TOWN OF NORTH HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY
OPERATIONS AND ACCOMPLISHMENTS REPORT
FISCAL YEAR JANUARY 1, 2023 – DECEMBER 31, 2023

Adopted by Resolution 10 (2024) – April 10, 2024

OPERATIONS

The Town of North Hempstead Community Development Agency (CDA) is a public benefit corporation established under New York State laws, responsible for managing and effectuating the goals and objectives of the Town of North Hempstead's Urban Renewal Plan (URP). The CDA's primary operational and project funding source is the US Department of Housing and Urban Development (HUD), Community Development Block Grants (CDBG), and related Program Income. In addition, the CDA also manages project-specific and competitively awarded other federal, state, and private funding opportunities (Funding) when available.

Consistent with CDA's mission statement, the Funding received is for the general administration of CDA's operations and project delivery costs to undertake the URP, HUD's national objectives, and regulations:

Acquisition funding is used to obtain site control of underutilized or blighted dangerous properties and redevelop them into positive, affordable housing, economic business, and revitalization opportunities.

Disposition funding is for costs related to disposing of real property.

Demolition and Site Clearance funding is for clearing real property environmental conditions.

Down Payment Assistance funding subsidies for homebuyers of CDA projects, making their home purchase more affordable.

HOME funding subsidizes developing or purchasing an affordable home, making it more affordable to the buyer.

Residential Rehabilitation funding provides loans, grants, and administrative assistance to owner-occupied households within the Town's unincorporated areas to make emergency and non-emergency home repairs.

Public Facility and Improvement funding are for New Cassel and Port Washington designated area public facility improvements.

Commercial Rehabilitation funding provides grants and loans for façade improvements, business signs, and awnings to new and existing businesses in the New Cassel and Port Washington designated business areas.

Code Enforcement funding is for staff participation in code enforcement activities in the URP area.

Public Service funding is for programs serving low and moderate communities.

Administration funding is for operational and administrative costs.

CDA In-Kind Redevelopment Subsidies, an aggregate of the above funding, are granted for redevelopment projects to narrow project costs and make them achievable.

Private Funding is derived from private participants, or redevelopers, who defer payment or profit from permanent financing upon project completion.

ACCOMPLISHMENTS

CDA has achieved various funding objectives supported by the URP and HUD community, as well as national objectives encompassing economic development, affordable housing, and revitalization initiatives. In addition, the CDA has leveraged other federal, state, and local funding for projects and programs benefiting low and moderate-income residents.

US Treasury Emergency Rental Assistance Program (ERAP) (townwide program including Incorporated Villages)

The Town of North Hempstead has asked CDA to manage the North Hempstead ERAP grant, which the US Treasury Department funds through the NYS Office of Temporary Disability Assistance. The Town Board approved this at the August 5, 2021, Town Board meeting in Resolution No. 438-2021.

In addition, the Town approved the selection of CDCLI as the Community-Based Organization undertaking marketing and outreach and the CDA as administrator. The Town and CDA joined with the Nassau County Office of Community Development (OCD) to coordinate the selection process for the Community Based Organization through a Notice of Funding Availability process. The Town's allocation is below:

Municipality	Round 1 Allocation	Round 2 Allocation	Total		10% - Local Share for Outreach, etc.
North Hempstead	$6,849,809.30	$5,419,933.50	$12,269,742.80		$1,226,974.28

We had anticipated sufficient funding to assist up to 500 households in North Hempstead. As of February 26, 2024, 466 families were assisted through this program.

The NYS application portal was closed by New York State on January 20, 2023. The State's contractor is evaluating existing applications for funding. Tenants and landlords can submit additional information in support of their grant application.

Unduplicated applications by Zip Codes as of July 5, 2023. The ERAP program received applications from every zip code in the Town.

Zip Code		Rent Arrears Count	Prospective Arrears Count	Utility Arrears Count
11001	Floral Park	20	6	1
11020	Great Neck /Lake Success	32	8	7
11021	Great Neck/ Great Neck Plaza	99	47	20
11023	Great Neck	71	24	13
11024	Great Neck / Kings Point	26	15	5
11030	Manhasset / Plandome	60	22	3
11040	New Hyde Park / Garden City Park	142	44	15
11042	New Hyde Park	1	1	0
11050	Port Washington /Sands Point	169	71	36
11501	Mineola	176	57	31
11507	Albertson	16	6	1
11514	Carle Place	43	20	8
11547	Glenwood Landing	2	1	1
11548	Greenvale	3	1	0
11568	Old Westbury /Westbury	14	2	1
11576	Roslyn	32	15	5
11577	Roslyn Heights	31	10	9
11590	Westbury / New Cassel	260	83	38
11596	Williston Park / East Williston	32	14	4
Total		**1229**	**447**	**198**

ERAP Payments to landlords by NYS OTDA:

New York State Emergency Rental Assistance Program Rent Arrears and Prospective Rent Payments by Jurisdiction through February 26, 2024								
Jurisdiction	Rent Arrears			Prospective Rent			Total Amount Paid	Average Amount
	Payments	Amount	Average Amount	Payments	Amount	Average Amount		
Town of North Hempstead	466	$8,336,490.05	$ 17,889.46	324	$2,537,793.21	$7,832.70	$10,874,283.26	$ 20,952.38

New York State Emergency Rental Assistance Program Utility Payments Through February 26, 2024			
Jurisdiction	Utility Payments		
	Payments	Amount	Average Amount
Town of North Hempstead	177	$ 223,836.95	$ 1,264.62

Downtown Revitalization – Prospect Avenue New Cassel

The CDA completed designing and installing street lamp banners on Prospect Avenue. The banners were custom-designed using artwork inspired by a mural completed by Westbury High School Students.

NY Main Street – Technical Assistance Grant

The CDA recently completed a NY Main Street -Technical Assistance Grant. The work product was the Prospect Avenue Design Guidelines and façade recommendations for the Prospect Avenue Corridor.

NY Main Street – Building Renovation Grant for Prospect Avenue

As a result, the CDA was awarded a competitive grant of $295,000 for the NY Main Street Building Renovation Grant program at the end of 2021. Project contracting and environmental review started in 2022 and is underway.

New Cassel Brownfield Opportunity Area Revitalization

EPA Brownfields Assessment Grants (Town Grants)

The Town of North Hempstead Planning Department and the CDA completed the EPA Brownfields 2021 Public Engagement as the public participation element of EPA Brownfields Assessment grants. EPA Brownfields Public Engagement was an innovative public meeting and survey project conducted virtually due to COVID-19 pandemic public safety precautions.

The Town EPA Brownfields Assessment Grants funded Phase I and Phase II assessments for properties on the New Cassel Urban Renewal inventory. Assessments were completed on the following CDA acquisition properties:

Property Address	Phase I	Phase II
746 Prospect Avenue, Westbury, NY 11590	X	X
740 Prospect Avenue, Westbury, NY 11590 (vacant property)	X	X
184 Catherine Street, Westbury, NY 11590	X	Not needed

212 Sheridan Street, Westbury, NY 11590	X	Planned for early 2024 with EPA multipurpose funding
243 Sheridan Street, Westbury, NY 11590	X	Planned for early 2024 with EPA multipurpose funding

US EPA Brownfields Multipurpose Grant

As a result, the CDA was awarded a very competitive US EPA Brownfields Multipurpose Grant for $800,000. Funding will be used to assess and clean up Brownfields sites in the New Cassel Urban Renewal Area. The project is a cooperative effort with the Town Planning Department.

The US EPA also provided a Technical Services Consultant to help the CDA with a market study and site prioritization. Vita Nuova used the EPA Revitalization Ready Guide and site prioritization tool, which they populated with data on New Cassel priority brownfield sites. In addition, Vita Nuova staff interviewed people in businesses and organizations about opportunities and constraints in New Cassel. They also reviewed reuse opportunities for the CDA's Site M properties at 985 and 987 Prospect Avenue, Westbury, NY. They completed work in March 2023.

New Cassel Brownfields Opportunity Area (BOA) Market Study

The CDA was also awarded $126,000 from the NY State Department of State for a New Cassel Brownfields Opportunity Area (BOA) market study. Brownfields Redevelopment Solutions, Inc., a WBE environmental consultant, was procured via request for proposals. The study began in July 2023 and is currently underway.

<u>Residential Lead Service Line Replacement Program (LSLRP) Grant (townwide, including Incorporated Villages):</u>

The Lead Service Line Replacement Program is a grant-funded program established by the NYS Department of Health (NYSDOH) under New York's Clean Water Infrastructure Act (ACT) of 2017. The Act amended the Public Health Law to require NYSDOH to implement a residential Lead Service Line Replacement Program. The DOH predetermines the eligibility of municipalities for funding based on a formula. The Town of North Hempstead was identified based on criteria contained in the Act.

The Town requested that the CDA implement it as it is a State-funded and mandated multi-year grant program totaling $611,363.

Lead service lines were installed in homes built before 1939. Initially, the CDA contacted all water districts to inform them of the program. As per PolicyMap data, Williston Park and surrounding neighborhoods have the highest risk of lead exposure in the Town.

The CDA procured licensed and insured master plumbing contractors with a requirements contract. The scope of work is the installation of new replacement water service lines from the water main or water box to residential homes. North Hempstead households must apply for the grant and sign a contract agreeing to participate in the program. LSLRP is a cooperative program with the North Hempstead Grant Coordinator.

The project ended on February 29, 2024. We received 117 applications. Fortunately, not all households had a lead service line, and other applicants did not follow through. Unfortunately, the program had a hard project end date, so we could not continue. Our contractors replaced lead service lines at 81 households, for a total of $510,064.20 in grant assistance. Our project delivery expenses were $70,223.17, which included staff time and program advertising expenses.

Affordable Housing Development – First-Time Homebuyers

Over the past ten years, the CDA has redeveloped blighted and abandoned homes and vacant properties into homes for first-time homebuyers for households at or below 80% of the HUD Area Median Income. Below is a summary of the investment.

New Cassel Workforce Housing Development Projects Completed

Investment	Site I – Sohmer Place Townhouses (11 townhouses)	Scattered Sites - Phase I (4 single-family homes)	Scattered Sites Phase II (4 single-family homes)	Total
Home	949,993	700,000	700,000	2,349,993
CDBG	330,000	160,000	260,000	750,000
State	805,200	174,340	188,557	1,168,097
Private	1,542,244	883,328	817,992	3,243,564
Total Investment	3,627,437	1,917,668	1,966,548	7,511,654

New Cassel Workforce Housing Phase III

CDA has been acquiring property through eminent domain. We completed the acquisition process for properties at 184 Catherine Street, 212 Sheridan Street, and 243 Sheridan Street, Westbury, NY.

The CDA was awarded a competitive $1,265,000 grant from the NYS Empire State Development Corporation in late 2022 for the abatement, deconstruction, and reconstruction of three homes at these properties. These homes will be sold to first-time homebuyers with incomes at or below 80% of the HUD Area Median Income.

Public Facilities & Improvements ("PF &I") Projects[1]

Yes We Can Community Center Security Camera Upgrades (URA Project)

The CDA upgraded the security cameras at the Town of North Hempstead's Yes We Can Community Center in the New Cassel Urban Renewal Area. Project Phase I included adding additional security cameras and new digital recorders. Project Phase II, which was completed in 2023, involved installing more cameras, including in the elevator. The project was funded with 46th and 47th-year CDBG PF & I grants for a total investment of $80,000.

YWC Center HVAC Upgrades – CDBG-CV – COVID funding

The CDA was awarded $100,000 in competitive funding to upgrade the heating, ventilation, and air conditioning at the Yes We Can Community Center. The Center serves as a regional emergency center and was one of Nassau County's vaccine centers during the COVID-19 pandemic. CDA and Parks Department staff are working with technical consultants and contractors to upgrade the system. The project started in 2022 and will be completed in 2024.

Roslyn Community Center Walkway Transit Oriented Development (CDBG-TOD) Project

The CDA was awarded a competitive $150,000 CDBG grant to build a new walkway across the Roslyn Community Center property to connect pedestrians from the Roslyn LIRR Station and the NICE bus stops. The walkway will improve pedestrian connectivity to the newly redeveloped, affordable Laurel Homes LIHTC townhouses and Roslyn Plaza Gardens townhomes. It will also improve connectivity to senior and youth programs at the Roslyn Community Center. A design team was selected through an RFP process, and the preliminary design was completed in 2023.

[1] HUD CDBG Public Facilities & Improvement Grants are limited to HUD designated low and moderate income census tracts.

CDBG Attachments:

1. CAPER Reports
2. Fair Housing Activity Statement