$75,264	
2007	\$16,053,189	\$3,210,638	\$35,533	\$2,407,978	\$ 26,649	
2006	\$15,875,525	\$3,175,105	-\$338,619	\$2,381,329	-\$253,964	
2005	\$17,568,621	\$3,513,724	-\$181,676	\$2,635,293	-\$136,257	
2004	\$18,477,000	\$3,695,400	-\$39,600	\$2,771,550	-\$29,700	

HUD caps Administration and Planning at 20% of the overall CDBG allocation. These funds are used for salaries and fringe benefits and also for professional planning consultants. The County has the obligation to monitor and administer the program on behalf of HUD. Eight of the largest communities also receive an annual allocation of administration and/ or planning funds.

HUD caps Public Services funding at 15% of the overall CDBG allocation. Public Service projects are generally undertaken by not-for-profit organizations and municipal public service providers such as youth boards or senior centers. Most of the public service funding is awarded by municipalities to local non profit organizations.

The Administration and Planning limitation for the HOME program is 10% of \$3,910,908 which is \$391,091. The Administration and Planning limitation for the ESG program is 5% of \$692,360 or \$34,618.

The Action Plan proposes to set aside the full administration set aside for HOME and ESG for County oversight of the program.

CDBG Program Highlights

The County received far more requests than funding availability from HUD. Consortium members were asked to prioritize their projects in their grant applications to the County.

The Consortium communities receive an allocation (which includes planning and administration, project funding, and public service funding) equaling approximately 80% of the total program funding. The County's allocation includes administration, planning, residential and commercial rehabilitation services, CDBG project delivery expenses, Section 108 loan loss reserves, and special projects totaling approximately 19% of the funding. Not-for-profit organizations who applied directly to Nassau County for public service funding are allocated approximately 1% of the total grant allocation.

CDBG Allocations and Significant Projects		
Unexpected End of Formula Anticipated Uses of Funds		
Subrecipient	Significant Projects	CDBG Total
Bayville Village	Residential Rehabilitation	30,000
Bellerose Village	Senior Center Improvements	104,000
Cedarhurst Village	Municipal Parking Project	30,000
East Rockaway Village	Downtown Projects	125,000
Farmingdale Village	Residential Rehabilitation	54,000
Floral Park Village	Residential Rehabilitation	0
Freeport Village	Commercial and Residential Rehabilitation; Public Service Agencies	794,190
Glen Cove City	Waterfront Revitalization Project; Public Service agencies	506,657
Great Neck Plaza Village	Senior Shopping Bus Service	13,000
Hempstead Town	Roosevelt, Inwood, Elmont, West Hempstead, Baldwin and Uniondale Revitalization; Residential-Commercial Rehabilitation	4,581,722
Hempstead Village	Downtown Projects; Section 108 loan reserves; Public Service funding	1,481,722
Island Park	Housing Activities	66,000
Long Beach City		807,500
Lynbrook Village	Streetscape Improvement Projects, Residential Rehabilitation	94,000
Malverne Village	Residential Rehabilitation	54,000
Manorhaven Village	Waterfront Revitalization Project	0
Massapequa Park Village	Residential Rehabilitation	54,000
Mineola Village	Downtown Revitalization Project	248,500
New Hyde Park Village	Downtown Revitalization Project	168,000
North Hempstead Town	New Cassel Revitalization Project	1,062,888
Oyster Bay Town	Residential Rehabilitation; Public Service funding	1,158,070
Rockville Centre Village	Senior Center Improvements; Public Service funding	308,356
Sea Cliff Village	Fire House Elevator; Senior Public service funding	87,500
South Floral Park Village	Residential Rehabilitation	36,000
Stewart Manor Village	Residential Rehabilitation	30,000
Valley Stream Village	Downtown Revitalization Project	280,000
Westbury Village	Downtown Revitalization Project	322,500
Williston Park Village	Handicapped Accessible Library Doors, Residential Rehabilitation	54,000
Municipalities Total		

Nassau County	Administration, Rehabilitation Program for Villages	1,919,151
Nassau County	Section 108 Reserve	425,000
Non Profit Allocations	Activities providing programs and services to address the needs of seniors, youth and other very low, low and moderate income persons as well as Fair Housing Activities.	618,221
Total Amount of Funds Allocated		15,486,751
Anticipated Sources of Funds		
FFY 2009 CDBG Funding from HUD		15,418,751
FFY Anticipated Program Income		68,000
Total Funding to be allocated		15,486,751

Planning Initiatives

For the last several years, OHIA has increased its in house capacity to undertake routine planning activities. This was done to accommodate decreases in grant funding and to provide funds for needed planning activities. The County is currently undertaking the following planning activities to further its administration of the federal programs:

Activity	Anticipated Completion
10 Year Plan to End Chronic Homelessness	Done
Affordable Housing Study	September 2009
Fair Housing Study and Update to Analysis of Impediments	July 2009
Consolidated Plan	July 2010
Neighborhood Specific Visioning Studies	Ongoing

In addition, OHIA has been working with the Nassau County Planning Commission and Consortium Members on visioning activities in a number of downtowns including: Elmont, Inwood, Baldwin, Roosevelt, Freeport, Glen Cove, Hicksville, Great Neck and Mineola.

Training Initiatives

OHIA has provided training for staff as well as staff of local consortium communities and non profit organizations. This training has been offered not only to improve program compliance but to also improve the capacity of municipal and non profit staff to undertake projects. OHIA anticipates continuing its training programs as part of its overall program administration.

Economic Development and Downtown Revitalization Initiatives

Empire Zone Program

OHIA initiated and continues to provide support for the Empire Zone Program for Nassau County. Nassau County designated CDBG eligible revitalization areas in Bethpage, Elmont, Inwood, Glen Cove, New Cassel, Hempstead Village, West Hempstead, Uniondale, Roosevelt, and Freeport for Empire Zone Status.

Prospective businesses planning to expand or relocate to eligible areas apply to the Empire Zone Board for tax breaks and redevelopment incentives for economic investment and job creation. Nassau County is collaborating with the Town of Hempstead in implementing the Empire Zone program with participation from the Towns, Villages and City of Glen Cove.

Revolving Loan Programs

To complement the Empire Zone program and provide economic development benefits to small businesses, OHIA has developed or assists in the administration of loan programs for small businesses.

- Nassau County implemented the “Grow Nassau Fund” that will provide the matching share of SBA 7A lending with the National Development Council.
- Community Development Corporation of Long Island (CDCLI) has an SBA micro-enterprise loan program and an SBA 7A program. They all conduct Core Four Business Training
- Long Island Development Corporation (LIDC) also provides SBA Section 504 loans as well as a non-profit loan product that leverages New Markets Tax Credits. Additionally, La Fuerza Unida CDC has been providing micro-enterprise loans.
- OHIA also has an EPA Brownfield Revolving Loan grant which is available for brownfields remediation.

Technical Assistance Programs

The Service Core of Retired Executives (SCORE) is an SBA affiliated volunteer organization that provides counseling and technical assistance to small businesses. OHIA provides space for SCORE within their offices at 40 Main Street, 3rd Floor. SCORE also provides training programs throughout the County.

Section 108 Loan Program

Nassau County continues to budget for payments for the Section 108 loan provided through the Village of Hempstead to 100 Black Men of Long Island Development Group, Inc. for the acquisition and renovation of 100 Main Street. A portion of the Hempstead Village annual CDBG allocation has been earmarked for this repayment if necessary. Unfortunately, it may be difficult to rent or sell the building in the current economic climate.

Nassau County's Section 108 loan program has been effective in a number of projects throughout the County including the Hempstead HUB (Breslin) project and the Glen Cove Waterfront Project. Section 108 financing assisted in predevelopment activities for the Memorial Economic Development Roosevelt/Freeport Community Health Center soon to open at 380 Nassau Road, Roosevelt. OHIA plans to disencumber some of the unused MEDC Section 108 loan providing approximately \$800,000 in additional financing to the Glen Cove Waterfront Project repaying the balance to HUD.

Downtown Revitalization and Large Scale Revitalization Projects

Downtown revitalization projects are being undertaken by 20 communities. These projects generally leverage CDBG funds with other funds such as matching contributions from building owners for commercial rehabilitation projects and leveraging other grant funds and municipal bonding for road and sidewalk improvement projects.

These funds are being allocated for commercial rehabilitation projects as well as public facilities and improvement projects that are in or around downtown revitalization areas. These include street and sidewalk improvement projects with brick pavers and decorative street lighting, public park creation and improvement projects, installation of bus shelters, and tree planting. These funds are leveraged by communities primarily with New York State Department of Transportation Funding, municipal capital funding, and Nassau County Legislature's Community Revitalization Program funding.

Several communities are undertaking large scale urban renewal projects with the potential of significant economic revitalization and community renewal. Each of these projects anticipates private investment in their revitalization areas of between \$50 million and \$150 million. Each of these projects includes the leveraging of millions of dollars in federal and state grant funding as well.

Affordable Housing Initiatives Funded with CDBG and/or HOME Funds

Residential Rehabilitation:

The County is continuing to allocate over \$3 million in CDBG Funds for the single family residential rehabilitation program. The three towns implement their own residential rehabilitation programs. OHIA staff manages the residential rehabilitation programs for the Villages and the City of Long Beach as well as for several non profit organizations. Nassau is updating its residential rehabilitation standards to incorporate Energy Star and energy efficiency improvements to the program.

Home Share Program:

Family & Childrens Association is continuing its Home Share program. This model which was first introduced in the Atlanta Georgia area has been successful. This program matches income eligible homeowners with roommates to assist in paying their mortgage. FCA has social workers who make the match between homeowner and tenant. Considered an intergeneration program, this has been effective particularly with seniors and single people.

Nassau County WRAP (Weatherization, Rehabilitation, and Asset Preservation) Program:

Community Development Corporation of Long Island is being granted HOME Funds for this program for targeted weatherization improvements. This program leverages funds from: the Ford Foundation, Fannie Mae, Citicorp Foundation, New York State HOME program, Neighborhood Reinvestment Corp, Washington Mutual, CDC Weatherization and NYSERDA grants to upgrade plumbing, electrical and heating units, replace windows and roofs, and for other necessary weatherization and structural repairs for up to 25 homes.

Public Housing Rehabilitation and Redevelopment:

The County is working closely with public housing authorities to rehabilitate and expand housing and homeownership opportunities to income eligible families. Proposals range from rehabilitation to new construction and homeownership programs. Rockville Centre has been allocating CDBG funds for its public housing. Rockville Centre, North Hempstead, and Hempstead Village have been privatizing obsolete public housing units as tax credit developments. Glen Cove is privatizing some units with a homeownership approach.

Projects receiving and contemplating receipt of OHIA HOME Funding include:

- Rockville Centre: Old Mill Court
- Glen Cove: Lee Grey Court
- North Hempstead / Manhasset: Spinney Hill
- Hempstead Village: Parkside Gardens

Neighborhood Revitalization Projects including Housing:

CDBG funds are being allocated for the acquisition, relocation and clearance of property with an end use identified as the development of affordable housing. HOME funds are then used for project costs and downpayment assistance. Projects receiving current and ongoing funding by OHIA include:

- Town of Hempstead Scattered Site Housing Program in Roosevelt and Inwood
- Long Island Housing Partnership (LIHP) Scattered Site housing in Inwood, Long Beach and Hempstead
- Nassau County Planning Federation and LIHP development of LEED certified "Green Homes" in Hempstead
- New Cassel Revitalization: Pilot Project, Sites A, B, C, D, E and F.

Nassau County Down Payment Assistance Programs:

Long Island Housing Partnership has several down payment assistance programs that it undertakes in coordination with the Office of Housing & Intergovernmental Affairs and the Office of Housing and Homeless Services -- Housing Counseling Center.

Nassau County First Time Homebuyer Program		
Program	Assistance Provided	Eligibility
First Time Homebuyer	HOME Program: \$25,000 in down payment assistance, up to \$10,000 in rehabilitation	First time homebuyers up to 80% of Area Median Income

The Employer Assisted Housing Program was developed by Long Island Housing Partnership as an economic initiative to assist Long Island employers to recruit and retain qualified employees. LIHP is working with employers such as: North Shore Long Island Jewish Health Systems, Catholic Health Services, Association for the Help of Retarded Children (AHRC), IBEW and others to recruit and retain employees on Long Island. The County's employer assisted housing program includes over 27 participating employers. LIHP is continuously recruiting new employers.

The benefits to employers are:

- Improve employee retention
- Reduce training costs
- Increase an employers competitive edge
- Reduce recruitment costs
- Stabilize the employers workforce

LIHP helps participating employers design programs specific for their business. The employers offer monetary benefits to their employees which can be augmented with additional funds from the county, state, and/or federal government. These programs are available to all

businesses located in Nassau and Suffolk Counties. Employers will be required to provide a benefit contribution, which may be in the form of a grant, matched saving and/or interest rate buy downs to name a few.

Employer Assisted Housing Program		
Resources	Assistance Provided	Eligibility
Employer Contribution (required to receive State and Federal subsidies)	Minimum of \$3,000 (business with up to 49 employees) Minimum of \$5,000 (business with more than 50 employees) Maximum employer contribution for HELP matching funds is \$10,000	Guidelines set with employer and LIHP
Nassau County	HOME Program: \$12,000 in down payment assistance	Employer assisted homebuyers up to 80% of HUD Area Median Income
New York State Senate Delegation HELP Program	Matches employer contribution 3 to 1 (up to \$30,000)	Employer Assisted homebuyers up to 130% of HUD Area Median Income
New York State Affordable Housing Corporation	Provides up to \$20,000 in rehabilitation grants to participants to make needed repairs	Employer assisted homebuyers up to 130% of Area Median Income

New and pre-existing homes in Nassau and Suffolk Counties may qualify to be purchased according to the program guidelines. Employees must qualify before entering into contract of sale for the home.

Neighborhood Stabilization Program:

The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, the goal of the program is being realized. NSP1, a term that references the NSP funds authorized under Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008, provides grants to all states and selected local governments on a formula basis.

NSP is a component of the Community Development Block Grant (CDBG). The CDBG regulatory structure is the platform used to implement NSP and the HOME program provides a safe harbor for NSP affordability requirements. NSP grantees develop their own programs and funding priorities. However, NSP grantees must use at least 25 percent of the funds appropriated for the purchase and redevelopment of abandoned or foreclosed homes or residential properties that will be used to house individuals or families whose incomes do not exceed 50 percent of the area median income. In addition, all activities funded by NSP must benefit low- and moderate-

income and middle-income persons whose income does not exceed 120 percent of area median income. Activities may not qualify under NSP using the "prevent or eliminate slums and blight" or "address urgent community development needs" objectives.

Nassau County's allocation of NSP funds is approximately \$7.67 million. NSP eligible communities that have some NSP eligible census tracts include:

- Elmont
- Freeport
- Hempstead
- Lakeview
- New Cassel / Westbury
- Roosevelt
- South Floral Park
- Uniondale

More current data under NSP 2 have identified the following communities as having some eligible census tracts:

- Baldwin
- East Massapequa
- North Valley Stream

Eligible Uses

NSP funds may be used for activities which include, but are not limited to:

- Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties;
- Purchase and rehabilitate homes and residential properties abandoned or foreclosed;
- Demolish blighted structures;
- Redevelop demolished or vacant properties

Housing Services:

Nassau County is served by a number of HUD approved housing counseling agencies who receive either New York State or Federal funding for housing counseling:

- Nassau County Office of Housing & Homeless Services (OHHS)
- Long Island Housing Partnership
- Long Island Housing Services
- Community Development Corporation of Long Island
- Family & Childrens Association
- La Fuerza Unida

OHIA provides funding for acquisition and rehabilitation for not-for-profit organizations providing supportive housing.

Emergency Shelter Grant and Homeless Program Highlights:

- Emergency Shelter Grant matching funds are being provided to non-profit organizations that provide a wide variety of sheltering programs. Priority is given to shelter providers that leverage operating subsidies with Department of Social Services dollars, apply for additional funding as part of the network of Continuum of Care and are partners with the Nassau County Warm Bed program administered by the Nassau County Housing and Homeless Services Program.
- OHIA also provides funding through the HOME program for rehabilitation activities for transitional housing for the homeless.

Homelessness Prevention and Rapid Re-Housing Program

Program Description:

The Homelessness Prevention and Rapid Re-Housing Program is part of the American Recovery and Reinvestment Act of 2009 (ARRA). This program will provide \$6,458,352 in financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. The funds under this program are intended to target individuals and families who would be homeless but for this assistance. The funds will provide for a variety of assistance, including: short-term or medium-term rental assistance and housing relocation and stabilization services, including such activities as mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management.

Nassau County will administer this program through the Office of Housing and Homeless Services. OHHS will provide direct services to individuals and households. The County does not intend to sub grant any of these funds to outside agencies.

FFY 2009 Action Plan: One Year Use of Funds

A. Sources of Funds

The following identifies resources from public and private sources, including those amounts allocated under United States Department of Housing and Urban Development (HUD) formula grant programs and program income that are reasonably expected to be made available to Nassau County to carry out the Consolidated Strategy and Plan.

1. Federal Funding Sources

The following are funds expected to be provided to the Nassau County Urban Consortium through the U.S. Department of Housing and Urban Development (HUD).

a. Community Development Block Grant Program (CDBG):

The CDBG Program is a Federal entitlement program with the objective of assisting low and moderate income persons, eliminating slums and blight and/or addressing urgent community development needs. These needs are generally described in Nassau County's 5 Year Consolidated Plan.

In Federal Fiscal Year 2009, \$15,418,751 in CDBG funds will be provided to the Nassau County Urban Consortium for use on eligible projects within the Consortium and allocated to participating municipalities and other eligible entities. FFY 2009 is the 35th program year of CDBG funds, so this round of funding availability is sometimes referred to as the "35th Year" funds.

Program Income: It is expected that approximately \$500,000 in CDBG program income will be generated and utilized by the Towns of Hempstead, North Hempstead, and Oyster Bay, the cities of Long Beach and Glen Cove, and the villages of Rockville Centre, Freeport and Hempstead. It is expected that an additional \$68,000 in program income will be received by the Nassau County OHIA directly. Program income generated by consortium members is generated from CDBG activities such as the sale of property acquired with CDBG funds or from the repayment of principal and interest from loans made with CDBG dollars. The receipt and use of program income are reported by consortium members on a monthly basis.

CDBG funds and program income can be used for a wide range of activities related to housing, economic development, commercial revitalization, public services, infrastructure, and public facilities. An estimated 90% of CDBG funds will be used to benefit extremely low, low and moderate income persons.

The County Notice of Funding Availability (NOFA) and application for CDBG funds identified the following criteria for funding:

- Projects that are consistent with:

- HUD CDBG Program objectives;
 - Nassau County's Consolidated Plan and Identified Priorities;
 - Degree of low/mod income benefit;
 - Evidence of organizational capacity and readiness to proceed;
 - Leveraging of other public and private resources;
 - County Executive Suozzi's "Cool Downtown Initiative" of revitalizing downtown business districts through mixed use and mixed income development;
 - The County's Fair Housing Initiative to overcoming impediments to fair housing choice by providing housing opportunities in non impacted communities;
 - Activities designed to implement recommendations identified in Nassau County's 10 Year Plan to End Chronic Homelessness;
 - Evidence of Community Outreach and Support
- Project Design that incorporates:
 - Green rehabilitation or green development meeting national standards such as LEED or Energy Star.
 - Project design that incorporates national standards for "Healthy Homes".
 - Developments that incorporate universal design principals and provide "visit ability" for the physically challenged.
 - Architectural design that is attractive throughout and consistent in style with the surrounding community.
- Community Outreach and Support including:
 - Evidence of outreach, involvement and cooperative intent with residents or organizations representative of the residents within the target neighborhood(s).
 - Consistency with local visioning and other neighborhood development plans;
- Organizational capacity including:
 - Proven experience in and organizational capacity to undertake proposed project.
 - Financial capacity to complete the proposed project including existing funding commitments.
 - Readiness to proceed, including evidence of site control.
 - Experience with the CDBG Program.
 - Applications that are thorough and demonstrate the ability to complete the project within 24-months of award.

The County received applications far exceeding the availability of funds.

Timeliness:

In November of 2001 the U.S. Department of Housing and Urban Development issued a new policy affecting the timely expenditure of CDBG funds. According to the provisions of 24 CFR 570.209 of the CDBG regulations, an entitlement grantee is considered to be operating its program in a timely manner if sixty (60) days prior to the end of its program year the balance in its CDBG line of credit with the U.S. Treasury does not exceed 1.5 times the most recent grant allocation. While the requirement is not new, the new HUD policy sets forth procedures to reduce future grants when a grantee fails to meet the timely expenditure requirements of the program.

In order to ensure continuing compliance with the CDBG timeliness requirement, the Nassau County Office of Housing and Intergovernmental Affairs (OHIA) considered past performance and current program line balances when reviewing funding applications submitted by the consortium member municipalities. Further, beginning in FFY 2003, member municipalities were required to submit a three-year plan for the use of CDBG funding. This requirement is intended to increase the Consortium's rate of spending while insuring that high-quality projects are awarded funds.

This approach has been effective in reducing the balance in the CDBG line of credit by having members prioritize their projects that are ready to start and be completed in a timely manner. OHIA has met this timeliness requirement consistently for the past 5 years.

Meeting a demonstrated community need:

Applicants are requested to demonstrate how proposed projects meet a community need. This includes a three year planning process for applicants for larger projects requiring planning and design. Applicants are encouraged to plan their projects as part of an overall community revitalization plan.

Additional considerations in the review process included population, need, percentage of low and moderate income persons, and type of activity being proposed. Consideration is given to meeting the strategy identified in the County's 5 Year Consolidated Plan.

County Economic Development Objectives:

Projects that would further the County's Economic Development Initiatives rated more favorably. The County's Initiatives are as follows:

Job Creation: Two Industries:

- Hi-tech / Hi-skilled Jobs
- Sports, Entertainment and Tourism

Four Redevelopment Areas:

- Downtown Revitalization
- Brownfield Redevelopment
- Emerging Minority Communities
- Nassau HUB

Infrastructure Improvements:

- Public Transportation
- Development of Affordable Housing for Workforce and Seniors
- Preservation/ Creation of Open Space
- Schools

Not all of the Economic Development Initiatives are necessarily appropriate for CDBG funding; however, an initiative may be a component of an overall neighborhood revitalization plan (i.e. creation of open space in connection with development of affordable housing or downtown revitalization).

Leveraging of CDBG Dollars:

Projects that leveraged CDBG funds with other funds were given priority.

b. HOME Investment Partnerships Program (HOME):

The HOME Program is a federal housing initiative with the primary objectives of expanding the supply of owner and rental housing for low income households. The HOME program is administered by Nassau County Office of Housing & Intergovernmental Affairs. Nassau County has been allocated \$3,910,908 in HOME funds for Federal Fiscal Year 2009. A small amount of Program Income may be received due to unanticipated recaptures of mortgage assistance. Funding is targeted to projects which will provide rental, homeownership and transitional housing for extremely low, low and moderate income households through new construction, acquisition, and substantial rehabilitation activities.

HOME funds can be used for housing related activities including real property acquisition, rehabilitation, new construction, tenant based rental assistance, homebuyer assistance, and support services. The HOME Program requires a 25% match of funds from non-federal sources. In FFY 2009, match funds for the Nassau County HOME Program will likely be derived from private funding and from New York State housing programs such as the Housing Trust Fund, and Low Income Housing Tax Credit equity. In addition, the County has sufficient match contributions from previous HOME grant years that it may carry over to the FFY 2009 program year.

In announcing the availability of funding, the County stated that it would utilize the following criteria in selecting projects:

Developments that are consistent with:

- HUD HOME Program objectives;
- Nassau County's Consolidated Plan;
- County Executive Suozzi's "Cool Downtown Initiative" of revitalizing downtown business districts through mixed use and mixed income development;
- The County's Fair Housing Initiative to overcoming impediments to fair housing choice by providing housing opportunities in non impacted communities;
- Implement recommendations identified in Nassau County's *10 Year Plan to End Chronic Homelessness*;

Proposals that include:

- Projects that preserve affordability and create a variety of housing opportunities for Nassau County residents.

- Number and location of new housing units created or preserved by the proposed project.
- Compliance with Nassau County's homebuyer income eligibility guidelines;
- Leveraging of other public and private funding sources for the developments with public funds.
- Degree of low-income benefit that will be derived from the proposed project.
- Number of housing units that will be handicapped-accessible at the completion of the proposed project.

Project Design that incorporates:

- Green rehabilitation or green development meeting national standards such as LEED or Energy Star.
- Project design that incorporates national standards for "Healthy Homes".
- Developments that incorporate universal design principals and provide "visit ability" for the physically challenged.
- Architectural design that is attractive throughout and consistent in style with the surrounding community.

Community Outreach and Support including:

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

Organizational capacity including:

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

Each project, once selected will undergo underwriting to determine the amount of HOME subsidy available.

c. Emergency Shelter Grants Program (ESG):

The Emergency Shelter Grant Program is a Federal entitlement program which provides funding to improve the quality of existing emergency shelters, to restrict the increase of homelessness through the funding of prevention programs as well as to fund existing shelter services. In Federal Fiscal Year 2009, Nassau County is expected to receive \$692,360 in ESG funds, which will be allocated to non-profit homeless providers in the County. Eligible applicants include units of local government and private non-profit organizations.

Eligible activities include:

- Rehabilitation of buildings for use as emergency shelters;
- Provision of essential services to the homeless;
- Payment of maintenance, operation, insurance, utilities, and furnishings for emergency shelter;
- Development and implementation of homeless prevention activities;
- Degree of involvement in Nassau County's "Warm Bed Program" (programs assisting victims of domestic violence excluded).

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

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

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

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

The County has received applications to provide services to the homeless population ranging from runaway teens, pregnant mothers, overnight shelters for men, recovering addicts, comprehensive services for mothers and children, services to victims of domestic abuse and transitional housing. The ESG Program requires a 100% match of non-Federal funds to ESG funds. The match can be provided through State and local funds, contributions, and value of real property.

d. Housing Opportunities for Persons with AIDS (HOPWA):

Nassau County is part of an eligible metropolitan area (EMA) which receives HOPWA funds. The EMA includes Nassau and Suffolk Counties, and the Towns of Islip, Babylon and Huntington. The EMA receives HOPWA grant funds which can be used to assist shelters for persons with AIDS.

The Town of Islip has been designated by HUD as the lead recipient for HOPWA funds and is responsible for distributing the funds to eligible entities within the EMA. Title 1 funds, with an FY 2009 allocation of \$1,711,266, are distributed among AIDS/HIV agencies which link their clients to all necessary services, including case management, primary care, housing counseling and entitlements. None of these funds are used for the creation of housing. Recent surveys and public hearings targeting HIV infected individuals have indicated that housing and transportation are the two most frequently cited problems for this population.

e. Public Housing Programs:

The following are programs expected to be carried out by housing authorities and other housing offices in Nassau County. There are 14 separate agencies in Nassau County providing either low income public housing units and/or housing choice vouchers (Section 8 rental assistance).

Agency	Housing Choice Voucher Program	Low Income Public Housing Units
Nassau County OHHS	Yes, Local Administrator for NYS Division of Housing & Community Renewal	No
Village of Farmingdale	Yes, Administered by Nassau OHHS	No
Village of Freeport Housing Authority	Yes	Yes
City of Glen Cove Community Development Agency	Yes	No

City of Glen Cove Public Housing Authority	No	Yes
Village of Great Neck Public Housing Authority	No	Yes
Town of Hempstead Public Housing Authority	No	Yes
Town of Hempstead Urban Renewal Agency	Yes	No
Village of Hempstead Public Housing Authority	Yes	Yes
Village of Island Park	Yes, Administered by Nassau OHHS	No
City of Long Beach Public Housing Authority	Yes	Yes
Town of North Hempstead Public Housing Authority	Yes	Yes
Town of Oyster Bay Public Housing Authority	Yes	Yes
Village of Sea Cliff	Yes	No

Low and very low-income households face a broad spectrum of housing problems. At one end are the most visible problem, homelessness and/or households living in shelters or in and out of temporary housing. Distributed along the rest of the spectrum are millions of other households who have a place to call home, but who are precariously housed. Often, they do not have the employment stability or the necessary income to pay both for their housing and other basic necessities, such as food and clothing, or they do not have access to affordable housing near their place of employment. Their homes may be overcrowded, unsafe or physically inadequate. Some face all or a combination of these problems. The need for Work Force Housing in Nassau County is essential in order to address the needs of the low and moderate-income families.

Housing Choice Voucher Program (Section 8 Housing):

The goal of the Housing Choice Voucher Program (a/k/a Section 8) is to increase affordable rental housing choices for eligible very low and low -income families, senior citizens and disabled households through a rental subsidy to rent decent, safe and sanitary housing from the private rental housing market.

The Housing Choice Voucher Program is a rental subsidy program where the tenant pays up to 30% of his/her income toward the rent and the balance is a grant paid directly to the landlord. The assisted tenants rent units in private homes and apartments throughout Nassau County. Eligible applicants must be extremely low and low income, earning less than 50% of median family income. The purpose of the program is to prevent homelessness by providing a housing subsidy. Senior citizens and the disabled on fixed incomes and working families with

small children constitute the majority of grant recipients.

Nassau County Office of Housing & Homeless Services (OHHS) is the local administrator in Nassau County for the New York State Division of Housing and Community Renewal (DHCR) Housing Choice Voucher Program. Nassau County manages the distribution of over \$28 million in annual rent subsidies on behalf of Nassau County residents. OHHS serves approximately 9,500 persons including over 6,500 children.

Tenant-Based "Housing Choice Vouchers":

Tenant-based vouchers increase affordable housing choices for very low-income families (i.e. families with income below 50% of area median income). Families with a tenant-based voucher choose and lease safe, decent, and affordable privately owned rental housing that meets HUD's Housing Quality Standards (HQS) and has a reasonable rent as compared to other units in the area. This program creates a three-way relationship between the local housing agency, the eligible family and the owner/landlord. The staff provides an array of services to our families including resource development, landlord mediation and human services referrals.

Project-Based Voucher Program:

Vouchers are an added component to an affordable housing program. Project-based vouchers differ from tenant-based vouchers where the Housing Agency enters into an assistance contract with a private owner for specified units and for a specified term. 'Project-Basing' of vouchers promotes new construction or substantial rehabilitation (with a minimum investment per unit of \$5,000) of existing units for families, seniors and the physically-challenged.

The County can secure landlord participation by committing a set number of voucher units to existing property. These redevelopments often leverage other sources of financing such as tax exempt bonds, Federal and State Low Income Housing Tax Credits, HOME funds or other sources to expand further development.

In addition, there are a number of housing developments where there is an existing housing assistance program contract between HUD and the private property owner. Nassau County periodically reviews the list of soon to expire project based contracts to reach out to property owners to assist in protecting tenants with an extension of the contract coupled with renovations financed through a variety of funding sources.

Family Self-Sufficiency (FSS) Program:

The National Affordable Housing Act of 1990 authorized the Family Self-Sufficiency Program, sponsored by the HUD. The purpose of the FSS program is to promote the development of local strategies to coordinate the use of rental subsidies with public and private

resources to help participants in the Section 8 voucher rental assistance program become self-sufficient through education, training, case management and other supportive services.

The overall program objective is to assist low-income families to find and utilize all services needed to better their lives. FSS develops strategies to assist families in obtaining employment that will lead to economic independence and self-sufficiency. Staff collaborates with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program.

Program funds (escrow deposits) come from the HUD Housing Choice Voucher/Rental Assistance Program, and remain the property of HUD until such time as the FSS family successfully completes required program goals.

Family Self-Sufficiency Program Coordinating Committee (PCC) collaborates with local service providers. The PCC is comprised of persons from public and private sectors of the community, local government and housing agencies, which meets monthly. This group maintains networking mechanisms for referral of resources to all the families served by the Department within the County.

Financial Literacy:

The Financial Fitness program is the Federal Deposit Insurance Corp. (FDIC) Money Smart curriculum. Nassau County's "Money 101" increases an individual's personal knowledge of financial planning through hands on training. The participants in our Family Self Sufficiency Program will be required to complete this program. The program is offered to community-based organizations and high school students within the County.

Family Unification – Homeless Program:

Family Unification Program 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 or in the prevention of reunifying the children with their families. Family Unification Program enables families to live in affordable decent, safe and sanitary housing. Families are eligible if the public child welfare (Department of Social Services) has certified that they are a family for whom the lack of adequate housing is a primary factor in the imminent placement of the children or in the delay of discharge of children to the family from foster care. The DSS Child Protective/Preventive/Foster Care units make referrals to this program.

Homeownership Voucher Program:

Participants in the Housing Choice Voucher Program can convert their tenant-based

voucher, if eligible, to the Homeownership Voucher Program. This program gives those individuals participating in the Housing Choice Voucher Program the opportunity to become a homeowner. Families must meet the Housing Choice Voucher Program requirements including housing counseling and participation in the Family Self Sufficiency program. Participants also receive grants from the HOME downpayment assistance program.

Through collaboration with partner lending institutions, first mortgages will be made available for qualified Housing Choice Voucher homeownership first-time homebuyers. In addition, in partnership with a not-for-profit agency, families will be able to obtain a second mortgage. The Federal Home Loan Bank of NY (FHLB NY) approved OHHS to provide homeownership counseling to potential first-time homebuyers joining the First Home Club. In collaboration, with our bank partners, the Department can provide participants with a grant up to \$5,000 to assist with down payment and closing costs through the Federal Home Loan Bank of New York.

Mainstream Program:

Mainstream Program Housing Choice Vouchers are available to eligible disabled individuals or families, regardless of their disability. A Mainstream eligible family is a family where the head of household, spouse, or sole member is a person with disabilities.

Nassau County's Homelessness Intervention Program:

The Homeless Intervention Program (HIP) provides case management services to at risk and homeless individuals and/or families, who are eligible for or are receiving public assistance. Funded by the New York State Office of Temporary & Disability Assistance, the program provides an array of supportive services through a network of public and non profit sector organizations.

Homeless Hotline – 1-866-WARM-BED:

This program was activated in response to the homeless crisis by the County Executive's Homeless Task Force. It is a one-stop phone in program operated 24 hours per day, 7 days a week from December to March to serve families and individuals seeking homeless relief during the cold winter months. Warm-Bed provides emergency housing intervention and supported assistance to the county's homeless.

Housing Counseling:

Nassau County's Housing Counseling Center is HUD Certified and provides housing counseling for first time homebuyers, employer assisted homebuyers, post purchase and default prevention, home equity conversion and rental housing counseling. Nassau established a hotline: 516-571-HOME for default counseling.

f. Comprehensive Grant Program.

The Comprehensive Grant Program is a Federal formula based capital improvement funding program for federally subsidized housing authorities to make physical and management improvements. The program objectives include upgrading living conditions, correcting physical deficiencies and achieving operating efficiency at public housing developments.

g. Comprehensive Improvement Assistance Program (CIAP).

The CIAP Program assists smaller (less than 250 unit) federally subsidized housing authorities to finance capital improvements in public housing developments to upgrade living conditions, correct physical deficiencies, and achieve operating efficiency and economy. Based on the information received by housing authorities in preparation of the Consolidated Plan, only the Rockville Centre and Great Neck Housing Authorities receive CIAP funding.

h. Low Income Housing Tax Credit Program.

The Low Income Housing Tax Credit Program involves the allocation of federal tax credits which provide a dollar - for - dollar reduction in Federal income tax liability for eligible applicants who invest in qualified low income rental housing projects. Qualified owners must acquire, improve, develop, or rehabilitate rent restricted units which must be occupied by low income households. Tenants may not be charged rent which is greater than 30% of the area median income, based on unit size.

Eligible applicants/owners include individuals, partnerships, limited partnership corporations and Subchapter S corporations. Priority for funding is given to applicants experienced in development and operation of low income housing.

In addition, projects financed with NYS HFA bonds or Industrial Development Agency bonds may apply for as of right tax credits.

In FFY 2009, it is anticipated that large scale rental projects assisted with HOME funds will apply to the State for Low Income Housing Tax Credits. The LIHTC program is the primary financing mechanism for both new construction as well as acquisition/ preservation projects in Nassau County.

i. EPA Brownfield Revitalization Program.

Nassau County and its Consortium members have used Brownfield Assessment Grants in connection with their CDBG and HOME assisted projects. Glen Cove is a USEPA Brownfields Showcase Community and has been leveraging CDBG and EPA funds to remediate and redevelop a 214 acre waterfront redevelopment project. North Hempstead and Long Beach have received EPA Brownfields Assessment Funds to assess properties for their HUD assisted redevelopment projects.

Nassau County has also received an EPA Brownfield Revolving Loan Fund which may be used for remediation of projects assisted with CDBG. As part of this grant, Nassau County formed the NY Metro Brownfields Redevelopment Fund Program which is an innovative public-private partnership comprised of Nassau County; the City of New York; the U.S. Environmental Protection Agency; the NYS Department of Environmental Conservation; the not-for-profit organizations, New Partners for Community Revitalization, Inc, and Sustainable Long Island.

The Fund Program is designed to support community revitalization goals through the cleanup and re-use of Brownfield sites in distressed neighborhoods throughout the New York metropolitan region. This is the first regional remediation financing mechanism in the country to use federal grants to leverage private loan capital for Brownfield projects, whereby EPA funds are used as loan guarantees for cleanup loans originated by the private sector.

2. Non-Federal Public Sources

a. NYS Affordable Homeownership Development Program (AHC):

The AHC program is a competitive state program that provides loans and grants up to \$25,000 per unit for first time homebuyer housing. Eligible applicants include local governments and non-profit housing organizations. AHC funds can be used for acquisition, rehabilitation, new construction, site improvements and homebuyer assistance. Eligible households are generally those with incomes not exceeding the area median. It is anticipated that first time homebuyer projects to be carried out in the Consortium this year will take advantage of the program.

b. NYS Housing Trust Fund (HTF):

The HTF Program is a competitive state program which can provide up to \$75,000 per unit in the form of a grant or loan for new housing. The Trust Fund gives priority to units targeted to extremely low income households. Eligible applicants include local governments, housing non-profits, private developers, housing development fund companies and housing authorities. HTF funds can be used for construction, rehabilitation or conversion of property into a cooperative, condominium, homesteading or rental project.

During FFY 2009 it is anticipated that large scale HOME assisted rental projects will apply for Housing Trust Fund money.

c. New York State Housing Tax Credit Program

New York State provides a competitive housing tax credit program that is similar to the Federal Low Income Housing Tax Credit program.

In FFY 2009, it is anticipated that large scale rental projects assisted with HOME funds will apply to the state for Low Income Housing Tax Credits.

d. Tax Exempt Bond Programs.

New York State Housing Finance Agency provides tax exempt bond financing for the development or preservation of affordable rental housing including an 80/20 program (20% affordable at 50% AMI) and a 60/40 program (40% affordable at 60% AMI) as well as all affordable bonds.

The Nassau Industrial Development Agency and the Town of Hempstead Industrial Development Agency also provides tax exempt bonds for rental housing finance as well as for financing other non housing development. In addition, both IDAs provide a Payment In Lieu of Tax program (PILOT) where affordable units are assessed at 10% of gross shelter rent for real property taxes.

In FFY 2009, it is anticipated that large scale rental projects assisted with HOME funds will apply to finance projects with tax exempt bonds.

e. SONYMA.

The State of New York Mortgage Association provides below market interest rate mortgages to low and moderate income families in eligible areas of Nassau County. Many affordable housing projects throughout the county have been able to secure SONYMA mortgage financing for new homeowners, and it is possible that this source would be tapped for homeownership projects which will be carried out within the Consortium.

f. Homeownership and Economic Stabilization for Long Island Program (HELP Long Island)

The NYS Long Island Senate Delegation allocated to the Long Island Housing Partnership \$25 million to assist Long Island businesses retain and recruit employees through homeownership.

Many large and small businesses, including hospitals and universities are actively promoting the program to their employees and both the employer and the employee will benefit. Over 25 Long Island employers are currently participating in the HELP Program. The mission of the HELP Long Island Program is to retain and recruit a skilled and motivated workforce on Long Island to ensure economic stability into the future. To advance this mission, the program provides employees of participating businesses financial assistance to purchase and rehabilitate a home on Long Island. An employer with one or more non-related employees may provide qualified employees with housing assistance as part of their employee benefit plan.

As part of the program, employers would provide an employee with a minimum contribution of \$3,000 (for employers with fewer than 50 employees) or \$5,000 (for employers with more than 50 employees), up to \$10,000 per employee. The HELP Long Island Program matches the employer's contribution 3 to 1.

In addition, HELP assistance can be provided for homeownership development that is “smart growth”. The County anticipates leveraging its HOME assistance for homeownership with HELP dollars.

g. New York State Department of State Grants.

Environmental Protection Fund:

The Department of State’s Division of Coastal Resources administers Environmental Protection Fund grants available to local governments for planning, design and construction projects that advance preparation or implementation of LWRPs, community revitalization strategies, watershed management plans, coastal education programs, blue-way trails, and urban waterfront redevelopment. All grants are awarded on a 50-50 matching basis.

Brownfield Opportunity Areas (BOA) Program:

The BOA Program is designed to assist communities’ efforts to foster redevelopment and return dormant and blighted land into productive and catalytic areas while restoring environmental quality. This program provides municipalities and community-based organizations with resources to address local brownfields providing area-wide Brownfield Redevelopment Planning, access to expert environmental and economic analysis, and environmental site assessment for strategic redevelopment parcels.

The program goal is to work in partnership with local communities - governments and not-for-profits - to develop and realize a community vision for brownfields redevelopment. The BOA program also brings together the Division of Coastal Resources’ planning and community development expertise and New York State Department of Environmental Conservation’s expertise in cleaning up sites. The goal of the BOA program is to help communities:

- Assess the full range of community problems posed by multiple brownfield sites
- Build a shared vision and consensus on the future uses of strategic brownfield sites
- Coordinate and collaborate with local, state, and federal agencies, community groups and private-sector partners;
- Develop public-private sector partnerships necessary to leverage investment in development projects that can revitalize diverse local communities and neighborhoods.

Nassau County’s coastal communities apply for EPF funds for their waterfront revitalization projects and communities apply for BOA funding for Brownfield Redevelopment Planning, leveraging their CDBG assistance.

h. New York State Empire Zone (EZ) Program:

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. Nassau County has been awarded participation in the New York State Empire Zone Program which offers significant incentives to firms locating and expanding in Nassau County.

Nassau County applied for Empire Zone designation for underserved low/ moderate areas zoned for commercial and business uses in an effort to spur economic development.

i. Local Resources

Nassau County Community Revitalization Program:

The Nassau County Legislature provides infrastructure funding for streetscape, parks and other improvements through its Community Revitalization Program which is part of the County's capital fund program. Communities leverage CRP funds with CDBG to finance infrastructure projects.

Nassau County Environmental Bond Fund:

Nassau County residents approved a Nassau County Environmental Bond Fund which is used for preservation of open space, recreational improvements and brownfields revitalization. Several communities have applied for and been awarded Environmental Bond Funds to leverage their CDBG projects.

Other Local Resources:

Local resources are provided by the local municipalities. The County and some consortium municipalities have expedited project review procedures for affordable housing, which can represent a great savings in development. Some communities have underwritten the cost of land. Other communities leverage their CDBG funds with local capital funds for infrastructure projects.

The Nassau County OHIA and certain communities provide technical assistance to private developers and not-for-profit sponsors, helping to facilitate housing projects, with assistance provided in site design, zoning, local approvals and financing.

3. Private Resources

- a. Local Banks.** Local financial institutions will provide construction and permanent financing for the development of affordable housing and coordinate with local municipalities in the screening of first time homebuyers for participation in affordable housing developments.
- b. Grow Nassau Fund.** The Grow Nassau Fund is an SBA 7 A loan program that provides loans for a wide range of business purposes to support their development and expansion

goals. The unguaranteed portion of the loan fund was provided, in part, through a grant from North Fork Bank with the participation of the Nassau County Industrial Development Agency, along with funds provided by Grow America Fund, Inc. No County funds are to be included in the Grow Nassau Fund. The County is providing administrative assistance to the Grow Nassau Fund pursuant to the County's participation in the United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program.

- c. **Federal Home Loan Bank (FHLB).** The FHLB operates an affordable housing program which provides subsidies in the form of low interest loans or grants to finance the purchase, construction and/or rehabilitation of owner occupied homes for extremely low, low and moderate income households. The FHLB funds projects through its member banks and may provide assistance to County housing projects during FFY 2009.
- d. **Non-Profit.** Nassau County works with numerous non-profit housing organizations in developing affordable housing. The Long Island Housing Partnership provides seminars and training to several groups that are already established as CHDOs but require technical assistance and guidance in the planning and development of HOME funded projects.

B. Activities

CDBG, HOME, ADDI and ESG Program activities proposed to be carried out by the Nassau County Consortium in Federal Fiscal Year 2009 are described in the following table. Activities will be carried out consortium-wide in both minority and non-minority areas, and are designed to meet the goals set forth in the Housing and Community Development Strategic Plan, Section IV, of the Consolidated Plan.

Funds will be spent on a wide range of housing and community development activities including new construction and rehabilitation of housing; commercial and economic improvements; public services for seniors, youths and other low income persons; architectural barrier removal in private homes of income eligible residents and in public buildings; homeless shelter operations and renovation; acquisition, demolition and relocation activities of blighted properties in targeted redevelopment areas; and infrastructure improvements in low income areas; and other related activities.

A project by project description broken down by community is attached hereto and made a part of this Action Plan. Communities submitted applications detailing planned or continuing projects. They were asked to prioritize their projects. The funding applications were reviewed by staff including the Community Development Representative that works directly with the community. Follow up meetings and phone calls were made to consortium members to discuss their projects and their priorities for funding.

The "Big 8" consortium members consisting of the Towns of North Hempstead, Hempstead and Oyster Bay, the Cities of Long Beach and Glen Cove, and the Villages of Hempstead, Freeport and Rockville Centre has been receiving planning and program administration funding and a relatively level amount of funding over the past years. These are the larger communities with urban renewal agencies and public housing authorities that generally work on multi year projects. The remaining Consortium members are funded on a competitive basis based on the three year planning process. For example, a village may only need design funding one year and may need construction funding the next year. Residential rehabilitation funding levels are based on a reasonable estimate of the number of projects the community can complete within the year.

Goal One: Affordable Housing

Affordable Housing Objective #1 - To increase the supply of decent low cost rental housing and services for low income persons and seniors		
Affordable Housing Objective # 1 - Strategy A: Provide Rental Assistance for low income households through the Housing Choice Voucher Program	Annual # of Vouchers Issued (Con Plan Goal)	Annual # of Vouchers Issued (Actual)
AH 1B: Short term annual output: average number of vouchers provided to low income households	3,000	
<i>Nassau County Housing Choice Voucher Program</i>		2,820
<i>Village of Farmingdale Housing Choice Voucher Program</i>		20
<i>Village of Freeport</i>		211
<i>City of Glen Cove</i>		340
<i>Hempstead Town</i>		423
<i>Hempstead Village</i>		394
<i>Village of Island Park Housing Choice Voucher Program</i>		40
<i>City of Long Beach</i>		389
<i>North Hempstead</i>		225
<i>Oyster Bay</i>		50
<i>Village of Rockville Centre</i>		303
<i>Village of Sea Cliff</i>		20

Affordable Housing Objective #1 - To increase the supply of decent low cost rental housing and services for low income persons and seniors

Affordable Housing Objective # 1 - Strategy B: Make grant funds available for new construction of good quality, permanent affordable rental housing for low and moderate income households; the acquisition and rehabilitation of existing rental housing and the rehabilitation of that housing into good quality affordable rental housing for low and moderate income households; and for the acquisition of land on which to build affordable rental housing and/or mixed income housing and for the long term preservation of existing affordable rental housing	Average annual goal rental units in Consolidated Plan	# Units Underway	# Units Planned	Amount Funded	Total Development Budget
AH 1B: Short term annual output: average number of rental units to be funded for new construction, acquisition and rehabilitation and preservation of affordable housing annually	250	152			
New Cassel Revitalization Projects Hempstead Village HA: Parkside Gardens (demolition and new privatized construction)		152 80			

Affordable Housing Objective # 1 - Strategy C: Make grant funds and/ or housing choice vouchers available for capital improvements to existing rental units for low and moderate income households. This strategy is different from acquisition and rehabilitation in Strategy A. This Strategy addresses rehabilitation needs of existing affordable housing non-profit housing, or existing for profit housing where the owner is willing to restrict the affordability of rents for a specified period of time. It includes making modifications to the rental units of low to moderate income residents with a disability in order that the units be affordable.	Average annual goal rental units	# of Units for Special Needs	# Units for Low Income	Requested Funding Amount	Total Development Budget
AH 1C: Short Term Annual Output:					
North Hempstead Housing Authority: Spinney Hill -- Privatization			102	1,500,000	
Rockville Centre Housing Authority: Old Mill Court Revitalization	164		72	1,000,000	
Parkside Gardens			80	1,000,000	

Affordable Housing Objective #1 - To increase the supply of decent low cost rental housing and services for low income persons and seniors

Affordable Housing Objective # 1 - Strategy D: Provide Housing support services for extremely low, low and moderate income households	# of Households Projected to be served with housing support services
AH 1D: Short Term Annual Output: <i>Long Island Housing Services</i>	15,000

Affordable Housing Objective # 2: Owner Housing Goal - To Preserve the housing of low to moderate income home owners, and provide programs for low and moderate income households that are prepared to become first time homebuyers

Affordable Housing Objective # 2 - Strategy A: Single family homeowner housing rehabilitation for extremely low, low and moderate income households	Average Annual # of homes to be rehabilitated	Amount Funded
AH 2A: Short Term Annual Output: Affordable Housing Objective # 2 - Strategy B: Expansion of Opportunities for low and moderate income first time homebuyer / downpayment assistance	200	3,224,400
AH 2B: Short Term Annual Output: Affordable Housing Objective # 2 - Strategy C: Expansion of Opportunities for low and moderate income first time homebuyer through development of new homeowner units	75	Amount Funded
AH 2C: Short Term Annual Output: Affordable Housing Objective # 2 - Strategy D: Provision of Homeownership Counseling and Support Services	55	Amount Funded
AH 2 C: Short Term Annual Output:	15,000	Amount Funded

Goal Two: Community Development:

Community Development Objective #1 - To improve the living environment in low and moderate income areas.

Community Development Objective #1 - Strategy A: To eliminate and prevent blight through acquisition, rehabilitation, demolition, relocation and redevelopment activities as well as Code Enforcement	# of Urban Renewal Projects (Con Plan)	# of Urban Renewal Activities Started	# of Urban Renewal Activities Completed	Amount Funded
CD 1A: Short Term Annual Output:	275	37		3,287,945
Community Development Objective #1 - Strategy B: <i>To improve the public facilities and services for low and moderate income, senior citizen and disabled persons</i>	# of Public Facilities & Improvement Activities Funded	# of Public Facilities & Improvement Activities Started	# of Public Facilities & Improvement Activities Completed	Amount Funded
CD 1B: Short Term Annual Output:		32		2,079,924

Community Development Objective #2 - To improve the ability of public services agencies to serve Nassau County residents

Community Development Objective #2 - Strategy A: To provide programs and services to address the needs of seniors, youth and other very low, low and moderate income persons.	Total # Projects Funded	Total # of Persons Served	Amount Funded
CD 2A: Short Term Annual Output:	86		1,127,400
Employment training projects	6		92,440
Crime Awareness/Crime Prevention projects	7		85,600
Health Awareness/Health Outreach projects	7		25,900
Persons with Disabilities/Veterans projects	2		6,000
Youth projects	36		461,160
Senior projects	13		145,800
Fair housing projects	3		130,000
Nutrition Assistance projects (Food Pantry, Delivery)	2		18,000
Daycare projects	4		24,000
Counseling Center projects	5		50,500
Cultural Outreach projects (immigrants, non-English speaking etc.)	4		88,000

Goal Three: Economic Development:

Economic Development Objective #1 - To expand economic opportunities for low and moderate income areas.	
Communities with active or planned downtown revitalization projects	20 Communities
Initiated large scale redevelopment projects in several communities	7 Communities
Assist small and/or economically disadvantaged businesses that are located in predominantly low to moderate income communities.	7 micro loans
Upgrade the physical condition of local business areas to eliminate and prevent blight and to create & retain jobs	20 businesses assisted
Provide support for business development in predominantly low to moderate income communities through Empire Zone and other business incentive programs	20 businesses assisted

Goal Four: Environmental

Environmental Objective #1 - Strategy A: To evaluate and reduce lead based paint hazards in the Nassau County Consortium	
Housing: To evaluate and reduce lead based paint hazards in the Nassau County Consortium	200 households
Environmental Objective #1 - Strategy B: To evaluate and redevelop Brownfields Properties in the Nassau County Consortium	
Provide support for brownfield revitalization program in low to moderate income communities through the EPA Brownfield Program including the revolving loan program	10 properties

Goal Five: Ending Homelessness

Homelessness Objective - To expand the supply of decent low cost housing for homeless and low income persons and to provide support & prevention services to homeless and low income persons	
Prepare 10 Year Plan to End Chronic Homelessness	69 Communities
# of homeless provided transitional housing	
# of homeless provided emergency shelter	
# of transitional & emergency housing identified for rehabilitation	

Additional Submission Requirements are provided below:

Additional HOME Submission Requirements

1. First Time Homeownership Recapture Guidelines

The following is the Consortium's resale/recapture guidelines for first time homebuyers assisted through the HOME program.

- Program funds will be secured by a first or second mortgage on all HOME assisted units. That mortgage will be due and owing during the affordability period if at any time the unit is not occupied as the principal residence of the mortgagor.
- In the event of sale or other transfer of the property during the period of affordability, the HOME mortgage shall be due and payable from the net proceeds of the sale. Net proceeds of the sale shall be defined as the resale price less any remaining outstanding balance on a (non-HOME) first mortgage loan, and less the homeowner's investment.
- The homeowner's investment shall be defined as the sum of the homeowner's equity, down payment and closing costs, the equity achieved through mortgage principal repayments, and the value of approved capital improvements, if any. Approved capital improvements will be those constructed in conformance with state and local codes, and condominium/cooperative or homeowners association rules where applicable, and for which building permits and certificates of occupancy have been obtained.
- In the event that the net proceeds less the homeowner's investment shall be insufficient to repay the outstanding HOME mortgage in its entirety, the County shall agree to accept less than the full amount of these proceeds in satisfaction of its mortgage.
- Repayments will be used to fund additional housing activities consistent with the HOME program regulations at the time of repayment.

2. Tenant-Based Rental Assistance

Nassau County is not anticipating the use of HOME funds for tenant-based rental assistance activities with FFY 2009 HOME funds.

3. Other Forms of Investment

The Consortium will continue to invest HOME funds through the same forms as

indicated in CFR 92.205(b). These include investing HOME funds as equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies consistent with the HOME program requirements, deferred payment loans or grants.

4. Match Requirements

The HOME program requires that 25% of all funds expended in a fiscal year be matched by non-Federal sources. Such sources may include cash contributions that are permanently contributed to the HOME project, forgone taxes, fees and charges that are normally imposed or charged on projects in the jurisdiction, donated land or other real property, on and off-site infrastructure improvements, donated site preparation, construction materials and labor, and below market interest rate loans for borrowed funds.

Most of the HOME assisted projects provide more than 25% of the matching requirement. Nassau County continues to accrue carry over match.

5. Affirmative Marketing/MBE and WBE Outreach

MBE/WBE Outreach. Nassau County will undertake affirmative marketing and minority and women business (MBE and WBE) outreach activities as part of implementation of the HOME Program primarily with the assistance of the Nassau County Office of Minority Affairs (OMA) and Nassau Coordinated Agency for Spanish Americans (CASA).

- Nassau OMA locally certifies minority and women owned businesses and maintains a comprehensive list of these businesses in coordination with the Nassau County Office of Purchasing.
- Nassau OHIA provides outreach to minority businesses through OMA, CASA, local media and industry specific publications.
- Nassau OHIA developed procurement procedures that facilitate opportunities for minority and women owned businesses.
- Nassau OHIA sponsors MBE/WBE trainings and workshops through OMA.
- Nassau OHIA provides technical assistance in preparing bid packages.

Affirmative Marketing. Nassau County will implement the procedures and requirements for affirmatively marketing units assisted with HOME funds where there are vacant units in developments of five or more units and where new units are constructed. The County's efforts to affirmatively promote fair housing in addressing areas of excessive racial/ethnic minority concentration will include outreach to all segments of the Consortium when undertaking various aspects of the HOME program.

Informing the Public, Owners, and Prospective Tenants: Nassau County will take steps to ensure that the public, owners receiving assistance through the HOME Program, and potential tenants are aware of Federal Fair Housing laws. All applicants will receive

information regarding the County's affirmative marketing policy and fair housing laws as follows:

- The County will include a statement regarding the affirmative marketing policy in all media releases that informs the public about the HOME Program. All owners and tenants will receive a copy of the applicable fair housing laws;
- The County will include the Equal Housing Opportunity slogan in other media announcements;
- The County will work with applicants to the HOME Program to develop affirmative marketing plans. The County will provide technical assistance to recipients of HOME funds to conduct affirmative marketing and to ensure that all fair housing procedures are followed.

Practices and Requirements for Owners Receiving HOME Funds: Nassau County will provide owners of units assisted with HOME funds with information about their obligations to affirmatively market of vacant units. These procedures will include:

- Notification of the Nassau County Housing Choice Voucher Program that a unit is available;
- Advertising in local newspapers and including the Equal Housing Opportunity slogan;
- Notifying local not-for-profit housing organizations and service providers that provide housing referral information.

Special Outreach Efforts: The County will conduct special outreach to solicit applications for vacant units from persons in the housing market who are least likely to apply for housing. This outreach will be conducted with not-for-profit housing organizations, municipal officials, and the County Housing Choice Voucher Program.

Recordkeeping: The County will carry out an annual assessment of each project that is assisted with HOME funds. This form will record the affirmative marketing steps that are taken by owners whenever vacant units are available. Each recipient of HOME funds will be responsible for maintaining records and providing information to Nassau County in completing the assessment.

Assessment of Affirmative Marketing Efforts: The County will take the following steps to ensure that affirmative marketing procedures are followed:

- Each applicant for HOME funds will be required to outline the affirmative marketing procedures it intends to follow. The County will assess this plan and provide suggestions on ways to improve it, if required.
- At the time units become available, the County will monitor the affirmative marketing procedures followed by owners and/or project sponsors.
- Once the units are occupied, HOME recipients will be responsible for submitting data on those individuals who occupy the HOME assisted units. The County will

assess these results and determine whether affirmative marketing goals were achieved. The County will discuss these results with HUD representatives during annual monitoring visits.

6. Fair Housing:

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 the Office of the 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.

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 are 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 Consolidated Plan for the Participating Jurisdiction.

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 April 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 will be provided an opportunity to review and comment on the draft Plan and a public meeting was held, including a 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 need in accordance with HUD's Fair Housing and Equal Opportunity recommendations.

Fair Housing Programs

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 has enable LIHS to leverage even more HUD competitive grant funding.

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	200,176	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	1,231,427	1,888,751

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. 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.

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.

Additional ESG Submission Requirements

An increased number of shelters and facilities for the homeless and those threatened by

homelessness have been developed in Nassau County by various voluntary agencies. These include emergency shelters, transitional facilities, permanent supportive housing facilities, and other facilities such as day shelters and soup kitchens. With a growing homeless population and unmet homeless needs previously not addressed, there is a continuing need to provide support to existing facilities, expand services in appropriate locations and to create new services. The County targets ESG funding towards assisting these various agencies.

1. Process and Criteria for Awarding ESG Funds

To award ESG funds, the Nassau County OHIA published a Notice of Funding Availability (NOFA) in *Newsday*, and sent a copy of the NOFA to homeless housing providers and other housing non-profits operating in Nassau County.

Criteria for selecting projects for funding included:

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

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.

2. Matching Funds

In accordance with ESG regulations, grant funds will be matched 100% by non-Federal sources. This will include the donation of buildings, in-kind services, contributions, and state and local funds.

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.

Additional HOPWA Submission Requirements

Nassau County is not a direct recipient under the HOPWA Program, but will participate to the extent possible in the program conducted by the Town of Islip which is the HUD designated HOPWA administrator.

C. Anti-Poverty Strategy

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 seven 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. In 2008, the County will expand 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.

In addition, the County through OHIA has commissioned a *10 Year Plan to End Chronic Homelessness* developed with significant input from OHHS, HHS vertical agencies, non profit providers, and homeless individuals.

Nassau / Suffolk Coalition for the Homeless continues 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.

In addition, many of the communities in the Consortium fund a variety of public service activities, including employment and job training programs, counseling, education, and others which also help to address poverty conditions in the Nassau County Consortium.

D. Other Actions

Other actions Nassau County will carry out during Federal fiscal year 2009 are outlined below.

1. Plans to Remove Obstacles. The plans to address obstacles to affordable housing are addressed in the Strategic Plan section of the document.

Activities will include zoning and urban renewal initiatives and County technical assistance programs.

2. Evaluate and Reduce Lead Based Paint Hazards. As indicated in the Strategic Plan, the County will continue its efforts to notify owners of pre-1978 housing who participate in CDBG, HOME, ESG, and Housing Choice Voucher funded housing programs of potential lead based paint hazards through distribution of printed material to each applicant. Beginning in September 2000, HUD has required grantees to begin implementing new Federal procedures on lead based paint reduction.

Nassau County OHIA provides the 8 hour HUD/EPA Lead Safe work practices training for County and municipal staff as well as contractors several times each year. In addition, Nassau OHIA has a contract with a training school to provide training as needed to incoming staff and contractors.

In addition, Nassau County OHIA will continue to maintain a cooperative program with the Nassau County Department of Health where the Health Department notifies the OHIA if an investigation identifies an OHIA client with a lead poisoned child or living in a dwelling with lead based paint hazards.

The County plans to submit an application under the HUD Super NOFA for funding for the Lead Based Paint / Healthy Homes initiative.

3. Reduce the Number of Poverty Level Families. As indicated in the Strategic Plan, the Housing Choice Voucher Program carried out by nine Section 8 programs and the Nassau County FSS Programs to be carried out countywide by nine housing authorities will be instrumental in assisting families who are living below the poverty level to become more self sufficient by improving their skills and income producing capacity. In addition, CDBG funded public services geared toward employment training, education, and counseling will also be instrumental in helping extremely low income families.

4. Coordination. The Nassau County Consortium, through the Office of Housing and Intergovernmental Affairs, will work with municipalities, not-for-profit organizations, and other County agencies to provide linkages between services and providers.

5. Public Housing Improvements and Resident Initiatives. The County's nine public housing agencies/authorities have all indicated plans to modernize their housing units and in some cases, provide job training/counseling services for residents.

6. Underserved Needs. The Five Year Consolidated Plan finds that lower income Hispanic households may be underserved. The Nassau County Office of Housing and Intergovernmental Affairs will coordinate with Nassau County CASA (Coordinating Agency for Spanish Americans) to improve outreach to the Hispanic Community.

E. Monitoring Plan

The Nassau County OHIA monitoring plan includes individual and group meetings and/or discussions with Consortium members on a periodic basis to ensure the timely completion of housing activities as well as to update members on new regulations, program changes, etc.

Individual program reviews take into account such factors as expenditure of funds, obligation of funds, award of third party contracts, and other measures of progress. Where a community's progress lags behind its stated goals, further reviews are undertaken to identify and resolve problems as quickly as possible.

Deputy County Executive Patrick Duggan has initiated quarterly meeting with Consortium members with a program that includes technical assistance and planning. Consortium members are encouraged to share ideas on Community Development activities and implementation of regulations.

Periodic meetings are conducted with the eight large communities- Town of Hempstead, North Hempstead, Oyster Bay; Cities of Glen Cove and Long Beach; Village of Hempstead, Freeport and Rockville Centre. These communities administer comprehensive revitalization and/or urban renewal programs requiring additional oversight by the County OHIA.

Periodic meetings are planned for non-profit organizations as well. The purpose of these meetings is to provide special technical assistance and training to novice organizations in the planning and implementation of activities funded by the OHIA through CDBG, HOME and ESG programs.

Nassau OHIA has been working with the HUD field office on providing training to staff, sub recipients, developers, contractors and CHDO's.