



North Shore Sheltering Program Honors County Executive Thomas R. Suozzi

Nassau County Executive Tom Suozzi was recently honored by the North Shore Sheltering Program. Also honored was Father Emmanuel Gratsias, pastor of the Greek Orthodox Church of the Resurrection in Brookville.

The North Shore Sheltering program marked its first decade of providing a safe, warm place to sleep for homeless men in our community during the winter months. At the same event elected officials, volunteers and community leaders representing the myriad agencies that provide social services to residents of our North Shore area applauded the vision and commitment of the evening's two honorees. County Executive Suozzi was commended for confronting the issue of homelessness in Glen Cove during his tenure as Mayor of the City of Glen Cove and for being instrumental in the founding of the program; Father Gratsias was applauded for serving as the North Shore Sheltering Program's President during the past seven years.

The North Shore Sheltering Program functions out of the First Presbyterian Church. Clients needing a place to sleep



From left: County Executive Tom Suozzi, Glen Cove Mayor Ralph Suozzi, and Father Emmanuel Gratsias

are screened upon arrival and, if necessary, are referred for counseling to address addiction problems, spiritual needs, medical emergencies or immigration status. Volunteers provide food, bedding and services for up to 25 clients each evening.



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Nassau County's Five Year Report on Housing Initiatives ~ Presented at Housing Breakfast

On April 24, 2007, Nassau County Executive Tom Suozzi, DCE Patrick Duggan, OHIA Director Rosemary Olsen and OHHS Director Connie Lassandro presented a comprehensive look at the five years of housing initiatives during his administration. With \$79.9 million in State and Federal funding managed by the County and over 2,000 units of affordable

housing that have been either newly developed or renovated in Nassau, the County Executive called for a Housing Needs Assessment Study (see article page 3).

"For every dollar of Federal and State funds we manage, \$7-\$10 is invested by the private sector. As long as there is a need for affordable housing, we will work toward

filling that need.," stated the County Executive.

In the last five years, \$28.5 million has been committed to project-based Section 8 housing in Nassau County; \$35 million in annual rental subsidies, and \$16 million in HOME Program funds. Since 2002, Nassau's Office of Housing and Intergovernmental Affairs



Patrick G. Duggan

Deputy County Executive
for Economic Development

From The Desk of...Deputy County Executive Patrick G. Duggan

Recent projects like *The Prospect Avenue/New Cassel Revitalization* and *The Westbury Village Square Project* which has been five years and \$1.9 million in the making, *exemplify the best of County Executive Tom Suozzi's Vision for New Suburbia*. Targeted economic development in "downtowns" will have a tremendous impact on communities all across Nassau County. Please see *The Westbury Village Square* article in this newsletter for more details about this exciting project.

In May, Rosemary Olsen, Vanessa Pugh, and I attended the Council of Development Finance Agencies (CDFA) Conference, in Miami, Florida. Our presentation on the public

and private partnership structure of the Prospect Avenue/New Cassel Revitalization Project received a great response and is available on the CDFA's website. Additionally, we attended the conference to learn how we can better leverage our funds to have a greater impact on the communities that need our help the most.

Most of us already know that our annual grant contributions from the Federal Government get cut just about every year; it was very informative to see how we could better leverage all of our resources to better serve all the communities of Nassau County. The conference also put our economic development challenges

and successes in perspective. Our County Executive has made a commitment to next generation housing; providing a range of housing opportunities for the residents of Nassau County while balancing open space preservation and preserving our suburban character. This is not the case in all parts of the country. We saw some amazing economic development projects. However, in one instance we observed approximately 20,000 new units of housing being built, but no green space and no mass transit sites; there is a great deal to be said for the balance inherent in the Vision for New Suburbia.

Deputy County Executive Duggan Honored

Deputy County Executive Patrick Duggan was honored by *Vision Long Island* at their annual Smart Growth Awards at the Crest Hollow Country Club on June 15th, 2007. The Deputy County Executive was honored for his vision and leadership in the field of housing, and for his ability to properly coordinate land use and transportation. In honoring him, Vision Long Island stated that Mr. Duggan has displayed exemplary leadership, for this he received the *Advancing Housing Opportunities and Choices for a Range of Household Types, Family Sizes and Incomes Award*. As Deputy County Executive he has been instrumental in increasing the affordable housing stock and for advancing County Executive Tom Suozzi's ten-point economic plan to attract and retain business in Nassau County.

The Smart Growth Awards, often dubbed "The Oscars" of land use recognize the best and brightest on Long Island for economic development and use of land towards the gains of economic revitalization. In 2006, County Executive Tom Suozzi was honored with a Smart Growth Award.



Ron Stein (Vision Long Island) Bob Yaro, David Spritzen, Patrick G. Duggan, Eric Alexander (Vision Long Island)

Círculo de la Hispanidad Groundbreaking

Círculo de la Hispanidad, Inc. has been serving the community since 1980. Círculo proactively addresses issues and concerns such as: economic development, education, leadership development, health education/services, and various other programs.

Through an EPA Brownfield Assessment Grant, Nassau County performed Phase I and II Environmental Assessments at a cost of \$22,500 and, thanks to a \$15,000,000 loan from Non-profit Preferred Funding and the Town of Hempstead Industrial Developmental Agency, on May 4th, 2007, Círculo broke ground on its new 30,000 square foot community center. The Center will house a day care center for approximately 100 children. There will be a very large multi-purpose room (capacity 625) for town hall style meetings as well as cultural events. The second floor will house offices that will provide for a large variety of social services such as: economic development, education, and health services.

Moreover, there will be a classroom, library and a dance studio that will have the capacity for over 200 students. The building will be a green building. The first green community center in the state of New York. It is anticipated that the center will open in January 2009.

Westbury Village Square

For the past five years Nassau County's Office of Housing and Intergovernmental Affairs has been allocating CDBG resources to the Village of Westbury, so that they can continue to revitalize their downtown area. Thanks to approximately \$1.9 million in Community Development Block Grants (CDBG) they were able to officially open and dedicate *The Westbury Village Square* on April 28, 2007.

Nearly \$650,000 of the CDBG has gone to acquisition of blighted properties, as well as the rehabilitation of the streetscapes and village square. Specifically, \$50,000 has been spent to revitalize the *Village Square*. Not all of the \$1.9 million has been expended however and work continues on projects in Westbury.

In 1974, the United States Congress included the CDBG program in the Housing and Community Development Act of that same year. Since that time CDBG has created over 2 million jobs; generated over \$50 Billion in personal earnings; and contributed over \$129 billion to the United States GDP.

However, all the news for CDBG is not good. In his proposed budget for 2007 President Bush has asked the United States Congress to slash the CDBG fund by almost \$1 billion from \$3.711 billion to \$2.975 billion. If recent trends continue, the President's request will be honored by Congress; since FY2001 the CDBG budget has been cut from \$4.44 billion to \$3.71 billion.



From left: Westbury Deputy Mayor Joann Boes, NH Town Councilman Robert Troiano, Village Trustee Steven Corte, Trustee Wilham Wise, NC Legislator Roger Corbin, Westbury Mayor Ernest Strada, NC Legislator Richard Nicoletto, NC Director of Housing and Intergovernmental Affairs Rosemary Olsen, Village Administrator Thomas Savino

Request For Proposals For Housing Study

In May, Nassau County Executive Tom Suozzi announced that the County's Office of Housing and Intergovernmental Affairs along with its Office of Housing and Homeless Services was seeking proposals from individuals and entities to conduct a Housing Study for Nassau County. The Housing Study will focus on developing a needs assessment for affordable housing for the period 2007 through 2023.

"We have done a good job in the past 5 years of helping families with housing needs. Through the invest-

ment of \$80 million in federal and state funding, we have developed or renovated more than 2,000 units of affordable housing and implemented several programs such as 516-571-HOME which help families at risk. This study will assist us with assessing housing needs for both low and moderate income households as defined by HUD. In addition it will look at current and future housing needs for commuters and our workforce population."

The Office of Housing and Intergovernmental Affairs is part of the Nas-

sau County Office of Economic Development under the direction of Deputy County Executive Patrick Duggan. OHIA is responsible for administering HUD formula funded housing and community development grants for the Nassau Urban County Consortium which consists of three towns: Hempstead, North Hempstead and Oyster Bay; two cities: Glen Cove and Long Beach; and twenty-eight incorporated villages. Several proposals have been received and one will be awarded during the summer.

"The future welfare of the Nation and the well-being of its citizens depend on the establishment and maintenance of viable urban communities."

~ From the Declaration of Purpose for the Congressional Federal Housing and Community Development Act, 1974.

Cedar Valley-Where Opportunity And Value Meet

Nassau County Executive Tom Suozzi and Economic Development staff joined the Long Island Housing Partnership and private developer (Hempstaed LLC and 20 Wendell LLC) this spring in announcing a successful private/public partnership, Cedar Valley Cooperatives in the Village of Hempstead. Cedar Valley's 130 units of studio, one and two bedroom apartments have been completely renovated and each unit is being sold at affordable prices. Nassau County allocated \$500,000 in homeownership assistance for 20

eligible applicants which LIHP is administering. "Cedar Valley is where opportunity and value meet," stated the County Executive. "This is a very attractive product at affordable prices,; a model for, Next Generation housing and for public/private partnership. Attractive financing has been put into place and the units are priced significantly less than comparable units."

Total renovations costs to both common areas and the apartment units is almost \$2,000,000 and includes new

hallways, lobby, elevator upgrades, landscaping, rehab of the balconies, parking lot and boiler work, among other items. Each unit was upgraded with new kitchens and baths. Studios are \$70,000-80,000; 1 bedroom units are \$90,000-\$120,000 and two bedroom units are \$140,000 to \$160,000.



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**THE VISION FOR NEW
SUBURBIA**



CDFA Conference

The CDFA (Council of Development Finance Agencies) is among the most comprehensive and prestigious development finance organizations in the country. CDFA is comprised of the nation's leading and most knowledgeable members of the development finance community representing public, private and non-profit entities alike.

Responding to a call for presentations – NCOED (Nassau County Office of Economic Development) submitted a presentation outlining the finance and multi-stakeholder model for the New Cassel Prospect Avenue revitalization. Our presentation was selected for presentation at the conference along with one other organization – from among the many others submissions from across the country.

At the CDFA Conference, Deputy County Executive Patrick Duggan, along with Vanessa Pugh and Rosemary Olsen made a presentation entitled *Revitalizing New Cassel: The Layered Partnership*. This presenta-

tion focused on Nassau County's multi-layered partnership with community groups/leaders, non-profit groups, local government officials, and non-governmental leadership; to revitalize a main street in New Cassel.

The presentation was well received and we have already received calls from other municipalities seeking to replicate the New Cassel model.

The idea of the revitalization project is to bring affordable housing as well as new businesses into this once robust, vibrant and bustling neighborhood. We plan on bringing many new residences into the area, most as rental units, some as owner units. Moreover, there will be 46,400 square feet of commercial space, which is guaranteed to include supermarkets, pharmacies, convenience stores, and banks.

This first step is a huge one, and we know that it will lead to bringing back one of the most dynamic and vibrant towns in all of Nassau County. The presentation is avail-

(Achievements in Housing cont'd)

(OHIA) and the Office of Housing and Homeless Services (OHHS) has provided housing for over 2,700 families. The Down Payment Assistance Program (DPAP) has helped over 243 families achieve the dream of homeownership. In 2001 Nassau's Housing Choice Voucher Program was one of the worst in the state. Today, it is among the best with 2,655 vouchers issued totaling \$35 million in annual housing subsidies for low to moderate income persons. This is a 53% increase from 1,736 vouchers previously. Due to this improvement, in December 2005, Nassau County became a certified HUD Housing Counseling Agency.

Nassau County Foreclosure Hotline

Two recent Nassau housing initiatives are the Homeownership Center and the Foreclosure Hotline. The HOC assists first time homebuyers in the process of purchasing a home, including becoming mortgage ready; provides counseling in financial literacy and reverse mortgages for seniors.

The Foreclosure Hotline (516-571 HOME{4663}) is a prevention hotline providing counseling for homeowners at risk of losing their homes.

able on the CDFA website, www.cdfa.net. To view please click on the "view presentations" link under the 2007 Annual Summit wrap up.

Office of Economic Development and OHIA Moves



Nassau County Office of Economic Development and The Office of Housing and Intergovernmental Affairs has moved to 40 Main Street in Hempstead. The Office of Housing and Homeless Services will be moving to 40 Main Street in August.