

**TOWN OF NORTH HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY
OPERATIONS AND ACCOMPLISHMENTS REPORT
FISCAL YEAR JANUARY 1, 2022 - DECEMBER 31, 2022**

Adopted by Resolution 15 (2022) - March 8, 2023

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 for obtaining site control of underutilized and or blight dangerous properties to 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 provides subsidies to 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 located 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 Funding mentioned above, are granted for a redevelopment project to narrow project costs, making it achievable.

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

ACCOMPLISHMENTS

CDA has achieved various Funding objectives supported by the URP and HUD community and 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 has subsequently been notified that additional funding will be available for the ERAP program.

Municipality	Round 1 Allocation	Round 2 Allocation	High Need Allocation	Total	10% - Local Share for Outreach, etc.
Nassau County	\$1,798,077.50	\$1,422,734.60	\$3,459,037.40	\$6,679,849.50	\$667,984.95

North Hempstead	\$6,849,809.30	\$5,419,933.50	\$0.00	\$12,269,742.80	\$1,226,974.28
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We anticipate sufficient funding to assist up to 500 households in North Hempstead.

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. Our community outreach program currently assists tenants and landlords in completing application submissions.

Applications by Zip Codes as of February 2, 2023. The count may include some duplicate applications.

Zip Code		Rent Arrears Count	Prospective Arrears Count	Utility Arrears Count
11001	Floral Park	20	6	1
11020	Great Neck /Lake Success	32	6	7
11021	Great Neck/ Great Neck Plaza	100	45	20
11023	Great Neck	71	23	13
11024	Great Neck / Kings Point	25	14	5
11030	Manhasset / Plandome	60	20	3
11040	New Hyde Park / Garden City Park	142	40	15
11042	New Hyde Park	1	1	0
11050	Port Washington /Sands Point	169	68	36
11501	Mineola	176	52	31
11507	Albertson	16	6	1
11514	Carle Place	43	19	8
11547	Glenwood Landing	3	0	1
11548	Greenvale	3	1	0
11568	Old Westbury /Westbury	14	2	1
11576	Roslyn	32	11	5
11577	Roslyn Heights	32	9	9
11590	Westbury / New Cassel	260	72	38
11596	Williston Park / East Williston	32	14	4
Total		1231	409	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 3, 2023								
Jurisdiction	Rent Arrears			Prospective Rent			Total Amount Paid	Average Amount
	Payments	Amount	Average Amount	Payments	Amount	Average Amount		
Town of North Hempstead	422	\$7,248,038.05	\$16,398.38	327	\$2,239,150.64	\$6,847.56	\$9,487,233.69	\$21,660.35

New York State Emergency Rental Assistance Program Utility Payments Through February 3, 2023			
Jurisdiction	Utility Payments		
	Payments	Amount	Average Amount
Town of North Hempstead	122	\$169,254.90	\$1,387.34

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.

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	
212 Sheridan Street, Westbury, NY 11590	X	
243 Sheridan Street, Westbury, NY 11590	X	

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 that they populated with data on New Cassel priority brownfields 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 will be completing their 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. A consultant team was procured via request for proposals. The study will begin in March 2023.

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

The Lead Service Line Replacement Program is an NYS Department of Health (NYSDOH) grant-funded program established 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

program. This grant is multi-year, totaling \$611,363. Approximately 50% of the project is complete.

Lead service lines were installed in homes built before 1939. Initially, the CDA outreached to all water districts to make them aware 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.

LSLRP Application Summary						
As of Date	Received	Pending Approval	Approved	Applicants' ineligible/ Not responding	Approved pending permits, approvals, insurance, and completion	Completed
12/12/22	64	1	40	22	5	35
2/15/23	66	0	42	23	1	40

Affordable Housing Development - First-Time Homebuyers

Over the past 10 years, the CDA has redeveloped blighted and abandoned homes and vacant property 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. We will complete the process in early 2023.

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 below 80% of the HUD Area Median Income.

Public Facilities & Improvements ("PF &I") Projects¹

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

The CDA is upgrading the security camera at the Town of North Hempstead's Yes We Can Community Center in the New Cassel Urban Renewal Area. Project Phase I is completed with additional security cameras and new digital recorders. Project Phase II is the installation of more cameras. Phase II work is scheduled to proceed in early 2023. The project is 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. During the COVID-19 pandemic, it was one of Nassau County's vaccine centers. 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 2023.

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

The CDA was awarded a competitive \$150,000 CDBG grant for a new walkway across the Roslyn Community Center property to connect pedestrians from the Roslyn LIRR Station and the NICE bus stops. The walkway improves pedestrian connectivity to the newly redeveloped, affordable Laurel Homes LIHTC townhouses and Roslyn Plaza Gardens townhomes. The project also improves connectivity to senior and youth programs at the Roslyn Community Center. A design team has been selected through an RFP process. We anticipate starting design in early 2023.

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

1. CAPER Reports
2. Fair Housing Activity Statement

Community Development Block Grant (CDBG) Program
Accomplishments Reporting

LOW/MOD HOUSING BENEFIT ACTIVITY CAPER

ACTIVITY SUMMARY INFORMATION

ACTIVITY NAME: Acquisition

ACTIVITY CODE: NH45-02, NH46-02

ACTIVITY TYPE (Check only one)

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | Residential Rehabilitation | <i>(also fill out worksheet on page 5 & 6)</i> |
| <input type="checkbox"/> | Multi-Family Housing Rehabilitation | <i>(also fill out worksheet on page 7 & 8)</i> |
| <input type="checkbox"/> | Public Housing Rehabilitation | <i>(also fill out worksheet on page 7 & 8)</i> |
| <input checked="" type="checkbox"/> | Acquisition | <i>(also fill out worksheet on page 9)</i> |
| <input type="checkbox"/> | Disposition | <i>(also fill out worksheet on page 9)</i> |
| <input type="checkbox"/> | Clearance and Demolition | <i>(also fill out worksheet on page 9)</i> |
| <input type="checkbox"/> | Relocation | <i>(also fill out worksheet on page 9)</i> |
| <input type="checkbox"/> | Downpayment Assistance | <i>(also fill out worksheet on page 10)</i> |

Is activity complete? (Yes/No) Yes

Are funds remaining? (Yes/No) No

Community Development Block Grant (CDBG) Program Accomplishments Reporting

ACCOMPLISHMENTS NARRATIVE FOR THIS ACTIVITY

Narrative: Narrative **MUST** be specific and detailed. Attach additional documentation if necessary. (If funds were used for project delivery costs, please indicate exactly how the funds benefitted the low/mod population):

CDA is acquiring blighted zombie properties for redevelopment. The planned redevelopment of properties are as follows:

184 Catherine St, 212 Sheridan St., and 243 Sheridan St., Westbury are all abandoned and foreclosed zombie homes. 184 Catherine and 212 Sheridan were badly damaged by fire. Our plan is to acquire, abate environmental contamination, and redevelop as New Cassel Workforce Housing Phase II using the same approach we had with Phase I and II. We are applying for development funding from NY State and well as home for the project.

746 Prospect Avenue, Westbury, NY was a very blighted mixed use property on Prospect Avenue. It was in foreclosure, the deli was out of business, and the upstairs apartment has a family living there. The property and building were rat infested and did not have heat or hot water. We acquired the property and have been cleaning the property up, correcting code violations. We have basically been stabilizing the property.

We received NYS funding to make more substantial improvements. Once we complete a NYS funded market study, we will determine the reuse of the storefront unit. We also acquired the adjacent lot which is undeveloped.

The acquisition of properties involves substantial work on the part of CDA staff so part of the grant was used for project delivery expenses. We have been leveraging other grants to pay for some of the costs such as the EPA Brownfield Assessment grant.

Community Development Block Grant (CDBG) Program
Accomplishments Reporting

ACQUISITION, DISPOSITION, CLEARANCE AND RELOCATION WORKSHEET

For Acquisition, Disposition, Clearance and Demolition, and Relocation please fill out the following table that will indicate the planned use of each affordable housing activity.

Activity Name	Address of Property	No. of Units	New Construction (Y/N)	Rehabilitation (Y/N)	Owner (Y/N)	Renter (Y/N)	Multi-Family (Y/N)
<i>Sample: Acquisition</i>	<i>40 Main Street, Hempstead, NY</i>	<i>1</i>	<i>N</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>N</i>
Acquisition	184 Catherine Street, Westbury, NY	1	Y	N	Y	N	N
Acquisition	212 Sheridan Street, Westbury, NY	1	Y	N	Y	N	N
Acquisition	243 Sheridan St., Westbury, NY	1	Y	N	Y	N	N
Acquisition	746 Prospect Avenue, Westbury, NY	1	N	Y	N	Y	N

Community Development Block Grant (CDBG) Program Accomplishments Reporting

Did the activity (check all that apply):

- Support and promote integrated communities and improve integrated living patterns? (*i.e., public service activities, multifamily rehabilitation, acquisition of property for public purpose, and homeownership assistance*)
- Reduce racially and ethnically concentrated areas of poverty? (*i.e. economic development, public service activities, and homeownership assistance*)
- Respond to identified disproportionate housing needs of persons protected under the Fair Housing Act? (*i.e. residential rehabilitation – for handicapped accessibility improvements, code enforcement, and public housing rehabilitation*)
- Foster and maintain compliance with civil rights and fair housing laws? (*i.e., housing counseling, and landlord/tenant counseling*)
- Address disparities in access to key community assets which may provide greater mobility and access to vital assets including economic opportunities, employment, health, transportation and quality education? (*i.e. downtown revitalization, public facility and infrastructure improvements, handicapped accessibility improvements, commercial rehabilitation, public service activities, and transportation activities*)

Did this activity address any of the nine (9) Impediments to Fair Housing as identified in the Nassau County Analysis of Impediments to Fair Housing Choice (“AI”) located at:

<https://www.nassaucountyny.gov/5013/Analysis-of-Impediments-Final-Version--M>

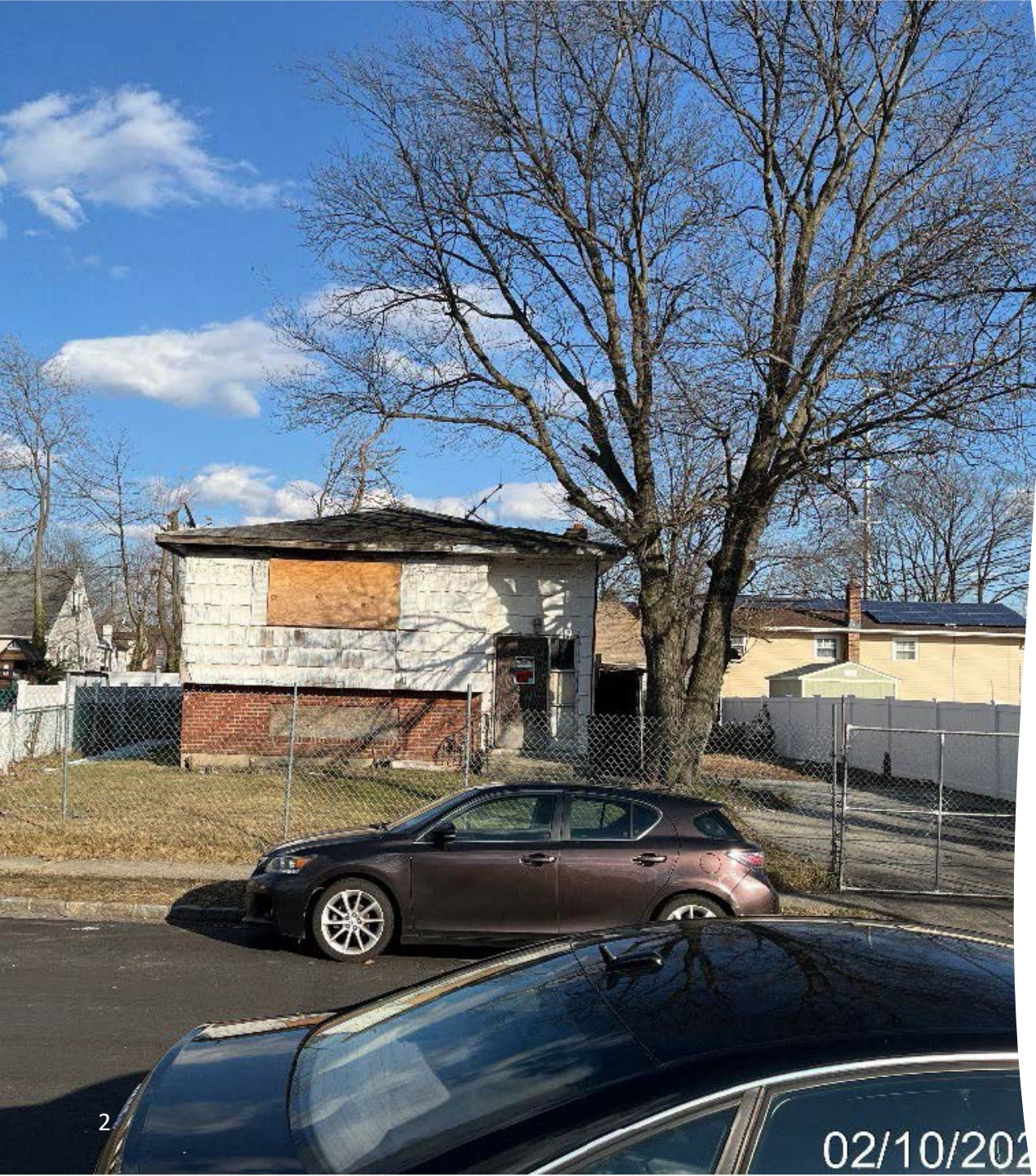
(check all that apply):

- Impediment #1: Discrimination in the Nassau County Housing Market
- Impediment #2: Lending Policies, Practices and Disparities
- Impediment #3: High Cost of Housing
- Impediment #4: Community Planning & Zoning Decisions That Impede Affordable Housing
- Impediment #5: Limited Availability of Funds
- Impediment #6: Limited Non-Profit Capacity
- Impediment #7: Abandoned / Deteriorated Housing
- Impediment #8: Employment/Housing/Transportation Linkage
- Impediment #9: Insufficient Understanding of “Reasonable Accommodations” and ADA



184 Catherine Street, Westbury, NY

- A 2,200 vacant, blighted, abandoned, fire damaged building identified by the Building Department as a dangerous building.
- Site preparation costs are high with a \$167,000 environmental cleanup and demolition cost requested from ESD.
- General construction estimate is \$484,058 with a request to ESD for \$300,000.
- Other potential sources are \$345,815 in CDBG grants and \$250,000 in HOME grants. EPA Brownfields funding will help with additional soft costs and environmental work.
- There may be an opportunity to purchase an adjacent vacant lot from the County to build an additional home.



212 Sheridan Street, Westbury, NY

- A 2,170 vacant, blighted, abandoned, fire damaged building identified by the Building Department as a dangerous building.
- Site preparation costs are high with a \$131,000 environmental cleanup and demolition cost requested from ESD.
- General construction estimate is \$481,236 with a request to ESD for \$300,000.
- Other potential sources are \$275,994 in CDBG grants and \$250,000 in HOME grants. EPA Brownfields funding will help with additional soft costs and environmental work.
- This property is adjacent to two new homes built and sold to first time homebuyers in New Cassel Workforce Housing Phase II.



243 Sheridan Street, Westbury, NY

- A 900 sq. ft. vacant, blighted, and abandoned building.
- Site preparation costs are average with a \$87,000 environmental cleanup and demolition cost requested from ESD.
- General construction estimate is \$482,878 with a request to ESD for \$300,000.
- Other potential sources are \$272,634 in CDBG grants and \$250,000 in HOME grants. EPA Brownfields funding will help with additional soft costs and environmental work.
- This property is across two new homes built and sold to first time homebuyers in New Cassel Workforce Housing Phase II.



746 Prospect Avenue,
Westbury, NY

Community Development Block Grant (CDBG) Program
Accomplishments Reporting

LOW/MOD AREA BENEFIT ACTIVITY CAPER

ACTIVITY SUMMARY INFORMATION

ACTIVITY NAME: Code Enforcement

ACTIVITY CODE: NH46-03

ACTIVITY TYPE (Check One):

- Public Facility and Improvements
- Commercial Rehabilitation (also fill out worksheet on page 7)
- Acquisition
- Disposition
- Clearance and Demolition
- Code Enforcement (also fill out worksheet on page 8)
- Clean-up of Contaminated Sites
- Other Area Benefit Activity Name _____

Is activity complete? (Yes/No) y Are funds remaining? (Yes/No) n

Community Development Block Grant (CDBG) Program Accomplishments Reporting

ACCOMPLISHMENTS NARRATIVE FOR THIS ACTIVITY

Narrative: Narrative **MUST** be specific and detailed. Attach additional documentation if necessary. (If funds were used for project delivery costs, please indicate exactly how the funds benefitted the low/mod population):

The Agency uses code enforcement funding for project delivery costs for the CDA staff to address blighting conditions in the New Cassel Urban Renewal Area and Brownfields Opportunity Area. Code enforcement funds were used to identify code violations of the property maintenance code and building code in the New Cassel Urban Renewal Area.

Priority is given to meeting objectives outlined in New Cassel Vision Implementation Matrix. Code investigations and public improvements are made through Constituent Service Requests (CSRs). CSRs are similar to a work order system, and in the Town of North Hempstead, they are automated through the 311 system.

A detail narrative and code enforcement log are attached.

Community Development Block Grant (CDBG) Program Accomplishments Reporting

1. Location of Activity: (i.e. Streetscape improvement on Main Street from First St. to Second St)

Census area: 3042.04 (1) & (2), 3042.03 (2), (3) & (4)

The Census designated area: New Cassel, New Cassel Urban Renewal Area and Brownfields Opportunity Area.

Some work is being done in Carle Place 3038.00 (2) & (3), a newly expanded low/moderate income area with deteriorating conditions.

2. For Public Facilities Improvements (PF&I) Activities only:

Indicate how the public facility and the improvements benefit an eligible population

Of the total number of persons assisted, enter the number that:

- a) Now have new access to this type of public facility or infrastructure improvement: _____
- b) Now have improved access to this type of public facility or infrastructure improvement: _____
- c) Are served by public facility or infrastructure that is no longer substandard: _____

3. For Acquisition/Disposition/Clearance/Relocation/Clean-up/Other Activities, indicate the proposed use of the property, and how it is eligible under the CDBG Program.

Community Development Block Grant (CDBG) Program Accomplishments Reporting

CODE ENFORCEMENT WORKSHEET

*Number of housing units receiving violation	43
Number of housing units where code violation have been corrected using CDBG funds	3
Number of housing units where code violations have been corrected by the owner	37
Number of housing units where code violations have been corrected using other funds	38

***Describe specific public and private improvements or services provided in the code enforcement area:**

701 Prospect Avenue, Westbury, NY 11590 - 37 units impacted and corrected by owner - discussed in narrative.

746 Prospect Avenue, Westbury, NY 11590 - 1 unit with violations corrected by CDA - required investment of acquisition, disposition, clearance, and residential rehab funding.

212 Sheridan St., Westbury, NY 11590 - 1 unit with violations corrected by lender and by CDA - primarily clearance and board up activities. Active acquisition process.

243 Sheridan St., Westbury, NY 11590 - 1 unit with violations corrected by CDA - primarily clearance and board up activities. Active acquisition process.

Other activities are discussed in more detail in the narrative and code enforcement log attached.

Community Development Block Grant (CDBG) Program Accomplishments Reporting

Did the activity (check all that apply):

- Support and promote integrated communities and improve integrated living patterns? (*i.e., public service activities, multifamily rehabilitation, acquisition of property for public purpose, and homeownership assistance*)
- Reduce racially and ethnically concentrated areas of poverty? (*i.e. economic development, public service activities, and homeownership assistance*)
- Respond to identified disproportionate housing needs of persons protected under the Fair Housing Act? (*i.e. residential rehabilitation – for handicapped accessibility improvements, code enforcement, and public housing rehabilitation*)
- Foster and maintain compliance with civil rights and fair housing laws? (*i.e., housing counseling, and landlord/tenant counseling*)
- Address disparities in access to key community assets which may provide greater mobility and access to vital assets including economic opportunities, employment, health, transportation and quality education? (*i.e. downtown revitalization, public facility and infrastructure improvements, handicapped accessibility improvements, commercial rehabilitation, public service activities, and transportation activities*)

Did this activity address any of the nine (9) Impediments to Fair Housing as identified in the Nassau County Analysis of Impediments to Fair Housing Choice (“AI”) located at:

<https://www.nassaucountyny.gov/5013/Analysis-of-Impediments-Final-Version--M>

(check all that apply):

- Impediment #1: Discrimination in the Nassau County Housing Market _____
- Impediment #2: Lending Policies, Practices and Disparities _____
- Impediment #3: High Cost of Housing _____
- Impediment #4: Community Planning & Zoning Decisions That Impede Affordable Housing _____
- Impediment #5: Limited Availability of Funds _____
- Impediment #6: Limited Non-Profit Capacity _____
- Impediment #7: Abandoned / Deteriorated Housing _____
- Impediment #8: Employment/Housing/Transportation Linkage _____
- Impediment #9: Insufficient Understanding of “Reasonable Accommodations” and ADA _____

Code Enforcement Narrative and Log 47th Program Year CAPER

Enforcement of HUD Property Standards:

2021-2022: The CDA Executive Director (ED) and Assistant Executive Director continued working with the building owner and new property manager to address the building code violations at 701 Prospect Avenue in New Cassel (Site A), a HOME-assisted LIHTC mixed-use building.

The ED's prior complaint to the Nassau County Police Department (see below) led to the arrest of 4 individuals by the narcotics bureau but not the apartment occupants. Her preliminary description to the Nassau County Police Department of the high level of urine in the rear stairwell indicated the use of narcotics such as methamphetamine.

The eviction of the drug dealing occupants was delayed due to the pandemic closures of the housing court. Unfortunately, this delay led to continued damage to the building's exterior doors, the rear stairwell, the buzzer system, the common areas of the building, and the apartment itself. In addition, drug addicts continued urinating and defecating in the rear stairwell and the apartment. The property manager worked with the other tenants to secure a petition to present to the housing court judge regarding the building conditions.

Once the Nassau County Sheriff's Office evicted the occupants, the property manager had to conduct a decontamination of the apartment and a gut rehabilitation.

2020-2021: CDA Executive Director and Assistant Executive Director responded to a resident complaint. They inspected a multifamily LIHTC rental development at 701 Prospect Avenue, Westbury, known as Gateway Apartments. As a result, the CDA Executive prepared a report making recommendations to bring the common areas of the building up to HUD's Uniform Property Conditions Standards (UPCS) or Housing Quality Standards (HQS). In addition, she notified the property owners of the deficiencies and organized a coordinated building inspection with ownership and management. The inspection and report led to a change in onsite management personnel and an action plan for building improvements. In addition, the CDA Executive Director filed a complaint with the Nassau County Police Department regarding illegal drug dealing by occupants of an apartment at the request of building ownership. Currently, illegal occupancy and unlawful activity are being addressed in the courts.

Zombie Home Program:

2021-2022: The CDA continued addressing blighted and abandoned homes. We completed eminent domain acquisition proceedings for three zombie properties: 184 Sheridan Street, 212 Sheridan St., and 243 Sheridan St. In the interim, we continued to address blighting conditions at and around the property. We also continued to address code violations at 746 Prospect Avenue, which we acquired in 2020.

2020-2021: A majority of housing violations involved vacant and abandoned homes in the foreclosure process. The failure or inability of a homeowner to maintain the property was the second most common reason. Most code violations were for property maintenance or securing the property from vandals. Other private sector code complaints involved mixed-use, commercial, or vacant lots. Attached is a log of CSRs were filed by the CDA Executive Director involving private property. The bulk

Code Enforcement Narrative and Log 47th Program Year CAPER

of homes are located in the New Cassel Urban Renewal Area, which is the primary focus of activity for our Code Enforcement funding. The CDA is actively acquiring some of the Zombie Homes for redevelopment as affordable housing. Other homes were identified as prospective applicants for the CDBG funded residential rehab program.



Figure 1 212 Sheridan before board up



Figure 2 212 Sheridan before clean and board

Code Enforcement Narrative and Log 47th Program Year CAPER



Figure 3 212 Sheridan after clean and board

Streetscape Program:

2021-2022: The Executive Director prepared and mailed a letter in English and Spanish to all commercial property owners on Prospect Avenue advising them of their property maintenance responsibilities. The CDA has continued working to identify and correct public realm deficiencies by reporting them in the Town's 311 system as a Constituent Service Request (CSR). A summary of the Executive Director's CSR log is attached. The Assistant Executive Director and Administrative Assistant also file separate CSRs, which are not attached. The outcomes are the repair and replacement of damaged and inoperable street lights., improved sanitation pickup, trimming/removal of dead trees, and highway maintenance.

2020-2021: Deficiencies in the public realm corrected by the Town have included repairs and replacement of damaged and inoperable street lights, improved sanitation pickup, trimming/removal of dead trees, signage upgrades, graffiti removal, and highway maintenance. Attached is a log of some CSRs filed by the CDA Executive Director on behalf of the community.

The CDA Executive Director has been actively seeking enforcement of the Town's sanitation contract for the trash cans on Prospect Avenue. On September 1, 2020, Meadow Carting agreed to live up to its contract. The 46th program year has been focused on the implementation of this contract. In addition, the CDA Executive Director is working on an initiative with other Town Commissioners and the Town Councilperson to address code violations, trash, and litter on Prospect Avenue and the surrounding community.

Code Enforcement Narrative and Log 47th Program Year CAPER



Figure 4 Sanitation issues on Prospect Avenue

Figure 5 Dead tree in front of 273 Sheridan

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
22-00024596	6/6/2022	Westbury Ave & Rushmore Ave, Carle Place, NY	Streetscape Program	street trash can overflowing	trash pick up resolved	Solid Waste Management	6/8/2022
22-00022768	5/24/2022	217 Sylvester St., New Cassel, NY	Code Enforcement	overgrown vegetation	no violation found at inspection	Code Enforcement	6/2/2022
22-000214557	5/17/2022	716 Prospect Avenue, New Cassel, NY	Code Enforcement	man operating mobile car wash in municipal lot	no violation found at inspection	Code Enforcement	5/18/2022
22-00009402	3/7/2022	Maplewood Drive, New Cassel, NY	Streetscape Program	garbage piled up on side of road	street sweeping by Highway Dept.	Highway	3/8/2022
22-00009400	3/7/2022	Maplewood Drive, New Cassel, NY	Streetscape Program	shopping cart left in shoulder of the road	removal by Highway Dept.	Highway	3/8/2022
22-00009303	3/5/2022	219 Westbury Ave., Carle Place, NY	Streetscape Program	street light out single	duplicate closed	DPW	Closed
22-00009302	3/5/2022	524 Westbury Ave., Carle Place, NY	Streetscape Program	street light out single	duplicate closed	DPW	Closed
22-00009301	3/5/2022	510 Westbury Ave., Carle Place, NY	Streetscape Program	street light out single	Lights cycling on and off - Replaced photocell	DPW	5/4/2022
22-00009300	3/5/2022	500 Westbury Ave., Carle Place, NY	Streetscape Program	Street lights out (multiple)	Lights cycling on and off - Replaced photocell	DPW	5/4/2022
22-00009299	3/5/2022	485 Westbury Ave., Carle Place, NY	Streetscape Program	street light out single	Performed wire maintenance	DPW	3/24/2022
22-00009298	3/5/2022	356 Westbury Ave., Carle Place, NY	Streetscape Program	street light out single	lights in area working	DPW	3/24/2022
22-00009297	3/5/2022	345 Westbury Ave., Carle Place, NY	Streetscape Program	street light out single	replaced fuse and rewired pole	DPW	5/4/2022
22-00009296	3/5/2022	863 Prospect Ave., Westbury, NY	Streetscape Program	street light out single	replaced bulb	DPW	5/24/2022
22-00009294	3/5/2022	859 Prospect Ave., Westbury, NY	Streetscape Program	street light out single	replaced photocell	DPW	5/25/2022
22-00009293	3/5/2022	846 Prospect Ave., Westbury, NY	Streetscape Program	street light out single	duplicate closed	DPW	Closed
22-00009292	3/5/2022	839 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	duplicate closed	DPW	Closed

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
22-00009291	3/5/2022	839 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	duplicate closed	DPW	Closed
22-00009289	3/5/2022	814 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	replaced photocell	DPW	5/24/2022
22-00009287	3/5/2022	805 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	replaced ballast	DPW	5/24/2022
22-00009285	3/5/2022	724 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	replaced photocell	DPW	5/24/2022
22-00009284	3/5/2022	701 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	working on arrival of street light contractor	DPW	5/24/2022
22-00009282	3/5/2022	822 Prospect Ave., New Cassel, NY	Streetscape Program	streetlight out single	replace bulb	DPW	5/24/2022
22-00009280	3/5/2022	804 Prospect Ave., New Cassel, NY	Streetscape Program	street light out - cycles on and off	replaced photocell	DPW	5/24/2022
22-00009280	3/5/2022	847 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	2 lights out - replaced with 110 LED	DPW	5/24/2022
22-00009279	3/5/2022	856 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	replaced photocell	DPW	5/24/2022
22-00009278	3/5/2022	865 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	replaced bulb	DPW	5/24/2022
22-00009277	3/5/2022	931 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	Performed wire maintenance	DPW	5/24/2022
22-00009276	3/5/2022	213 Sylvester St., New Cassel, NY	Streetscape Program	Street lights out (multiple)	needed new battery pack	DPW	3/29/2022
22-00009275	3/5/2022	985 Prospect Ave., New Cassel, NY	Streetscape Program	street light out - leaning or bent	replaced bulb	DPW	5/24/2022
22-00009274	3/5/2022	995 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	duplicate closed	DPW	Closed
22-00009273	3/5/2022	1005 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	replaced bulb	DPW	5/25/2022
22-00009272	3/5/2022	1004 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	replaced photocell	DPW	5/25/2022
22-00009271	3/5/2022	189 Pearl St., New Cassel, NY	Streetscape Program	Street lights out (multiple)	replaced photocell	DPW	3/10/2022
22-00009270	3/5/2022	1019 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	Performed wire maintenance	DPW	5/25/2022

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
22-00009268	3/5/2022	970 Prospect Ave., New Cassel, NY	Streetscape Program	Street lights out (multiple)	replaced bulb	DPW	5/24/2022
22-00009267	3/5/2022	930 Brush Hollow Rd., New Cassel, NY	Streetscape Program	street light out single	replaced fixture	DPW	4/20/2022
22-00009265	3/5/2022	918 Brush Hollow Rd., New Cassel, NY	Streetscape Program	street light out single	replaced fixture that was water damaged	DPW	4/20/2022
22-00009264	3/5/2022	898 Brush Hollow Rd., New Cassel, NY	Streetscape Program	street light out single	Performed wire maintenance	DPW	4/20/2022
22-00009263	3/5/2022	746 Brush Hollow Rd., New Cassel, NY	Streetscape Program	street light out single	replaced fuse	DPW	4/20/2022
22-00009262	3/5/2022	193 Elizabeth St., New Cassel, NY	Streetscape Program	Street lights out (multiple)	replaced photocell	DPW	3/10/2022
22-00009261	3/5/2022	1055 Prospect Ave., New Cassel, NY	Streetscape Program	street light out single	Performed wire maintenance	DPW	5/25/2022
22-00009259	3/5/2022	1057 Prospect Ave., Westbury, NY	Streetscape Program	street light out single	streetlight vendor performed wire maintenance	DPW	5/25/2022
22-00009258	3/5/2022	1057 Prospect Ave., Westbury, NY	Streetscape Program	street sign missing	replaced by sign shop	Highway	3/11/2022
22-00008919	3/3/2022	1037 Prospect Ave., New Cassel, NY	Streetscape Program	street light on during the day	replaced photocell	DPW	5/25/2022
22-00008913	3/3/2022	709 Prospect Ave., New Cassel, NY	Streetscape Program	street light on during the day	replaced photocell	DPW	5/24/2022
21-00044688	8/31/2021	821 Prospect Ave., Westbury, NY	Streetscape Program	Request removal of 2 dead trees	Scheduled for removal by Highway Dept on or before 2/21/2023.	Highway	Open
21-00044686	8/31/2021	Prospect Ave, Westbury, NY	Lighting maintenance	Street lights out (multiple)	work completed	DPW	12/16/2021
21-00043320	8/23/2021	273 Prospect Ave., New Cassel, NY	Streetscape Program	Request tree trimming / removal	Scheduled for removal by PSEG on or before 1/30/2023.	Highway/PSEG	Open
21-00043256	8/23/2021	179 Grant Street, New Cassel, NY	Zombie Homes Task Force	Complaint about property maintenance and needing board up	Code enforcement issued a Notice of Violation, reinspected and issued a ticket.	Code Enforcement	Open

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
21-00034849	7/6/2021	985 Prospect Avenue, New Cassel, NY	Streetscape Program	Discovered illegal fruit peddler setting up to sell fruit on sidewalk. Peddler damaged trash can and left rotting fruit in can. Called Meadow Carting and Code Enforcement.	CDA ED demanded on the spot that illegal fruit peddling operation leave the property (owned by CDA). Filed a complaint with Code Enforcement and Nassau Police Department. Peddler	Code Enforcement, Police, Sanitation.	7/6/2021
21-00031904	6/17/2021	983 Prospect Ave., New Cassel, NY	Streetscape Program	Requested tree replacement by property/business owner	Added to replacement list,	Highway	Schedule to be planted on or about 6/17/2024
21-00031902	6/17/2021	211 Urban Ave., New Cassel, NY	Streetscape Program	Requested removal of dead tree	Request being processed by Town	Highway	open
21-00017144	3/29/2021	985 Prospect Ave, New Cassel, NY	Streetscape Program	Second request for torn banner removal	Highway department removed ripped banner	Highway	Spring of 2021
21-00005443	1/29/2021	251 Malaney Ave, Apt. C, New Cassel, NY	Housing Quality Standards	received complaint from tenant about rodents, submitted service request to building department and the Housing Authority (Section 8)	Matter closed. No update from tenant so presumed to be addressed	DOB, NHHA	Closed
20-00053190	12/10/2020	985 Prospect Avenue, New Cassel, NY	Streetscape Program	request removal of streetlamp banner	Highway department removed ripped banner	Highway	Spring of 2021
20-00049161	11/16/2020	859 Prospect Ave., New Cassel, NY	Lighting maintenance	Street light out	Town lighting contractor replaced fuse	DPW	12/2/2020
20-00049157	11/16/2020	805 Prospect Ave., New Cassel, NY	Lighting maintenance	Street light out	Town lighting contractor replaced bulb	DPW	2/18/2021
20-00049155	11/16/2020	724 Prospect Ave., New Cassel, NY	Lighting maintenance	Street light out	Town lighting contractor inspected fixture - light working okay	DPW	12/2/2020
20-00049154	11/16/2020	701 Prospect Ave., New Cassel, NY	Lighting maintenance	Street light out (multiple)	Town lighting contractor replaced photocell	DPW	12/1/2020

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
20-00049153	11/16/2020	682 Union Ave., New Cassel, NY	Lighting maintenance	Street light out	Town lighting contractor inspected fixture - light working okay	DPW	12/10/2020
20-00049152	11/16/2020	648 Union Ave., New Cassel, NY	Lighting maintenance	Street light out	Town lighting contractor replaced bulb	DPW	12/10/2020
20-00049151	11/16/2020	512 Union Ave., New Cassel, NY	Lighting maintenance	Street light out	Town lighting contractor performed wire maintenance	DPW	12/10/2020
20-00049150	11/16/2020	626 Union Ave., New Cassel, NY	Lighting maintenance	Street light out	Town lighting contractor replaced ballast and fuse	DPW	12/10/2020
20-00026110	7/20/2020	Prospect Ave, Westbury, NY	Community Cleanup	Requested litter removal on Prospect Avenue			Highway De.partment addressing litter starting in October 2021
19-00047956	9/20/2019	716 Prospect Avenue, New Cassel, NY	Community Cleanup	Requested pick up of overflowing trash at Rose Ribbon Park	Parks Department has been maintaining the park since	NH Parks Department	Resolved
19-00047124	9/17/2019	243 Sheridan St, New Cassel, NY	Zombie Homes Task Force	RO- Service request - vandalism with what appears to be grafitti	This is a vacant and abandoned house. Code enforcement investigation. Violation served on property owner. Received respond to NC Police Dept. CDA is working with the	NC Police Department	CDA is purchased tax liens. Is maintaining property and will start eminent domain case in court in December 2021.
19-00045873	9/12/2019	801 Prospect Ave., Westbury, NY	Community Cleanup	RO - request to solid waste re: trash pickup, Meadow Carting not performing on contract	Trash pick up. Trash can issue resolved	Town	9/13/2019. Trash can disposal problem finally addressed by Meadow Carting in September 1, 2020.

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
no CSR	8/6/2019	985 Prospect Ave, New Cassel, NY	Site M	RO - request to ED of solid waste re: trash pickup, Meadow Carting not performing on contract	Solid waste called management at Meadow carting re: daily pick up, problems with no pickup in front of Site M.	Town	Trash can disposal problem finally addressed by Meadow Carting in September 1, 2020.
18-00032991	7/5/2019	273 Sheridan St., New Cassel, NY	Streetscape Program	RO - service request tree removal. Large tree is completely dead. It appears dangerous.	On schedule for PSEG to remove on or before 1/9/2020	PSEG	open
no CSR	7/3/2019	991 Prospect Ave, Westbury, NY	Site M	RO - request to ED of solid waste re: trash pickup, Meadow Carting not performing on contract	Solid waste called management at Meadow carting re: daily pick up	Town	7/3/2019. Trash can disposal problem finally addressed by Meadow Carting in September 1, 2020.
19-00030449 & 19-0030445	6/24/2019	1005 Prospect Ave., New Cassel, NY	Enforcement	RO- Service request - suspect work without a permit	Building application was submitted for expansion of deli to building department and Zoning Board of Appeals	Business owner	closed
19-00030390	6/24/2019	254 Sheridan Street, New Cassel, NY	Zombie Homes Task Force	RO - Service Request - property overgrown	Notice of violation issued to property owner. Code department had difficulty reaching owner. Partial clean up done.	Property Owner	Open

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
19-00027057	6/5/2019	701 Prospect Ave., New Cassel, NY	Site A	RO -service request on status of building permit - made on behalf of property owner	Permit Approved by Bldg. Department.	Property Owner	6/17/2019. Delays on permit issuance led to organization cancelling the lease and abandoning project.
19-00027055	6/5/2019	891 Prospect Avenue, New Cassel, NY	Streetscape Program	RO - service request on trash	Addressed by solid waste, town carter	Meadow carting	6/6/2019. Trash can disposal problem finally addressed by Meadow Carting in September 1, 2020.
19-00027054	6/5/2019	839 Prospect Ave., New Cassel, NY	Community Cleanup	RO - Service Reguest on trash	Streetscape trash can remov	Property Owner	Fall 2021
19-00027051	6/5/2019	719 Prospect Ave., New Cassel, NY	Enforcement	RO - service request - poorly maintained mixed use building	Code enforcement spoke to property owner (verbal warning) regarding cleanup.	Property Owner	6/6/2019.
no CSR	5/30/2019	985 Prospect Avenue, New Cassel, NY	Community Cleanup	RO - request to ED of solid waste re: trash pickup	Solid waste called management at Meadow carting re: daily pick up	Town	5/30/2019. Trash can disposal problem being addressed by Meadow Carting and monitored by CDA.
no CSR	5/23/2019	Trash cans on Prospect Avenue	Community Cleanup	RO - request to ED of solid waste re: trash pickup	We learned that Meadow Carting is responsible for picking up street cans on Prospect Avenue daily (Monday - Saturday).	Town	5/24/2019. Trash can disposal problem being addressed by Meadow Carting and monitored by CDA.
19-00024480	5/23/2019	701 Prospect Ave., New Cassel, NY	Site A	Street trash can overflowing next to 713 and 709 prospect	Violation cleaned up by property owner. We discover that Meadow Carting with contract from Town is responsible for daily pick up.	Owner/town	6/5/2019. Trash can disposal problem started being addressed by Meadow Carting in September 1, 2020. Ongoing review by
19-00024367	5/22/2019	822 Prospect Ave., New Cassel, NY	Site C	Catch basin floods during storms impacting building	Assigned to Highway Department.	Town	closed

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
19-00024322	5/22/2019	514 Grand Blvd, New Cassel NY (near)	Streetscape Program	RO - service request - lot needs grass cut 7 mow	Property owned and maintained by Nassau County. Contacted Leg. Siela Bynoe	Nassau County	being maintained.
19-00024200	5/21/2019	746 Prospect Ave., New Cassel, NY	Enforcement	RO -service request that security windows and doors are in violation of ordinance.	Notice of violations issued by code enforcement.	Property Owner	Property purchased by CDA April 10, 2020. Code violations cured in 45th year with CDBG funds.
19-00024199	5/21/2019	851-855 Prospect Ave., New Cassel, NY	Enforcement	RO - service request - 3 storefronts in violation of security gate ordinance.	Notice of violation issued on 853 Prospect Avenue. Security gate replaced after a fire occurred in the premises.	Tenant	6/13/2019
19-00024193	5/21/2019	240 Sheridan St., New Cassel, NY	Enforcement	RO - service request - fence falling down in disrepair	Notice of violation issued. Violation issued to owner.	Property Owner	Property purchased by developer, renovated and sold in 2020.
19-00024192	5/21/2019	212 Sheridan St., New Cassel	Zombie Homes Task Force	RO - service request - vacant and abandoned property. Safety fence down. Window boards off. Property overgrown.	Notice of violation issued to CELINK c/o Five Brothers Property Preservation by code enforcement. Debris and garbage removed. Landscaping (removal of overgrowth and brush) Removal of black truck	Lender property preservation company	7/9/2019 property was cleaned up. Being maintained by lender property preservation company.
19-00024191	5/21/2019	212 Sheridan St., New Cassel	Zombie Homes Task Force	RO - service request bags and litter left outside house more than one week	Notice of violation issued.	Lender property preservation company	7/9/2019

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
19-00001643	1/11/2019	188 Elizabeth St., New Cassel, NY	Enforcement	RO- service request. Property acquired by investor. Appears work being done without permit	Investor renovated home and sold it to JDS Living Concepts Corp. A sober home operator	private developer	2/24/2020
19-00001638	1/11/2019	1 Floral Lane, New Cassel, NY	Zombie Homes Task Force	RO - service request - vacant and abandoned property. Safety fence down. Window boards off. Property overgrown.	Notice of violation issued to property owner and property preservation company by code enforcement. Work was done and property was reinspected. Full compliance achieved in March.	Bank serviced property	3/1/2019 cleanup completed. Property subsequently sold to developer, renovated and put on market.
19-00000237	1/2/2019	357 Sherman St., New Cassel, NY	Zombie Homes Task Force	RO - fire at premises. Dangerous condition	Investigated by Code Enforcement. Notice of violation to be issued by building department. Property subsequently listed for sale by bank to investor. Investor sold to builder who renovated and sold to homeowners in 2020.	private developer	1/27/2020
19-00000203	1/2/2019	730 Prospect Avenue, New Cassel, NY	Prospect Avenue Park and Parking Lot	RO - service request - street sign needs repair /replacement	Repaired by sign shop	Town	1/23/2019
19-00000195	1/2/2019	701 Prospect Ave, New Cassel, NY	Site A	RO - Street light hit by vehicle. Pole is owned by Town	Repaired	Town	completed

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
18-00039024	8/6/2018	730 Prospect Avenue, New Cassel, NY	Prospect Avenue Park and Parking Lot	RO - irrigation system not working	Irrigation system had been vandalized and broken. System expanded and upgraded as PF & I by CDA	CDA - CDBG	Repaired and being maintained by Parks Department 2019-2020
18-00039018	8/6/2018	10 4th Street, New Cassel, NY	Enforcement	RO - Service request tree trimming. Large tree is completely dead. It appears dangerous.	Inspected by Highway department. Not serviced by Town - in owner's right of way.		
18-00037035	7/25/2018	716 Prospect Avenue, New Cassel, NY	Streetscape Program	RO - service request - street sign damaged by grafitti and stickers	Repaired by sign shop	Town	7/26/2018
18-00037028	7/25/2018	994 Prospect Ave., New Cassel, NY	Streetscape Program	RO -service request - flooding at the corner of Prospect and State Street (SW)	Basin cleaned by the Highway Department	Town	9/14/2018
18-00035599	7/18/2018	288 Siegel Street, New Cassel, NY	Streetscape Program	RO -service request - graffiti on street sign	Sign shop repared	Town	7/23/2018
18-00035455	7/18/2018	Union Avenue & Grand Avenue, New Cassel	Site F	RO - Service Request street lights out	Repaired by town contractor	Town	7/19/2019
18-00035456	7/17/2018	813 Prospect Ave., New Cassel, NY	Streetscape Program	RO - service request street lights out	Town contract replaced photocell	Town	10/18/2018
18-00035454	7/17/2018	701 Prospect Ave, New Cassel, NY	Site A	RO - service request street lights out	bulb replaced by Town contractor	Town	10/22/2018

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
no CSR	6/5/2018	671 Mason St., Westbury, NY	Residential Rehabilitation, Enforcement	Town Attorney referred the matter to us. The homeowner is a low income homeowner who has a building that is pending a dangerous building declaration by the Town Building Department.	This is an ongoing matter that the CDA has been working on from June 2018 to the present.	Department of Buildings, CDA	Open
19-00025558	5/29/2018	899 Old Country Rd., New Cassel	Enforcement	RO - service request - poorly maintained vacant commercial lot	Notice of violation issued on property owner. Property was cleaned up.	Property Owner	7/13/2019. Ongoing blighted property.
18-00023770	5/15/2018	799 Roman vacant lot, New Cassel, NY	Enforcement	RO - service request - overgrown lot.	Notice of violation sent to owner. Town highway department corrected deficiency.	Town	7/20/2019
18-00023725	5/15/2018	Union Avenue & Covert St., New Cassel, NY	Streetscape Program	RO - service request street lights out	Town contractor replace bulb	Town	6/12/2018
18-00023721	5/15/2018	998 Prospect Ave., New Cassel, NY	Streetscape Program	RO - service request street lights out	underground short repaired by Town contractor	Town	8/14/2018
18-00023719	5/15/2018	1020 Prospect Avenue, New Cassel	Site E	RO - service request street lights out	underground short repaired by Town contractor	Town	8/14/2018
18-00023716	5/15/2018	816 Prospect Ave., New Cassel, NY	Site C	RO - service request street lights out	Completed Town contractor	Town	8/16/2018
18-00023712	5/15/2018	701 Prospect Ave, New Cassel, NY	Site A - Gateway Park	RO - service request street lights out	Blown fuse replaced by Town contractor	Town	5/18/2018
18-00018179	4/16/2018	746 Prospect Ave, New Cassel, NY	Streetscape Program	RO - Service request called in. Due to an accident street light was knocked down	Town contractor replaced pole and light fixture.	Town	5/2/2018

Code Enforcement Log

Service Request	Date	Location	Project	Request	Outcome	Resources	Completion Date
18-00017953	4/16/2018	1 Floral Avenue, New Cassel, NY	Zombie Homes Task Force	RO - service request. Was at open house at adjacent property. Saw abandoned property was not secured. Took photos and sent to 311.	Violation found by code enforcement. NOV sent to property preservation company. Violation remained uncured.	Bank Servicer /Property Preservation	Sold to a developer and renovated 2019-2020. Sold to homeowner.
18-00012834	3/16/2018	Prospect Ave, Westbury, NY	Streetscape Program	RO - service request street lights out (multiple)	Town contractor replaced lens	Town	4/16/2018

Community Development Block Grant (CDBG) Program
Accomplishments Reporting

ECONOMIC DEVELOPMENT ACTIVITY CAPER

ACTIVITY SUMMARY INFORMATION

ACTIVITY NAME: Economic Development

ACTIVITY CODE: NH47-04

ALLOCATED FUNDS EXPENDED DURING THE REPORTING PERIOD: \$15,398.10

ACTIVITY TYPE (Check only one)

Economic Development Low/Mod Jobs Benefit

Economic Development Technical Assistance

Is activity complete? (Yes/No) No Are funds remaining? (Yes/No) Yes

Check ONE accomplishments type and enter the number of beneficiaries:

Business Jobs Loans

Number of Beneficiaries: _____

Community Development Block Grant (CDBG) Program Accomplishments Reporting

ACCOMPLISHMENTS NARRATIVE FOR THIS ACTIVITY

Narrative: Narrative **MUST** be specific and detailed. Attach additional documentation if necessary. (If funds were used for project delivery costs, please indicate exactly how the funds benefitted the low/mod population):

See attached narrative.

Community Development Block Grant (CDBG) Program Accomplishments Reporting

Did the activity (check all that apply):

- Support and promote integrated communities and improve integrated living patterns? (*i.e., public service activities, multifamily rehabilitation, acquisition of property for public purpose, and homeownership assistance*)
- Reduce racially and ethnically concentrated areas of poverty? (*i.e. economic development, public service activities, and homeownership assistance*)
- Respond to identified disproportionate housing needs of persons protected under the Fair Housing Act? (*i.e. residential rehabilitation – for handicapped accessibility improvements, code enforcement, and public housing rehabilitation*)
- Foster and maintain compliance with civil rights and fair housing laws? (*i.e., housing counseling, and landlord/tenant counseling*)
- Address disparities in access to key community assets which may provide greater mobility and access to vital assets including economic opportunities, employment, health, transportation and quality education? (*i.e. downtown revitalization, public facility and infrastructure improvements, handicapped accessibility improvements, commercial rehabilitation, public service activities, and transportation activities*)

Did this activity address any of the ten (10) Impediments to Fair Housing as identified in the Nassau County Analysis of Impediments to Fair Housing Choice (“AI”) located at <https://www.nassaucountyny.gov/5013/Analysis-of-Impediments-Final-Version--M>

(check all that apply):

- Impediment #1: Discrimination in the Nassau County Housing Market
- Impediment #2: Lending Policies, Practices and Disparities
- Impediment #3: High Cost of Housing
- Impediment #4: Community Planning & Zoning Decisions That Impede Affordable Housing
- Impediment #5: Limited Availability of Funds
- Impediment #6: Limited Non-Profit Capacity
- Impediment #7: Abandoned / Deteriorated Housing
- Impediment #8: Employment/Housing/Transportation Linkage
- Impediment #9: Insufficient Understanding of “Reasonable Accommodations” and ADA
-

Community Development Block Grant (CDBG) Program Accomplishments Reporting

ECONOMIC DEVELOPMENT WORKSHEET – FOR LOW/MOD AREA /JOBS BENEFIT

Assistance to Businesses:

	Total	Number Expanding	Number Relocating
New Businesses Assisted	3		
Existing Businesses Assisted	8		
Total	11		

Number of businesses assisted that provide goods or services to meet the needs of a service area, neighborhood, or community: ¹¹_____

Job Creation/Retention:

	Total Job Count		Total Weekly Hours	
	Full Time	Full Time Low/Mod	Part Time	Part Time Low/Mod
Actually Created				
Actually Retained				

<i>Jobs Created:</i>	Total
Of the jobs created, number of jobs with employer sponsored health care benefits	
Of the jobs created, number of persons unemployed prior to taking jobs created under this activity	

<i>Jobs Retained:</i>	Total
Of the jobs retained, number of jobs with employer sponsored health care benefits	

Community Development Block Grant (CDBG) Program Accomplishments Reporting

ECONOMIC DEVELOPMENT WORKSHEET – TECHNICAL ASSISTANCE FOR BUSINESSES

Please list the names of the businesses provided technical assistance and describe how this was carried out with the use of CDBG funds.

Name and Address of Business	Project Description and Use of Funding	Duns #
<i>Example: Main St. Hardware</i>	<i>Main Street Hardware sought assistance to relocate to the Town of Stoneyville. Technical assistance was provided to find appropriate commercial space in the downtown business district. Business is currently negotiating a lease.</i>	12345678
BlueCassel LLC 701 Prospect Avenue Westbury, NY 11590	We are working with the building owner on leasing of vacant commercial space. The New Cassel Overlay zone was amended to allow for municipal parking to count toward parking requirements.	
Prospect Seafood & Chicken, 705 Prospect Ave., Westbury, NY 11590	We are working with the business owner on a grant for signage and awing. This included have the Town's sign ordinance amended to allow for blade signs.	
Tony & Eddie's d/b/a Ideal Supermarket, 735 Prospect Ave., Westbury, NY 11590	The Agency previously awarded this small format supermarket acquisition financing for the business condominium. The loan is current.	
New Castle Properties d/b/a Worthy Lux, 735 Prospect Ave., Westbury, NY 11590	The Agency previously awarded this sportswear retailer acquisition financing for the business condominium. The loan was paid off in 2023.	
Roman Battista, 804 Prospect Ave., Westbury, NY 11590	The property owner completed some renovations after a fire. We are working with him to complete the project including signs, warnings, and streetscape improvements.	
L & M Barbers d/b/a Ernie's Barber Shop, 995 Prospect Ave., Westbury, NY 11590	The barber closed during COVID-19 mandates. We assisted him in applying for an SBA EIDL loan and a Nassau County Main Street grant (pending).	
RSDK Westbury LLC d/b/a Molar to Molar Dentistry, 822 Prospect Ave., Westbury, NY 11590	The Agency previously awarded this dentist acquisition financing for a commercial condominium which is current. We also provided technical assistance during the build out. She is open now and has rented additional space to a beauty salon	

NH47-04 Economic Development Narrative

Agency staff has provided technical assistance to businesses in the Town, particularly on Prospect Avenue, New Cassel. CDA staff provided information on COVID-19 business assistance through the Nassau County grant program and other federal sources to businesses and organizations. We also assumed the administration of the Town of North Hempstead Business and Tourism Development Corporation. We have been working with businesses and property owners as part of our NY Main Street Project. We are also undertaking a market study funded by the NYS DOS Brownfields Opportunity Area Program to identify commercial market gaps and opportunities for the hamlet of New Cassel.

701-717 Prospect Avenue (Site A): Gateway Court is a mixed-use building with LIHTC residential apartments above and retail/commercial tenants below. The building owner, the Bluestone Organization, has several commercial spaces not leased within the last 10 years. The Town Board amended the New Cassel Overlay District to allow the parking spaces at the Rose Ribbon Park and Parking Lot to be available to meet parking requirements for this building. We worked with (2) existing businesses in repositioning their businesses due to COVID-19 losses. Unfortunately, one of the businesses closed (2 existing businesses).

735 Prospect Avenue (Site B): The Agency previously awarded business condominium acquisition loans for this mixed-use LIHTC building. Ideal Supermarket is a small format grocery store and is paying off the loan to the Agency. Worthy Lux is a sportswear store that paid off the loan in 2023 (2 existing businesses).

804 Prospect Avenue: This is a commercial building owned by Roman Battista (also owner of Ideal Supermarket). He has partially renovated the interior and exterior of the building. The building houses three small business uses: a retail & wholesale bakery, a convenience store, and a deli-style food business (3 existing businesses). We are working with him to complete the project, including signs, awnings, and other improvements.

822 Prospect Avenue (Site C): RSDK Westbury LLC d/b/a Molar to Molar Dentistry ("Dentist") is a woman minority-owned dental practice. She provides dental services from children to seniors. She accepts Medicaid, with her practice predominately a low/mod income population. We provided the Dentist with a condominium acquisition loan which is current. In addition, we provided technical assistance during the construction phase and continued business assistance. The Dentist also rented a vacant space in her condominium to a woman minority-owned hair salon (2 new businesses).

995 Prospect Avenue: L & M Barbers d/b/a as Ernie's Barber Shop is a barbershop that has long been in business. He had to close his business during COVID-19 mandatory closures. We assisted him in applying for an EIDL loan through the SBA. We advised him of the availability of the Main Street Grant program from Nassau County OCD, subsequently assisting him with the pending application (1 existing business).

1023 Prospect Avenue: Taxi Nuevo York is a new business opened on Prospect Avenue. We provided the business with a letter of support for a variance from the Town's Board of Zoning Appeals (1 new business).

Community Development Block Grant (CDBG) Program
Accomplishments Reporting

LOW/MOD AREA BENEFIT ACTIVITY CAPER

ACTIVITY SUMMARY INFORMATION

ACTIVITY NAME: PF & I Streetscape Improvements New Cassel

ACTIVITY CODE: NH44-04, NH45-05

ACTIVITY TYPE (Check One):

- Public Facility and Improvements _____
- Commercial Rehabilitation _____ (also fill out worksheet on page 7)
- Acquisition _____
- Disposition _____
- Clearance and Demolition _____
- Code Enforcement _____ (also fill out worksheet on page 8)
- Clean-up of Contaminated Sites _____
- Other _____ Area Benefit Activity Name _____

Is activity complete? (Yes/No) Y _____ Are funds remaining? (Yes/No) _____

Community Development Block Grant (CDBG) Program Accomplishments Reporting

ACCOMPLISHMENTS NARRATIVE FOR THIS ACTIVITY

Narrative: Narrative **MUST** be specific and detailed. Attach additional documentation if necessary. (If funds were used for project delivery costs, please indicate exactly how the funds benefitted the low/mod population):

The CDA used grant funds to fabricate and install new lamppost banners for Prospect Avenue. The design was inspired by a mural completed by Westbury High School students with the Arts Build New Cassel project. The funds were also used to install new double banner arms in place of the original arms which were damaged. The project was managed in house from oversight of design, fabrication, installation, and post-installation follow up. We did incur project delivery costs for the project.

Community Development Block Grant (CDBG) Program Accomplishments Reporting

1. **Location of Activity:** (i.e. Streetscape improvement on Main Street from First St. to Second St)
Streetscape Improvement on Prospect Avenue from Union Avenue to Wantagh State Parkway.

2. **For Public Facilities Improvements (PF&I) Activities only:**

Indicate how the public facility and the improvements benefit an eligible population

This project is located on Prospect Avenue Business District - the downtown of New Cassel hamlet. This beautification effort impacts the entire community. We are trying to attract and retain businesses to the Prospect Avenue Business District.

Of the total number of persons assisted, enter the number that:

a) Now have new access to this type of public facility or infrastructure improvement:	<u>14,199</u>
b) Now have improved access to this type of public facility or infrastructure improvement:	<u>14,199</u>
c) Are served by public facility or infrastructure that is no longer substandard:	<u>14,199</u>

3. **For Acquisition/Disposition/Clearance/Relocation/Clean-up/Other Activities, indicate the proposed use of the property, and how it is eligible under the CDBG Program.**

Community Development Block Grant (CDBG) Program Accomplishments Reporting

Did the activity (check all that apply):

- Support and promote integrated communities and improve integrated living patterns? (*i.e., public service activities, multifamily rehabilitation, acquisition of property for public purpose, and homeownership assistance*)
- Reduce racially and ethnically concentrated areas of poverty? (*i.e. economic development, public service activities, and homeownership assistance*)
- Respond to identified disproportionate housing needs of persons protected under the Fair Housing Act? (*i.e. residential rehabilitation – for handicapped accessibility improvements, code enforcement, and public housing rehabilitation*)
- Foster and maintain compliance with civil rights and fair housing laws? (*i.e., housing counseling, and landlord/tenant counseling*)
- Address disparities in access to key community assets which may provide greater mobility and access to vital assets including economic opportunities, employment, health, transportation and quality education? (*i.e. downtown revitalization, public facility and infrastructure improvements, handicapped accessibility improvements, commercial rehabilitation, public service activities, and transportation activities*)

Did this activity address any of the nine (9) Impediments to Fair Housing as identified in the Nassau County Analysis of Impediments to Fair Housing Choice (“AI”) located at:

<https://www.nassaucountyny.gov/5013/Analysis-of-Impediments-Final-Version--M>

(check all that apply):

- Impediment #1: Discrimination in the Nassau County Housing Market _____
- Impediment #2: Lending Policies, Practices and Disparities _____
- Impediment #3: High Cost of Housing _____
- Impediment #4: Community Planning & Zoning Decisions That Impede Affordable Housing _____
- Impediment #5: Limited Availability of Funds _____
- Impediment #6: Limited Non-Profit Capacity _____
- Impediment #7: Abandoned / Deteriorated Housing _____
- Impediment #8: Employment/Housing/Transportation Linkage _____
- Impediment #9: Insufficient Understanding of “Reasonable Accommodations” and ADA _____



PF & I Prospect Avenue
Streetlamp Banners

Community Development Block Grant (CDBG) Program
Accomplishments Reporting

LOW/MOD HOUSING BENEFIT ACTIVITY CAPER

ACTIVITY SUMMARY INFORMATION

ACTIVITY NAME: Residential Rehabilitation

ACTIVITY CODE: NH44-05, NH45-06, NH46-06

ACTIVITY TYPE (Check only one)

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Residential Rehabilitation | <i>(also fill out worksheet on page 5 & 6)</i> |
| <input type="checkbox"/> | Multi-Family Housing Rehabilitation | <i>(also fill out worksheet on page 7 & 8)</i> |
| <input type="checkbox"/> | Public Housing Rehabilitation | <i>(also fill out worksheet on page 7 & 8)</i> |
| <input type="checkbox"/> | Acquisition | <i>(also fill out worksheet on page 9)</i> |
| <input type="checkbox"/> | Disposition | <i>(also fill out worksheet on page 9)</i> |
| <input type="checkbox"/> | Clearance and Demolition | <i>(also fill out worksheet on page 9)</i> |
| <input type="checkbox"/> | Relocation | <i>(also fill out worksheet on page 9)</i> |
| <input type="checkbox"/> | Downpayment Assistance | <i>(also fill out worksheet on page 10)</i> |

Is activity complete? (Yes/No) No Are funds remaining? (Yes/No) Yes

Community Development Block Grant (CDBG) Program Accomplishments Reporting

ACCOMPLISHMENTS NARRATIVE FOR THIS ACTIVITY

Narrative: Narrative **MUST** be specific and detailed. Attach additional documentation if necessary. (If funds were used for project delivery costs, please indicate exactly how the funds benefitted the low/mod population):

Residential Rehabilitation funds have been used for property emergency repairs and code violations in the homes. Our focus is primarily on the health and safety of the homeowner and residents of the home. We undertake emergency repairs first and then increase the scope of work to make improvements so that the home can meet HUD's housing quality standards.

Properties completed:

- [REDACTED] Division, Westbury, NY
- 746 Prospect Ave, Westbury, NY (rental)
- [REDACTED] Hilton Ave, New Hyde Park, NY

Properties pending further work:

- 746 Prospect Ave, Westbury, NY (rental)

Inactive/non-responsive:

- [REDACTED] Mason St, Westbury, NY

Other applications are project delivery costs for the Lead Service Line Replacement Program (LSLRP) Grant funded by New York State. The scope of the work is replacing lead service lines to homes to mitigate lead poisoning. In this grant program, the house lead service line replacement will be funded with New York State funds.

For the LSLRP Grant

- 14 Applications were received and approved.
- 35 lead service lines have been replaced. 21 of 35 replaced were applications approved in the prior reporting period.
- 3 lead service lines pending completion.

Community Development Block Grant (CDBG) Program Accomplishments Reporting

RESIDENTIAL REHABILITATION WORKSHEET

Total # of residences rehabilitated during the Program Year: 4 _____

Of the residences assisted, enter the number of:

Units occupied by the Elderly:	4 _____
Units with Female Head of Household:	4 _____
Units that were brought into compliance with lead safety rules (24 CFR Part 35):	4 _____
Units Qualified as Energy Star:	0 _____
Units Made handicapped accessible:	0 _____
Units moved from substandard to standard (HQS or Local Code):	3 _____

Name of Resident	Race/ Ethnicity <small>1</small>	Street Address	Amt. Funds Expended	Project Complete (Yes/No)	Extremely Low Income <30% AMI	Low Income ≤50% AMI	Moderate Income <50% & ≥80% AMI
██████████	2	██████████ Division St., Westbury, NY	17,672	Yes			x
██████████	1	██████████ Mason St., Westbury, NY	3,743	yes	x		
██████████	Hispanic	746 Prospect Ave., Westbury, NY	34,391	No	x		
██████████	1	██████████ Hilton Ave, New Hyde Park, NY	871	yes	x		

¹ Race/Ethnicity Codes: 1 = White; 2 = Black/African American; 3 = Asian; 4 = American Indian/Alaskan Native; 5 = Native Hawaiian/Other Pacific Islander; 6 = American Indian/Alaskan Native & White; 7 = Asian & White; 8 = Black/African American & White; 9 = Other Multi-Racial; 10 = American Indian/Alaska Native & Black/African American. Please indicate if any residents are also Hispanic.

Community Development Block Grant (CDBG) Program Accomplishments Reporting

Lead Paint

Applicable Lead Paint Requirement:

	# Units
Housing constructed before 1978	3
Exempt: housing constructed 1978 or later (i)	0
Exempt: Hard costs <= \$5,000	0
Otherwise exempt (i)	0
Total	3

*Lead Hazard Remediation Actions: (For rehabilitation only)

	# Units
Lead Safe Work Practices (24 CFR 35.930(b)) (Hard costs <= \$5,000)	0
Interim Controls or Standard Practices (24 CFR 35.930(c)) (Hard costs \$5,000 - \$25,000)	3
Abatement (24 CFR 35.930(d)) (Hard costs > \$25,000)	0
Total	3

Community Development Block Grant (CDBG) Program
Accomplishments Reporting

LOW/MOD HOUSING BENEFIT ACTIVITY CAPER

ACTIVITY SUMMARY INFORMATION

ACTIVITY NAME: Disposition

ACTIVITY CODE: NH45-07

ACTIVITY TYPE (Check only one)

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | Residential Rehabilitation | <i>(also fill out worksheet on page 5 & 6)</i> |
| <input type="checkbox"/> | Multi-Family Housing Rehabilitation | <i>(also fill out worksheet on page 7 & 8)</i> |
| <input type="checkbox"/> | Public Housing Rehabilitation | <i>(also fill out worksheet on page 7 & 8)</i> |
| <input type="checkbox"/> | Acquisition | <i>(also fill out worksheet on page 9)</i> |
| <input checked="" type="checkbox"/> | Disposition | <i>(also fill out worksheet on page 9)</i> |
| <input type="checkbox"/> | Clearance and Demolition | <i>(also fill out worksheet on page 9)</i> |
| <input type="checkbox"/> | Relocation | <i>(also fill out worksheet on page 9)</i> |
| <input type="checkbox"/> | Downpayment Assistance | <i>(also fill out worksheet on page 10)</i> |

Is activity complete? (Yes/No) y Are funds remaining? (Yes/No)ⁿ

Community Development Block Grant (CDBG) Program Accomplishments Reporting

ACCOMPLISHMENTS NARRATIVE FOR THIS ACTIVITY

Narrative: Narrative **MUST** be specific and detailed. Attach additional documentation if necessary. (If funds were used for project delivery costs, please indicate exactly how the funds benefitted the low/mod population):

See attached narrative.

Community Development Block Grant (CDBG) Program Accomplishments Reporting

ACQUISITION, DISPOSITION, CLEARANCE AND RELOCATION WORKSHEET

For Acquisition, Disposition, Clearance and Demolition, and Relocation please fill out the following table that will indicate the planned use of each affordable housing activity.

Activity Name	Address of Property	No. of Units	New Construction (Y/N)	Rehabilitation (Y/N)	Owner (Y/N)	Renter (Y/N)	Multi-Family (Y/N)
<i>Sample: Acquisition</i>	<i>40 Main Street, Hempstead, NY</i>	<i>1</i>	<i>N</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>N</i>
Disposition	205 Urban Avenue, Westbury, NY 11590	1	N	Y	Y	N	N
Disposition	218 Sheridan, Westbury, NY 11590	1	Y	Y	Y	N	N
Disposition	220 Sheridan, Westbury, NY 11590	1	Y	Y	Y	N	N
Disposition	876 Brush Hollow Road, Westbury, NY 11590	1	Y	Y	Y	N	N
Disposition	985-987 Prospect Ave., Westbury, NY 11590	unknown	Y	N	N	Y	Y
Disposition	746 Prospect Ave., Westbury, NY 11590	1	N	Y	N	Y	N

Community Development Block Grant (CDBG) Program Accomplishments Reporting

Did the activity (check all that apply):

- Support and promote integrated communities and improve integrated living patterns? (*i.e., public service activities, multifamily rehabilitation, acquisition of property for public purpose, and homeownership assistance*)
- Reduce racially and ethnically concentrated areas of poverty? (*i.e. economic development, public service activities, and homeownership assistance*)
- Respond to identified disproportionate housing needs of persons protected under the Fair Housing Act? (*i.e. residential rehabilitaton – for handicapped accessibility improvements, code enforcement, and public housing rehabilitation*)
- Foster and maintain compliance with civil rights and fair housing laws? (*i.e., housing counseling, and landlord/tenant counseling*)
- Address disparities in access to key community assets which may provide greater mobility and access to vital assets including economic opportunities, employment, health, transportation and quality education? (*i.e. downtown revitalization, public facility and infrastructure improvements, handicapped accessibility improvements, commercial rehabilitation, public service activities, and transportation activities*)

Did this activity address any of the nine (9) Impediments to Fair Housing as identified in the Nassau County Analysis of Impediments to Fair Housing Choice (“AI”) located at:

<https://www.nassaucountyny.gov/5013/Analysis-of-Impediments-Final-Version--M>

(check all that apply):

- Impediment #1: Discrimination in the Nassau County Housing Market
- Impediment #2: Lending Policies, Practices and Disparities
- Impediment #3: High Cost of Housing
- Impediment #4: Community Planning & Zoning Decisions That Impede Affordable Housing
- Impediment #5: Limited Availability of Funds
- Impediment #6: Limited Non-Profit Capacity
- Impediment #7: Abandoned / Deteriorated Housing
- Impediment #8: Employment/Housing/Transportation Linkage
- Impediment #9: Insufficient Understanding of “Reasonable Accommodations” and ADA

NH45-07 Disposition

Disposition funds were used to redevelop agency-owned properties in the New Cassel Urban Renewal Area, including project delivery costs.

The grant funds were used for legal fees and closing expenses for properties developed by the Agency. In addition, post-closing expenses were incurred, including repairs to defects found after completion and follow-up items relating to titles.

An Agency owned property at 985-987 Prospect Avenue is in the pre-development phase. The Agency incurred pre-development expenses.

Several other Agency owned properties located at 746 Prospect Avenue, Westbury, acquired in 2020, are undergoing pre-development work. In addition, the property was acquired with a family residing in the rental unit.

Disposition funding expenses associated with soft costs and project delivery costs include insurance, legal fees, utilities, property maintenance, pre and post-development work, transportation, construction management, and work related to the sale and closing of properties.

Four (4) ownership units are completed and occupied in the post-closing phase.

Two (2) properties are in the pre-development phase. One of the properties is occupied by a rental tenant family.

Community Development Block Grant (CDBG) Program
Accomplishments Reporting

LOW/MOD AREA BENEFIT ACTIVITY CAPER

ACTIVITY SUMMARY INFORMATION

ACTIVITY NAME: Demolition & Clearance

ACTIVITY CODE: NH47-08

ACTIVITY TYPE (Check One):

- Public Facility and Improvements
- Commercial Rehabilitation (also fill out worksheet on page 7)
- Acquisition
- Disposition
- Clearance and Demolition
- Code Enforcement (also fill out worksheet on page 8)
- Clean-up of Contaminated Sites
- Other Area Benefit Activity Name _____

Is activity complete? (Yes/No) Y Are funds remaining? (Yes/No) Y

Community Development Block Grant (CDBG) Program Accomplishments Reporting

ACCOMPLISHMENTS NARRATIVE FOR THIS ACTIVITY

Narrative: Narrative **MUST** be specific and detailed. Attach additional documentation if necessary. (If funds were used for project delivery costs, please indicate exactly how the funds benefitted the low/mod population):

The Agency used demolition and clearance funding to facilitate cleaning up blighted properties. We used the funding for some of our project delivery costs for projects being undertaken with US EPA Brownfields Assessment and Multipurpose funding.

We completed Phase I and Phase II environmental reviews of 746 and 740 Prospect Avenue, Westbury. The building at 746 Prospect is a mixed use building occupied by a rental tenant. During the Phase II investigation, we were able to have an abandoned fuel oil tank properly removed from the premises.

We also completed Phase I environmental reviews of 212 Sheridan, 243 Sheridan, and 184 Catherine Street, Westbury, NY.

Community Development Block Grant (CDBG) Program Accomplishments Reporting

1. **Location of Activity:** (i.e. Streetscape improvement on Main Street from First St. to Second St)
Environmental due diligence at 746 Prospect, 740 Prospect, 212 Sheridan, 243 Sheridan, 184 Catherine St., all in the hamlet of Westbury.

2. **For Public Facilities Improvements (PF&I) Activities only:**

Indicate how the public facility and the improvements benefit an eligible population

Of the total number of persons assisted, enter the number that:

- a) Now have new access to this type of public facility or infrastructure improvement: _____
- b) Now have improved access to this type of public facility or infrastructure improvement: _____
- c) Are served by public facility or infrastructure that is no longer substandard: _____

3. **For Acquisition/Disposition/Clearance/Relocation/Clean-up/Other Activities, indicate the proposed use of the property, and how it is eligible under the CDBG Program.**

The properties at 212 Sheridan, 243 Sheridan, and 184 Sheridan, Westbury will be redeveloped as single family homes affordable to income first-time homebuyers.

The building at 746 Prospect Avenue is a mixed use building with a tenant family. The vacant retail space below will be renovated after asbestos abatement is completed. We prefer a commercial reuse that will provide goods and services not otherwise available in this low/moderate income community.

The property at 740 Prospect is slated for redevelopment as mixed-use or affordable housing.

Community Development Block Grant (CDBG) Program Accomplishments Reporting

Did the activity (check all that apply):

- Support and promote integrated communities and improve integrated living patterns? (*i.e., public service activities, multifamily rehabilitation, acquisition of property for public purpose, and homeownership assistance*)
- Reduce racially and ethnically concentrated areas of poverty? (*i.e. economic development, public service activities, and homeownership assistance*)
- Respond to identified disproportionate housing needs of persons protected under the Fair Housing Act? (*i.e. residential rehabilitaton – for handicapped accessibility improvements, code enforcement, and public housing rehabilitation*)
- Foster and maintain compliance with civil rights and fair housing laws? (*i.e., housing counseling, and landlord/tenant counseling*)
- Address disparities in access to key community assets which may provide greater mobility and access to vital assets including economic opportunities, employment, health, transportation and quality education? (*i.e. downtown revitalization, public facility and infrastructure improvements, handicapped accessibility improvements, commercial rehabilitation, public service activities, and transportation activities*)

Did this activity address any of the nine (9) Impediments to Fair Housing as identified in the Nassau County Analysis of Impediments to Fair Housing Choice (“AI”) located at:

<https://www.nassaucountyny.gov/5013/Analysis-of-Impediments-Final-Version--M>

(check all that apply):

- Impediment #1: Discrimination in the Nassau County Housing Market
- Impediment #2: Lending Policies, Practices and Disparities
- Impediment #3: High Cost of Housing
- Impediment #4: Community Planning & Zoning Decisions That Impede Affordable Housing
- Impediment #5: Limited Availability of Funds
- Impediment #6: Limited Non-Profit Capacity
- Impediment #7: Abandoned / Deteriorated Housing
- Impediment #8: Employment/Housing/Transportation Linkage
- Impediment #9: Insufficient Understanding of “Reasonable Accommodations” and ADA

Community Development Block Grant (CDBG) Program
Accomplishments Reporting

PUBLIC SERVICE CAPER

ACTIVITY SUMMARY INFORMATION

ACTIVITY NAME: PS Community Connections

ACTIVITY CODE: NH45-12

ALLOCATED FUNDS EXPENDED: \$18,170.02

BENEFICIARY TYPE (Check only one)

Low/Mod Direct Benefit/Limited Clientele (at least 51% of program participants must be low/mod)

Low/Mod Area Benefit (Service Area must be considered low/mod)

Is activity complete? (Yes/No) N Are funds remaining? (Yes/No) Y

Community Development Block Grant (CDBG) Program Accomplishments Reporting

ACCOMPLISHMENTS NARRATIVE FOR THIS ACTIVITY

Narrative: Accomplishments narrative **MUST** be specific and detailed. Please include how budget was allocated (i.e., rent, supplies, stipends) Attach additional documentation if necessary.

The Town of North Hempstead Community Development Agency provides public service funding to complement ongoing community revitalization and housing initiatives.

Community Connections of Long Island, Inc. (CCLI), a 501(c) (3) facilitates the youth-led seasonal Community Connections Youth-led Farmer's Market ("Farmer's Market"). The Farmer's Market developed from New Cassel Community Vision and has operated for ten years on Prospect Avenue in New Cassel.

The Farmer's Market recently expanded to include Saturday in New Cassel (corner of Prospect and Garden) and Westbury Village (corner of Post and Maple in the Village Square). The markets are open from mid-July to the end of October. Produce is purchased wholesale from Long Island farmers on the east end. A local New Cassel business, Vigliotti's Great Gardens, trucks the produce to the market as an in-kind contribution.

The Farmer's Market is part of the consortium of farmer's markets operating on Long Island in low-income areas. The goals of the Farmer's Market are:

- Increase the availability and consumption of fresh, nutritious fruits and vegetables to the community.
- Build a marketplace that fosters community building and promotes healthy food choices.
- Providing entrepreneurial and work readiness training employing youth residing in the low-income community.

The Farmer's Market accepts cash, credit, WIC, Senior Farmers' Market Nutrition Program (FMNP) and accepts EBT (food stamps) to serve low-income families in the community. The market in New Cassel primarily serves families and individuals with WIC, FMNP, and EBT subsidies. The market in Westbury Village serves a mix of customers.

The project includes payroll for 13 to 17 youth workers and counselors (market managers) who work hourly. Additional costs include produce, market bags, postcards, marketing material, van rental (to transport youth from market to market), and other associated costs.

Community Development Block Grant (CDBG) Program Accomplishments Reporting

Did the activity (check all that apply):

- Support and promote integrated communities and improve integrated living patterns? (*i.e., public service activities, multifamily rehabilitation, acquisition of property for public purpose, and homeownership assistance*)
- Reduce racially and ethnically concentrated areas of poverty? (*i.e. economic development, public service activities, and homeownership assistance*)
- Respond to identified disproportionate housing needs of persons protected under the Fair Housing Act? (*i.e. residential rehabilitaton – for handicapped accessibility improvements, code enforcement, and public housing rehabilitation*)
- Foster and maintain compliance with civil rights and fair housing laws? (*i.e., housing counseling, and landlord/tenant counseling*)
- Address disparities in access to key community assets which may provide greater mobility and access to vital assets including economic opportunities, employment, health, transportation and quality education? (*i.e. downtown revitalization, public facility and infrastructure improvements, handicapped accessibility improvements, commercial rehabilitation, public service activities, and transportation activities*)

Did this activity address any of the nine (9) Impediments to Fair Housing as identified in the Nassau County Analysis of Impediments to Fair Housing Choice (“AI”) located at:

<https://www.nassaucountyny.gov/5013/Analysis-of-Impediments-Final-Version--M>

(check all that apply):

- Impediment #1: Discrimination in the Nassau County Housing Market
- Impediment #2: Lending Policies, Practices and Disparities
- Impediment #3: High Cost of Housing
- Impediment #4: Community Planning & Zoning Decisions That Impede Affordable Housing
- Impediment #5: Limited Availability of Funds
- Impediment #6: Limited Non-Profit Capacity
- Impediment #7: Abandoned / Deteriorated Housing
- Impediment #8: Employment/Housing/Transportation Linkage
- Impediment #9: Insufficient Understanding of “Reasonable Accommodations” and ADA

Community Development Block Grant (CDBG) Program Accomplishments Reporting

LIST IN TABLE BELOW ALL SOURCES OF FUNDING FOR PUBLIC SERVICE ACTIVITY

Federal Funding Sources (List Agency & Program Names)	Grant or Loan	Amount (000s)	One time award? Yes/No
1) CDBG grant	grant	29,000	no
2)			
3)			
State Funding Sources (List Agency & Program Names)	Grant or Loan	Amount (000s)	One time award? Yes/No
1)			
2)			
3)			
Local (County/Town/Village) Funding Sources (List Agency & Program Names)	Grant or Loan	Amount (000s)	One time award? Yes/No
1) Town of North Hempstead signage	in-kind		Yes
2) Village of Westbury - space	in-kind		No
3) Nassau County Legislator - outreach	in-kind		No
Private Funding Sources (Include fund raising, foundation grants, annual pledges, etc.)	Grant or Loan	Amount (000s)	One time award? Yes/No
1) Vigliotti's Great Gardens - transportation	in-kind		No
2) First Baptist Cathedral - space	in-kind		No
3)			

Community Development Block Grant (CDBG) Program Accomplishments Reporting

DATA COLLECTION SOURCE/ELIGIBILITY INFORMATION

1. Please explain HOW income eligibility information was collected (i.e. Referral Agency – NC DSS, Household Income etc.) Be specific about what records are kept to determine eligibility of clientele:

Area Benefit activity. See attached maps.

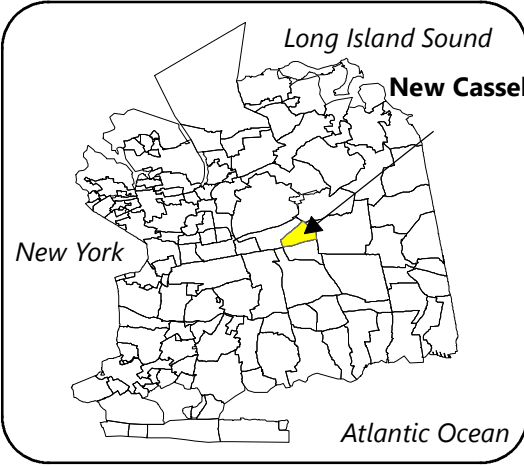
2. Of the total benefiting, enter the number that:

Now has new or continuing access to this service or benefit:	14,199
Now has improved access to this service or benefit:	14,199
Now receive a service or benefit that is no longer substandard:	14,199

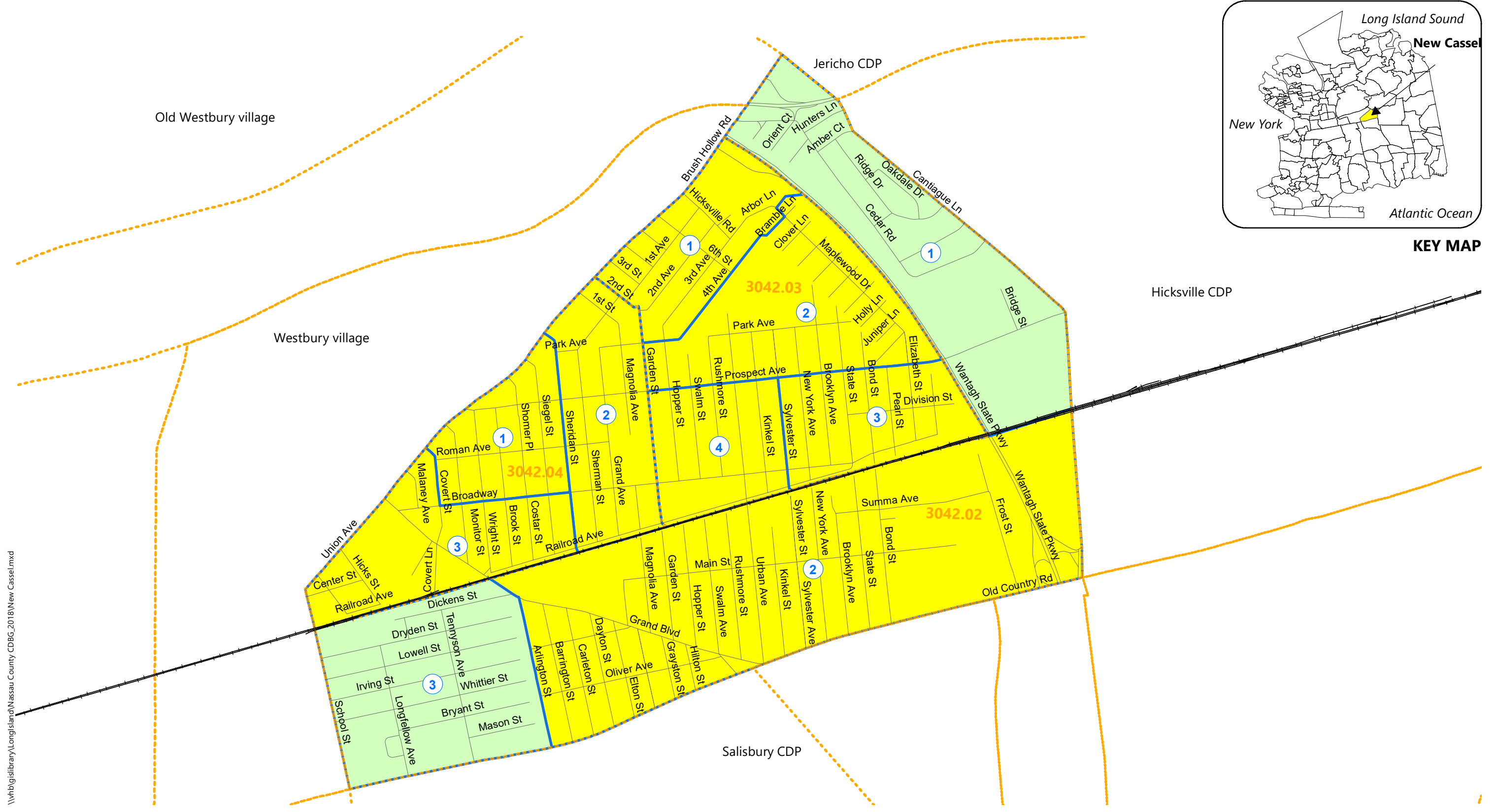
3. If the activity's National Objective is Low/Mod Area Benefit, please describe the service area and attach a map:

The service area for the project is New Cassel and the Incorporated Village of Westbury ("Westbury"). Both communities are co-located and comprise the Westbury School District. The communities are low-moderate income areas as designated by HUD. Copies of the maps are attached.

Both New Cassel and Westbury have ongoing downtown revitalization programs recognized and funded by the Nassau County Office of Community Development.



KEY MAP



\\vhb\gislibrary\LongIsland\Nassau County\CDBG_2018\New Cassel.mxd



Notes: HUD Released Low/Mod data for Nassau County Consortium (2019).
Exception Criteria: 41.41%

- Census Tract Boundary
- 1000 Census Tract Number
- Block Group Boundary
- 1 Block Group Number
- Eligible Area

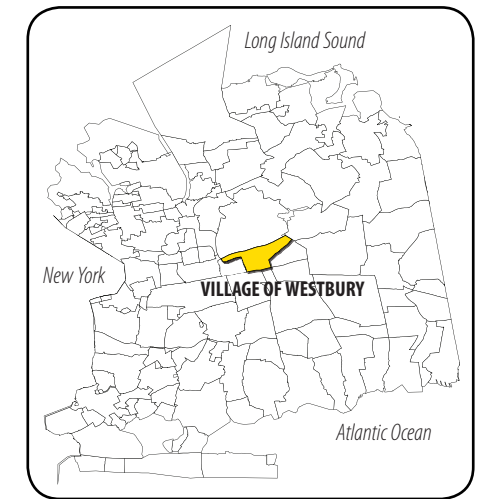
Nassau County Consortium

Nassau County, NY

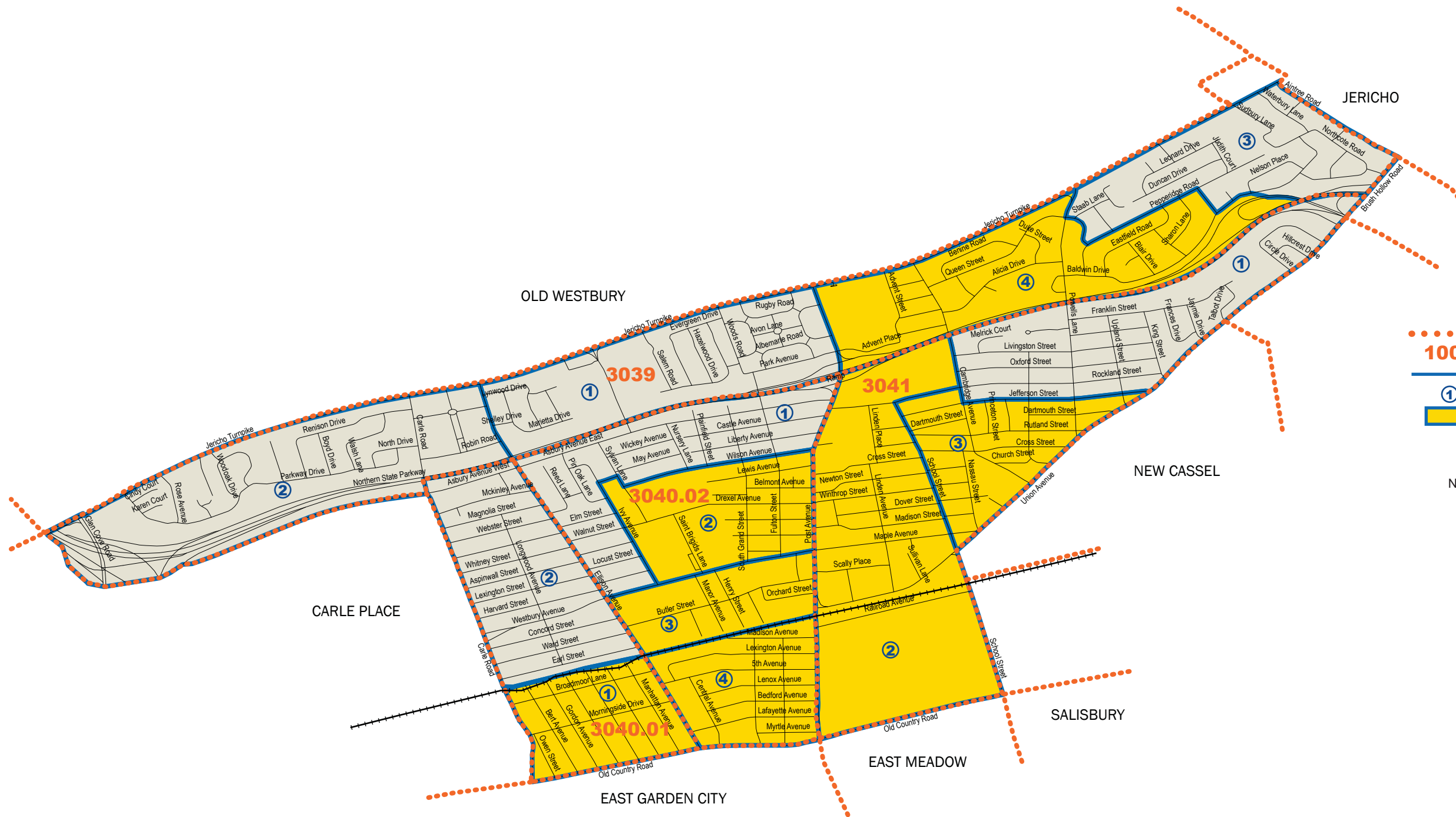
New Cassel



Source: U.S. Census Bureau, 2018 Block Groups and Census Tracts



KEY MAP



- Census Tract Boundary
- 1000** Census Tract Number
- Block Group Boundary
- ① Block Group Number
- Eligible Area

NOTES: HUD Released Low/Mod data for Nassau County Consortium based on 2010 Census.

Exception Criteria: 37.98%

VILLAGE OF WESTBURY

Nassau County Consortium

VHB Engineering, Surveying and Landscape Architecture, P.C.

BRUCE A. BLAKEMAN
COUNTY EXECUTIVE



KEVIN J. CREAN
DIRECTOR

**COUNTY OF NASSAU
OFFICE OF COMMUNITY DEVELOPMENT**

1 West Street, Suite 365
Mineola, NY 11501
(516) 571-0200

<https://www.nassaucountyny.gov/1524/Community-Development>

VIA ELECTRONIC MAIL

December 27, 2022

Dear Consortium Member:

SUBJECT: FAIR HOUSING ACTIVITY STATEMENT (FHAS) 2022 PROGRESS REPORT

Attached to this e-mail you will find the Fair Housing Activity Statement (FHAS) Progress Report that your municipality completed and submitted last year as a prerequisite for receiving 48th year CDBG funding. We are requiring that you update this Progress Report detailing how your municipality addressed the impediments to fair housing choice during the 2022 calendar year. We have created another column (column "F") so you can specify the progress you made in reaching any self-identified benchmarks.

Below is a Certification Page in fillable pdf format to be filled out, signed, and submitted with the FHAS Progress Report. Reports are due **January 31, 2023**. Funding will not be awarded if this Report is not completed and submitted to this office. Should you require additional time, please do not hesitate to contact me. As always, we appreciate your cooperation and anticipate another successful program year!

Sincerely,

A handwritten signature in blue ink that reads "Theresa C. Dukes".

Theresa C. Dukes
Deputy Director

Cc: Kevin Crean, Director
Donald Crosley, Deputy Director

12/27/2022

SUBJECT: **Progress Report - Fair Housing Activity Statement (FHAS)**

DUE DATE: **January 31, 2023**

Municipality
Name: _____

Complete the fields below and email to Theresa Dukes at tdukes@nassaucountyny.gov along with the FHAS Progress Report

Name and Title of Person Completing Report: _____

This is intended to be a collaborative process. Please provide the names and titles of any person(s) who were consulted in completing this progress report. Indicate which Department he/she is in (i.e., Building Department, Planning Department, Community Development Department, Consultant, etc.).

Name	Title	Department

By signing this form, I certify that the information provided in this report is true and correct

Signature: _____

Date: _____

NOTE: CDBG FUNDS ONLY BE AWARDED IF THE FHAS IS SUBMITTED

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
Impediment #1: Discrimination in the Nassau County Housing Market - To combat discrimination in the housing market, it is vital that each consortium member promote and conduct events that demonstrate support for affirmatively furthering fair housing and build awareness among elected officials, policy makers and residents. The following are examples of activities that consortium member communities may have already undertaken or can plan to accomplish over the next five years. Please note next to each suggested activity whether the activity is already being undertaken or is planned. For planned activities, please provide a timeline for completing the task.						
Pass a resolution expressing the jurisdiction's obligation to affirmatively further fair housing.	Yes.	Resolution was passed. See attached.	Not applicable.	Resolution was passed. See attached.	Resolution was passed. See attached.	This is a item discussed as part of the Executive Director's Report at each CDA Board Meeting.
Passage of a resolution by local governing body that includes a fair housing policy and a complaint procedure. (See sample resolution in the "Library" section.)	Yes	the Town of North Hempstead has adopted an Open Housing Law.	Not applicable.	This law has been in place since 1968.	This law has been in place since 1968.	A Deputy Town Attorney is assigned to participate on the Fair Housing Assessment Committee.
Identify the employee in charge of fair housing issues, including referrals, collection of relevant fair housing information and dissemination of such information.	Yes	Town Attorney or his designee, CDA Executive Director	Not applicable.	We will be collecting and disseminating information on an ongoing basis.	Town Attorney or his designee, CDA Executive Director	See plan below for more detail.
Identify the employee who will attend Fair Housing Trainings.	Yes	CDA Executive Director, members of Planning Department Staff, Others.	Not applicable.	We have completed training. We anticipate ongoing participation as trainings are offered by professional organizations.	CDA Executive Director, members of Planning Department Staff and Housing Authority Staff attended training through various professional organizations.	Identify additional training opportunities. Fair Housing Training for the Town Attorney's Office.
Provide fair housing materials in public buildings and at community events.	Yes	North Hempstead CDA compiled a referral brochure ("Fair Housing Brochure") posted on our website	Not applicable	We will be printing our Fair Housing Brochure. Copies will be provided at public buildings and community centers.	We printed LIHS Fair Housing Posters that are being posted in buildings throughout the Town. The CDA compiled a Fair Housing Brochure that is posted on website and distributed. http://bit.ly/3HMB6oq A link to this brochure is included in the CDA Executive Director's Email Signature.	We will continue to distribute posters and the Fair Housing Brochure. We will look into the feasibility of providing materials in other languages.
Provide a procedure for reporting suspected noncompliance to the appropriate agencies on the municipality's website.	Yes	Our Fair Housing Brochure provides referral information. It is posted on our website.	Not applicable.	We will be preparing a referral process for the 311 system for 2023.	Referral information is posted on the Town's website. http://bit.ly/3HMB6oq . We are working on a referral process with the Town's 311 system.	We will be preparing a referral process for the 311 system for 2023.
Other. Please specify.						

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
Each consortium member must commit to promoting April as Fair Housing Month; a list of suggested activities follows. Please indicate all those that your municipality will commit to undertake and upload a calendar of events for the coming Program Year (Sep. 2021 – Aug. 2022). Please indicate all those that your municipality will commit to undertake and upload a calendar of events for the coming Program Year (Sep. 2021 – Aug. 2022).						
Activities in schools	No	Not applicable.	We will be sending our Fair Housing Brochure to schools and after-school programs located in the Town.	We plan to send this information during the 2022-2023 school year.	Not completed.	We provided fair housing materials to several community centers that have after school programming.
Display of fair housing posters in public buildings	Yes	We printed the LIHS Fair Housing Poster. It is being posted in public buildings and properties.	Not applicable.	We have been installing our LIHS Fair Housing Posters in public buildings	We elected to reproduce posters designed by Long Island Housing Services (LIHS) because it includes federal, state, and local fair housing enforcement options. We used a M/WBE printer to produce the posters. They are being posted in public buildings.	We will continue to install posters in public buildings throughout the Town.
Public information sessions to solicit input from the municipality	Yes	We widely disseminated the questionnaire that was developed by OCD. We are including Fair Housing in the CDBG public meeting.	Not applicable.	We are considering next steps.	We include Fair Housing as a standing subject on the CDA Executive Director's report presented at our board meetings. We include it as a topic at our annual public meeting.	We are considering next steps.
Issue a press release promoting Fair Housing Month with a statement from the chief elected official	No	Not completed.	This is planned for April.	This is planned for April.	This is planned for April.	
Other. Please specify Public Service Campaign on antihate and antiracism.	Yes	Not in Our Town Campaign is underway in the Town. This is an ongoing campaign antihate and antiracism campaign https://northhempsteadny.gov/notinourtown . Posters are put up throughout Town properties regarding this message. Information is displayed on the website.	Not applicable.	This is an ongoing public service campaign. The Town is now distributing "Not is Out Town" lawn signs. The lawn signs feature the "Not In Our Town" initiative and messages to stop hate in: Arabic, Chinese, Farsi, Haitian Creole, Hindi, Hebrew, Japanese, Korean, Spanish, and Thai.	The Town hosted a free virtual Bystander training session for residents of the Town in November 2022 teaching individuals to learn how to recognize situations of intolerance, prejudice, and hate and effective techniques to respond, depending on the situation. The training was part of the Hate Has No Home Here program. The Town has large signs posted throughout Town properties.	Town Councilmembers and promote the campaign through e-newsletters.

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
Other. Please specify - Public Service Campaign discussion the history of discrimination and Civil Rights in North Hempstead	Yes.	Town of North Hempstead Civil Rights project includes a documentary produced about the Civil Rights movement in North Hempstead. The documentary is viewable at https://www.mynhtv.com/civilrights . The documentary is titled "Defining Moments: The Civil Rights Movement in North Hempstead". This documentary is being continuously screening during the month of January and is available on the town website.	Not applicable.	This is an ongoing public service campaign. The documentary is available on the Town website. During January, it is been screening on North Hempstead's television station NHTV. This documentary represents two years of research, interviews, filming and editing. In addition to the documentary, individual "oral histories" of more than a dozen North Hempstead residents who had a role in the Civil Rights Movement in North Hempstead Oral histories were given by Dr. Hazel N. Dukes, President of the NAACP New York State Conference, Councilperson Lee Seeman, Bernice Sims author of the book "Detour Before Midnight: Freedom Summer", Marge Rogatz who served as Special Assistant to James Farmer, National Director of the Congress of Racial Equality (CORE), and others.	Defining Moments remains on the North Hempstead TV Website at: https://www.mynhtv.com/civilrights	Renaming a street in Roslyn in honor of Hazel Dukes was undertaken in February 2023. She was discriminated in renting an apartment in Roslyn in 1968. She successful sued for fair housing and was able to rent and reside in the apartment for many years.
Other. Please specify. This is a panel discussion on how Black families are represented in the culture, media, and community.	Yes.	Black History Month 2021: Black Family: Representation, Identity, and Diversity Panel. This was presented by the Supervisor and Town Board. Panelists included Herb Boyd of the Amsterdam News; Elaine Gross MSW, President of Erase Racism; Erica Hill, Principal Consultant of Vision Street Research LLC, and Marvin McMoore, Senior Political Digital Strategist. The panel discussion was moderated by Councilmember Viviana Russell. This was filmed and screened as part of the Black History Month Celebration.	Not applicable.	Black History presentations were scheduled for February 15, 2023 in connection with the Westbury School District.		

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
Impediment #2: Lending Policies, Practices and Disparities - Inadequate lending performance negatively impacts the ability of individuals to purchase a home of his/her choice and the ability to benefit from homeownership. Please note next to each suggested activity whether the activity is already being undertaken or is planned. For planned activities, please provide a timeline for completing the task.						
Refer residents to the Nassau County Bar Association for assistance with foreclosure preventions and to Long Island Housing Services (LIHS) for assistance with foreclosure prevention, housing discrimination complaints and other fair housing issues	Yes.	The Town had been referring residents to LIHS as part of foreclosure prevention program. The Town has been providing information about Mortgage and Foreclosure Assistance through the New York State Attorney General Homeowner Protection Program (HOPP). This is being promoted through town newsletters.	Not applicable.	We plan on printing and distributing the Fair Housing Brochure. In addition, we plan on developing a more robust referral process working with the 311 department.	We developed the Fair Housing Brochure that includes information about referral resources. The referral process is included in the North Hempstead Fair Housing Brochure posted on the website. http://bit.ly/3HMb6oq .	The CDA will prepare a foreclosure prevention assistance program brochure similar to the Fair Housing Brochure. It will be a compilation available resources for homeowners.
Refer residents to Nassau County Human Rights Commission for assistance with violations of Nassau County's fair housing law	Yes.	We developed the Fair Housing Brochure that provides referral resources to the NCHRC. The Fair Housing Brochure is posted on the Town's website.	Not applicable.	We plan on printing and distributing the Fair Housing Brochure. In addition, we plan on developing a more robust referral process working with the 311 department.	We developed the Fair Housing Brochure that includes information about referral resources. The referral process is included in the North Hempstead Fair Housing Brochure posted on the website. http://bit.ly/3HMb6oq .	
Other. Financial Literacy and economic empowerment.	Yes.	Helping LTI with technical assistance and outreach for the STEP program. See PY2022 FHAS Actions.	Not applicable.	Continuing to promote the STEP program.	We have been helping Leadership Training Institute (LTI) with outreach to public housing and LIHTC residents for the STEP (Skills & Techniques to Economic Progress) program. The program provides instruction and one-to-one counseling for low & moderate income Black residents to assist in homeownership acquisition and address the racial wealth gap. This is funded by the Long Island Racial Equity Donor Collaborative at the Long Island Community Foundation.	
Impediment #3: High Cost of Housing - Components of the high cost of housing include the high cost of land, low availability of vacant land, and the high cost of construction in Nassau County. Please note next to each suggested activity whether the activity is already being undertaken or is planned. For planned activities, please provide a timeline for completing the task.						

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
Identify land within the municipality that is either municipally owned or privately owned but is vacant, underutilized and can be used for re- development for affordable housing	Yes	We have identified property that is blighted, abandoned, and in foreclosure that we plan to acquire to develop affordable housing. Eminent domain actions are underway. We also identified several small parcels owned by Nassau County that we would like to acquire as part of a property assemblage.	Not applicable	We anticipate acquiring parcels in the first and second quarter of 2023. We will also follow up with Nassau County Office of Real Property on the acquisition of the County parcels.	We have vesting orders for 3 properties for New Cassel Workforce Housing Phase III. In addition, we updated our housing inventory (attached) that shows the contribution of public land to develop affordable housing.	North Hempstead CDA and North Hempstead Housing Authority are continuously looking to acquire parcels for development of affordable housing. The most recent completed project is the Homestead Senior Homes in Westbury.
Apply for Community Development Block Grant (CDBG) and/or HOME Investment Partnerships Program (HOME) funds to assist in the purchase of land for affordable housing purposes.	Yes	North Hempstead CDA has been applying for CDBG and HOME funding to assist in the purchase of land and the development of property for affordable housing purposes. Funding has been awarded for the 44, 45, 46, 47 and 48th program years.	Not applicable.	We will apply for CDBG funding for the 49th year to purchase land for affordable housing purposes in March 2023. We have active eminent domain cases to acquire blighted and abandoned homes under foreclosure.	We applied for and received another annual CDBG grant for property acquisition. In addition, North Hempstead CDA applied for and received a \$1,265,000 grant to assist in the abatement, deconstruction, and reconstruction of three properties for New Cassel Scattered Site Housing Phase III.	Upon acquisition of the properties, we will apply for HOME grants to assist in the construction costs. Once housing is under construction, we will be applying for CDBG for downpayment assistance. We will contract with a local HUD Housing Counseling Agency to assist in marketing, the lottery, prepurchase counseling, mortgage application assistance, and post purchase counseling.
Research and apply for grant funds (including HOME and/or CDBG funds) to assist with mixed-use, mixed-income housing developments to buy down the cost of land in high-cost and high-opportunity areas and to increase affordable housing options in these areas.	Yes	North Hempstead CDA has been applying for HOME and CDBG funding to assist with mixed-use, mixed-income housing developments to buy down the cost of land in high-cost and high- opportunity areas and to increase affordable housing options in these areas.	Not applicable.	North Hempstead CDA and North Hempstead Housing Authority are continuously working on the development and redevelopment of affordable housing. See attached affordable housing inventory update.	North Hempstead CDA applied for and received a CDBG High Opportunity Grant. We are planning on acquiring a blighted and abandoned home in foreclosure through eminent domain. North Hempstead Housing Authority has applied for and received grant funding for a redevelopment of Laurel Homes in Roslyn Heights increasing the number of housing units. Construction is underway.	We are undertaking access improvements through a CDBG funded TOD project connecting the railroad stations and bus stops with the Laurel Homes development. North Hempstead does not adopt any preferences in marketing our homes.
Support applications from developers or not-for-profits that may result in affordable housing through community education and public forums in support of development.	Yes	We support applications from developers and not-for-profits that may result in affordable housing.	Not applicable	The CDA Executive Director has appeared at Town Board and Nassau County IDA meetings in support of applications for approvals and financial assistance for affordable housing projects.	We supported the application of Euroamerican for the redevelopment of Site M (985 Prospect Avenue, Westbury, NY).	We have provided letters of support for grant funding. We have helped review grant applications.

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
Support applications from developers willing to identify brownfield sites that could be remediated and developed into affordable housing through community education and public forums in support of development.	Yes	North Hempstead conducted an EPA Brownfields 2021 public education and outreach campaign in support of the redevelopment of brownfields including affordable housing. This included a presentation and public participation in English, Spanish, and Haitian Creole. For more information - go to https://northhempsteadny.gov/NewCassel-2021 to see the presentation materials and results of a communitywide survey.	Not applicable	We are planning Phase II assessments for 3 properties that we are acquiring. Finally, we were awarded a \$800,000 EPA multipurpose grant to further our redevelopment projects.	The Town was awarded EPA Assessment Grants. We completed 5 Phase I and 2 Phase II assessments on properties that we acquired or will acquire to redevelop as affordable housing and mixed income developments. We also completed Phase I assessments on private properties that are likely to undergo development.	We were awarded a \$126,000 NYS Department of State Brownfields Opportunity Area Market Study grant to identify commercial and non-housing uses for the mixed use part of the developments. We will be focusing on the other uses identified by the community in the EPA Brownfields 2021 community survey. https://northhempsteadny.gov/NewCassel-2021
Other. Please Specify. Emergency Rental Assistance Program for tenants impacted by the COVID-19 pandemic.	Yes.	The Town received an allocation of Emergency Rental Assistance Program funding from the US Treasury. The Town elected to participate with the NYS ERAP program. The Town and CDA, working with Nassau County OCD selected CDCLI as a community based organization to conduct marketing and outreach for renters and landlords. CDA is administering the local outreach grant on behalf of the Town. CDA also conducted outreach to landlords.	Not applicable.	We are continuing to manage the program until the grant funding ends.	The CDA continued working with the Town and CDCLI on the marketing, outreach, and assistance for the ERAP program.	The application portal is closed so the program is likely to end when the grant funds are fully utilized.
Impediment #4: Community Planning and Zoning Decisions That Impede Affordable Housing						
Exploration of transit-oriented development, with increased density through zoning amendments and land use review policies.	Yes	Development of Laurel Homes in Roslyn Heights is under construction. This is a public/private partnership which included density bonus and tax abatements. In addition, the Town granted fee reductions. The project includes eight (8) new units. The Town of North Hempstead affordable housing inventory shows TOD projects that have been developed or preserved.	Not applicable.	The Laurel Homes project is under construction.	The Laurel Homes project in Roslyn Heights is almost completed.	North Hempstead CDA applied for and received a CDBG transit oriented development project to construct a walkway improving access from the development to the LIRR station and bus stop several blocks away. The CDA Executive Director discovered that Walkscore and Transit Score did not have accurate data about transit (train and bus) in their model - missing alot of data about Nassau County. She brought this to their attention and the data has improved.

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
Exploration of other affordable developments through zoning amendments and land use review policies.	Yes	Zoning was amended to allow for a mixed use development at 985- 987 Prospect Avenue (Site M) for a mixed use development. The CDA actively supported the issuance of a variance from the Board of Zoning Appeals. The CDA actively supported the developer's request for a PILOT agreement and other financial assistance from the Nassau County IDA.	Not applicable.	The zoning has been approved. The completion of building plans has been delayed by the developer. The developer has sought extensions of approvals due to the COVID-19 pandemic. The developer is considering requesting another zone change to construct all residential instead of mixed use.	Euroamerican, the developer and builder for Site M, is seeking to change the zoning from Business-A (mixed use) to Multifamily in order to construct an all residential development.	North Hempstead is a fully built out community. There are few available properties for development of any size (including a single family house). As a result, development projects often need an assemblage of more than one parcel of property, zone change, variances, and other approvals. As a result, we are continuously exploring zoning amendments and land use policies. See below.
Exploration of other affordable developments through zoning amendments and land use review policies.	Yes	The New Cassel Overlay Zone was amended to include adjacent public parking lot as meeting off street parking requirements.	Not applicable.	The zoning amendment was adopted.	The New Cassel Overlay Zone was amended to facilitate the use of basements as conditioned space.	
Schedule meetings with local officials, editorial boards, civic organizations, and other municipal leaders to initiate education programs.	Yes	The Brownfields 2021 outreach program included a virtual public meeting as well as a communitywide survey.	Not applicable.	This was completed. Next steps will be outreach conducted relating to the New Cassel Market Study.	This is an ongoing effort. See Brownfield Steering Committee below. The CDA will have a consultant undertake the NYS DOS BOA New Cassel Market Study. That project will include the creation of a website and activities for community outreach and marketing.	CDA will contract with a Consultant to undertake the market study, marketing material, outreach, and website.
Present information to municipal organizations through strategies such as presentations, education, outreach and marketing.	Yes	The Brownfields 2021 outreach program included a virtual public meeting as well as a communitywide survey.	Not applicable.	This was completed. Next steps will be outreach conducted relating to the New Cassel Market Study.	The CDA and Planning Department host quarterly Brownfields Steering Committee meetings. The Steering Committee includes residents, organization representatives, and business owners from the New Cassel Community. The purpose of the meetings are to discuss the goals and progress of the New Cassel Vision Plan.	See above for detail.
Set up a fair housing liaison committee consisting of advocates, residents, local officials and any other organizations that promote affordable housing to discuss local issues.	No	Not applicable.	This is under consideration for 49th program year.	This is under consideration for 49th program year.	The Town, CDA, and Housing Authority has an internal committee to plan for the Fair Housing Activity Statement. We had a townwide outreach program for the ERAP program working with CDCLI, a community based organization.	North Hempstead CDA participates in Long Island Community Development Organization (LICDO). LICDO focuses on these issues.
Other. Please Specify.						

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
Impediment #5: Limited Availability of Funds - The following are examples of activities that consortium member communities may have already undertaken or can plan to accomplish over the next five years. Please note next to each suggested activity whether the activity is already being undertaken or is planned. For planned activities, please provide a timeline for completing the task.						
Seek out and apply for grant funds (including HOME and/or CDBG funds) to assist with mixed-use, mixed-income housing development.	Yes	We applied for CDBG funds to assist with affordable housing development and mixed uses in the 44, 45, 46, 47 and 48th program years. See attached exhibit for housing development matrix.	Not applicable.	We plan for applying for CDBG funds for the 49th program year and are likely to apply for HOME funds.	We plan on applying for CDBG and HOME funds for the 49th program year.	We intend to continue to apply for grant funding for acquisition and disposition of affordable housing.
Encourage development through density bonuses that allow for increased units per site for multi-family and single-family development, resulting in increased affordability.	Yes.	The Town has a voluntary density bonus program. The program has been used most extensively by developments sponsored by the North Hempstead Housing Authority and the CDA. This was used by the Housing Authority to redevelop Laurel Homes with 8 more units of housing.	Not applicable.	Both the CDA and the Housing Authority are planning future projects. We are in the site acquisition phase of development.	The Town has a voluntary density bonus program. It has been successfully used by North Hempstead Housing Authority and the CDA for their sponsored developments. Private sector developers, who are not in the affordable market, remain only interested in luxury units.	The Town zoning allows for two-family homes and owner-occupied (parent-child) accessory dwelling units.
Support developers through zoning and land use review who have access to tax credit funding and bank loans to leverage development costs and dedicate units for affordable housing.	Yes	The Homestead Apartments and Laurel Homes received land use support, grants, and tax abatements to help leverage Low Income Housing Tax Credits (LIHTC). See attached exhibit for housing development matrix.	Not applicable.	The Homestead LIHTC project closed, is constructed and occupied. Laurel Homes LIHTC closed and is under construction and partially occupied.	The Homestead LIHTC project is fully occupied. Laurel Homes LIHTC project is almost completed and mostly occupied.	A private developer is working with North Hempstead Housing Authority on a potential LIHTC development at Olive Hill in Manhasset.
Other. Please Specify - Emergency Rental Assistance Program	Yes.	North Hempstead applied for Emergency Rental Assistance Program (ERAP) grant funds from the US Treasury Department. The program is being administered by New York State Office of Temporary Disability Assistance (OTDA). North Hempstead is coordinating marketing and outreach with Nassau County Office of Community Development. Community Development Corporation of Long Island (CDCLI) was procured as the Community Based Organization (CBO) to provide these services.	Not applicable.	The ERAP portal closed in January 2023.	The ERAP is a grant funded program to provide rental housing arrears, utility arrears, and prospective rental funds for low and moderate income renters who experienced unemployment and income loss during the COVID-19 pandemic. Applications for renters opened in June 2021. The NYS moratorium on evictions expired after January 15, 2022. The community outreach program has been successful with applications being submitted by tenants throughout the Town. The next steps will be outreach to tenants and landlords to encourage the completion of applications.	CDCLI is also administering other grant funded programs for rental arrears assistance that can be leveraged to assist renters.

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
Impediment #6: Limited Non-Profit Capacity - The following are examples of activities that consortium member communities may have already undertaken or can plan to accomplish over the next five years. Please note next to each suggested activity whether the activity is already being undertaken or is planned. For planned activities, please provide a timeline for completing the task.						
Refer not-for-profit entities who wish to build affordable housing within the municipality to Nassau County Office of Community Development.	Yes	We refer not-for-profit entities who wish to build affordable housing to Nassau County OCD.	Not applicable.	We will continue to refer not-for-profit entities who wish to build affordable housing to Nassau County OCD.		We provided a letter of support to Self Help Community Services for a housing development project in Freeport.
Work with not-for-profit entities that provide services involving advocacy, education, enforcement, housing, etc. to improve their capacity and provide services	Yes	We are currently working with the Town of North Hempstead Project Independence Program on capacity issues involving their wheelchair ramp program.	Not applicable.	We will continue to work with non-profit entities providing services to improve their capacity.	We are working with Project Independence on handicapped ramp installation.	We are working with Project Independence on handicapped ramps.
Other. Please Specify. Leadership Training Institute (LTI) Safe Places in Roslyn Program	Yes	The CDA and the Town assisted LTI in assuming the Nassau County Youth Board funded after- school program from a prior not- for-profit organization. The Safe Places program is an after school homework help program for low income students in the Roslyn School District. Located next to Laurel Homes and Roslyn Plaza Gardens, the program is accessible to very low income families. The staff at LTI work directly with the teachers and guidance counselors at the school district on individual student needs.	Not applicable.	This is a growing program. LTI is adding more programming. In addition, LTI provides the STEP financial literacy and coaching program to parents of the children attending the afterschool program.	The Town has supported the Safe Places After School Program and the Summer Camp by providing below market rate space at the Roslyn Community Center through a license agreement. The Town provides maintenance service and utilities as well.	LTI provides a summer camp program for low income youth as well. LTI also has the WAGES program which assists unemployed and underemployed adult reenter the workforce.
Other. Please Specify. Community Connections, Inc. Farmers Market Program	Yes.	The CDA assisted Community Connections in assuming the New Cassel Farmer's Market program that was previously managed by Sustainable Long Island. By providing funding and technical support, Community Connections has preserved and expanded the Youth led Farmer's Market to include tables at Westbury's village square.	Not applicable.	This is a growing and ongoing program. We received 48th year funding to subgrant to CCLI for the 2023 summer program. We plan to continue to fund in the 49th program year.	We funded the Community Connections Farmer's Market in New Cassel and Westbury Village. This is 1 of 3 Youth led Farmer's Markets on Long Island that provide job training to community youth in low income communities. The produce is purchased from local organic farmer's from eastern Long Island. Most of the customers are on SNAP, WIC or senior program.	We have received CDBG funding for Community Connections to undertake mural projects on Prospect Avenue in New Cassel for the summer of 2023.
Other. Please Specify.						

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
Impediment #7: Abandoned / Deteriorated Housing - The following are examples of activities that consortium member communities may have already undertaken or can plan to accomplish over the next five years. Please note next to each suggested activity whether the activity is already being undertaken or is planned. For planned activities, please provide a timeline for completing the task.						
Work with banks that own foreclosed and abandoned homes in your consortium to preserve the properties.	Yes	North Hempstead had a Zombie Homes program funded by the New York State Attorney General and administered by LISC. The program focused on identifying foreclosed and abandoned homes in the community. The next step was seeing that these homes were being maintained by the banks during the course of the foreclosure. During the process, the North Hempstead CDA identified homes that it has acquired or is in the process of acquiring.	Not applicable.	CDA acquired two properties and is actively acquiring at least four more properties for redevelopment as affordable housing or mixed use.	CDA has vesting orders for 3 properties for New Cassel Workforce Housing Phase III (scattered sites) project.	We received a \$1,265,000 Restore New York Grant to help subsidize the cost to abate, deconstruct, and reconstruct housing for our New Cassel Workforce Housing Phase III Project.
Step up code enforcement based upon input from municipal residents.	Yes	North Hempstead has an active Code Enforcement Program. Residents can call or log onto the 311 system and submit service requests. North Hempstead CDA has an active CDBG Code Enforcement program in New Cassel. CDA staff submit service requests for code enforcement. We also conduct outreach and education to residents, property owners, merchants, and businesses in violation of the property maintenance and housing codes. We have received CDBG funding for the 44, 45, 46, 47, and 48th program years.	Not applicable.	North Hempstead CDA received Code Enforcement funding for the 48th program year. We plan on applying for Code Enforcement funds for the 49th program year. We will also be applying for residential rehabilitation and commercial rehabilitation funding to assist property owners in addressing code violations.	CDA continues to undertake a code enforcement program in areas of deteriorating and deteriorated condition. CDA staff submit service requests for code enforcement and for public realm improvements.	The Town has a Downtown Area Maintenance and Enforcement Committee which is an internal task force focusing on improving the commercial corridors in the New Cassel Urban Renewal Area. The CDA Director developed and mailed an informational letter to merchants in English and Spanish. The intent of the letter was to describe property maintenance responsibilities for merchants and to provide resources including the CDBG commercial rehabilitation program.
Undertake residential rehabilitation projects for income-eligible homeowner and rental properties.	Yes	North Hempstead CDA has a residential rehabilitation program funded for the 44, 45, 46, 47, and 48th program years.	Not applicable.	North Hempstead CDA plans on applying for CDBG residential rehabilitation funds for the 49th program year.	North Hempstead CDA continues residential rehabilitation program. The CDA plans on applying for CDBG residential rehabilitation funds for the 49th program year.	North Hempstead CDA is also managing a New York State Department of Health Lead Service Line Replacement Program (LSLRP) grant.
Other. Please Specify.						

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
<p>Impediment #8: Employment/Housing/Transportation Linkage - See Library for the Nassau Complete Streets Report, the Nassau Complete Streets Legislation; and informational material from HUD's Office of Policy Development and Research and Smart Growth America for guidance. - The following are examples of activities that consortium member communities may have already undertaken or can plan to accomplish over the next five years. Please note next to each suggested activity whether the activity is already being undertaken or is planned. For planned activities, please provide a timeline for completing the task.</p>						
Promote transit-oriented residential housing development, with increase density through zoning amendments and land use review policies.	Yes	CDA and the Housing Authority have been actively promoted the development and redevelopment of transit-oriented residential housing development. This includes developments with increased density through zoning amendments and land review policies. See attached exhibit for housing development matrix.	Not applicable.	Laurel Homes in Roslyn Heights is under construction and partially occupied. Euroamerican (Site M) is currently stalled by the developer. The property assemblage at 746 Prospect Avenue, Westbury, is pending completion of the New Cassel Market Study.	Laurel Homes in almost finished. We recommended that Euroamerican (Site M) have their land use attorney contact the Planning Department for a change of zone to eliminate the mixed use in favor of more residential units.	The Planning Department is looking at opportunities for adaptive mixed reuse to preserve downtown properties. This was done successfully with the Landmark on Main Street project. See https://www.landmarkonmainstreet.org/about_organization.cfm
Review minimum parking requirements to identify cost saving opportunities through shared parking.	Yes	The Town recently amended the New Cassel Overlay Zone to allow municipal parking to count toward parking requirements for closely located properties.	Not applicable.	The CDA and the Planning Department continue to review shared parking opportunities.		The Town adopted the Port Washington Overlay Zone which also provides credit for onstreet parking.
Adopt a Complete Streets Policy to promote a variety of mobility options	Yes	The Town adopted a Complete Streets Policy. See https://www.dot.ny.gov/programs/completestreets/repository/cs_northhempstead_policy_guide.pdf	Not applicable.	Complete Streets projects were implemented on Prospect Avenue in New Cassel and Main Street in Port Washington. Some other complete streets improvements have been and are being undertaken in other downtown areas in the Town including Manhasset and Roslyn Heights.	Prospect Avenue in New Cassel was reconstructed following Complete Streets.	The Town has applied for additional federal DOT funding for sidewalk improvements and Safe Routes to Schools funding.

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
Make incremental improvements to facilitate walking, bicycling and the use of public transportation between housing and commercial areas.	Yes	Improvements are underway as part of the Long Island Railroad 3rd Track Project in New Cassel, Westbury, Carle Place and Garden City Park. This includes the removal of grade crossings resulting in safety and access improvements facilitating walking, bicycling, and using public transportation. The Town has made some improvements on Plandome Road in Manhasset.	Not applicable.	CDA received a CDBG TOD grant to improve accessibility to the Roslyn Train Station and bus stops for local residents including residents at Laurel Homes and Roslyn Plaza Gardens. The project is underway. The Town has benefited from the removal of grade crossings and improved pedestrian access as part of the Third Track program.	NYS DOS just awarded the CDA a \$450,000 Brownfields Opportunity Area Grant to plan for wayfinding, connectivity, and resiliency in the New Cassel Revitalization Area.	The Town has a sidewalk improvement plan underway in New Hyde Park on Union Turnpike. The Town has requested LIRR Third Track community benefit funds to improve wayfinding near the LIRR stations in Westbury (New Cassel), Carle Place, and Garden City Park.
Identify and support established neighborhood downtowns through improved sidewalks and bicycle lanes	Yes	The Town has completed two comprehensive complete streets projects on Prospect Avenue, New Cassel and Main Street, Port Washington. These roads were transferred to the Town by Nassau County.	Not applicable.	The CDA is limited to using grant funds for public facilities improvements in eligible census tracts. Most of the downtowns in North Hempstead are either in Incorporated Villages or are not eligible for CDBG funding.	See BOA grant above.	The Town has requested that Nassau County support similar projects on County owned roads such as Westbury Avenue in Carle Place. This area is not CDBG eligible but could benefit from Nassau County Community Revitalization (CRP) funding.
Encourage bicycle usage between housing, transit, and commercial area through the installation of secure bicycle parking options.	Yes but limited.	Not applicable.	Would like to install bikeracks	CDA is planning on installing bicycle racks as part of its commercial revitalization program.		The Town has installed bike racks in Town parks and outside Town Hall.
Other. Please Specify.						
Impediment #9: Insufficient Understanding of "Reasonable Accommodations" and ADA Compliance.						
Establish incentives for affordable housing projects to create or increase the required set-aside of housing units for persons with disabilities.	Yes	The Homestead Senior Development had a special set aside of housing units for persons with disabilities. Landmark on Main Street also has a set aside for persons with disabilities with supportive services.	Not applicable.		The Homestead LIHTC project is fully occupied. Laurel Homes LIHTC project is almost completed and mostly occupied.	Building Department extensively reviews plans to ensure accessibility improvements.
Refer any complaints by the disabled or elderly to Nassau County Office of the Physically Challenged, Nassau County Human Rights Commission, and/or Long Island Housing Services.	Yes.	The Town has an award winning Project Independence Program. This is a townwide program administered by the Town Department of Senior Affairs and Community Services. See: https://northhempsteadny.gov/PI-Home	Not applicable.	The Project Independence Program has an extensive outreach program. We plan on involving them in our fair housing outreach program emphasizing the senior and disabled populations.		Project Independence has their own nondiscrimination compliance program.
Adopt a Complete Streets policy.	Yes	The Town adopted a Complete Streets Policy in 2011.	Not applicable.	Completed in 2011.		The Town continues to consider projects consistent with Complete Streets Policy.
Other. Please Specify						

Town of North Hempstead Fair Housing Accomplishments Reporting
Submitted: January 31, 2023

Impediments	Action Undertaken Yes/No	If Yes, what Action was Undertaken?	If Action was not Undertaken. What is the Proposed Plan?	Proposed Timeline for Planned Actions	PY2022 FHAS Actions	What additional activities have you or will you take to address this impediment?
<p>Other Impediment(s) Not Cited in the 2020 AI - If your municipality is currently undertaking an activity to address an impediment that is not among those listed above, please list them and note the impediment that the action addresses.</p>						

Town of North Hempstead Affordable Rental Homes

Development		Family New	Senior New	Family Preserve	Senior Preserve	Mixed Use	Mixed Income	TOD	CDBG	HOME	Land Subsidy	Zoning	Brownfields	LIHTC	Other Grants	Infrastructure	Pilot	Land Use	
Developed or preserved in last 10 years																			
839 Management, LLC (Site D)	839 Prospect Avenue, Westbury, NY	18	-	-		N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y		
The Homestead	252 Grand St., Westbury, NY	-	75	-		N	N		Y		Y	Y	Y	Y	Y	Y	Y		
Pond View Homes	High Street, Manhasset, NY	-	-	52		N	N			Y	Y	Y		Y	Y		Y		
Roslyn Road Apartments	201 Roslyn Road, Roslyn Heights, NY	-	-	6		N	Y				Y								
Laurel Homes (underway)	1 Linden Court, Roslyn Heights, NY	-	8	66		N	N	Y	Y	N	Y	Y	Y	Y	Y	Y	Y		
Total		225	18	83	124														
Developed or preserved within last 20 years																			
Gateway Apartments (Site A)	701 Prospect Ave, Westbury, NY	37	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Site B	733-735 Prospect Ave., Westbury, NY	24	-	-	-	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Site C	816-822 Prospect Ave., Westbury, NY	26	-	-	-	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Cathedral Place (Site E)	1020 Prospect Ave., Westbury, NY	36	-	-	-			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Site H	821 Prospect Ave., Westbury, NY	7	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Owner units on other sheet
Site F - Apex 2	512-514 Union Ave., Westbury, NY	-	37	-	-	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Apex 1	498 Prospect Ave, Westbury, NY	-	35	-	-	N	N	Y	Y	Y		Y		Y	Y	Y	Y	Y	
Spinney Hill Homes	35A Pond Hill Road, Great Neck, NY 11020	-	-	102	-				Y	Y	Y		Y	Y	Y		Y		
Harbor Homes	Charles Avenue, Port Washington, NY	-	-	66	-						Y		Y	Y	Y		Y		
Magnolia Gardens	899 Broadway, Westbury, NY	-	-	-	87			Y							Y	Y	Y		
Manhasset Valley	155 East Shore Road, Manhasset, NY	-	-	-	98										Y		Y		
Roslyn Plaza Gardens	100 Laurel St., Roslyn Heights, NY	-	-	103				Y								Y	Y		
Denton Green Senior Homes	500 Denton Green Avenue, New Hyde Park, NY	-	-	-	112					Y				Y	Y				
Landmark on Main Street	232 Main Street, Port Washington, NY	-	-	-	66	Y	N	Y	Y	Y	Y	Y		Y	Y	Y	Y		
Cow Bay Green	2 Bay Green Lane, Port Washington, NY	-	-	88	-					Y				Y					
Total		924	130	72	359	363													
Total Rental Units		1,149																	
Planned																			
Site M (planned)	985-987 Prospect Ave., Westbury, NY	-	15	-				Y	Y		Y	Y	Y		Y	Y	Y		

Town of North Hempstead
First Time Homebuyer

Development		ownership new	
Developed or preserved in last 5 years			
Scattered Site I	New Cassel	4	
Scattered Site II	New Cassel	4	
Sohmer Place townhouses (Site I)	Sohmer Place off of Prospect Avenune New Cassel	11	
Workforce Housing Phase II	New Cassel (planned)	3	
	Garden City Park (planned)	1	
Total		23	23
Developed or preserved within last 20 years			
Site H	821 Prospect Ave., Westbury, NY	7	duplexes
Total		7	7

**TOWN OF NORTH HEMPSTEAD
COMMUNITY DEVELOPMENT AGENCY
51 ORCHARD STREET
ROSLYN HEIGHTS, N.Y. 11577**

Mr. Caines presented the following Resolution and moved for its adoption. The Resolution was seconded by Mr. Kreitzman and was adopted by the vote set forth below.

RESOLUTION NO. 5 (2023)

FAIR HOUSING RESOLUTION

WHEREAS, the Town of North Hempstead Community Development Agency (“Agency”) promotes and supports the goals and ideals of the federal Fair Housing Act, the New York State Human Rights Law, the Nassau County Human Rights Law, and the Town of North Hempstead Open Housing Law (hereinafter “Fair Housing Laws”), and

WHEREAS, the Agency, as a subrecipient of Community Development Block Grant funds, is obligated to Affirmatively Further Fair Housing, and

WHEREAS, the Agency plans on recognizing April as Fair Housing Month to bring attention to the discrimination faced by everyday residents in housing activities. Housing activities include selling, renting, financing dwellings, and other housing-related transactions. Attached to this Resolution is a Fair Housing Information Sheet compiled by the Agency.

BE IT RESOLVED that within the available resources, the Agency will:

1. Refer all persons who feel discriminated against to the New York State Division of Human Rights, the U.S. Department of Housing and Urban Development, or Long Island Housing Services (the Long Island Fair Housing Agency).
2. Refer residents to the Nassau County Bar Association, Nassau-Suffolk Law Services, or other HUD-certified housing counseling agencies for foreclosure prevention and eviction assistance.
3. Attend Fair Housing Trainings.
4. Provide Fair Housing materials in public buildings, at community events, and display fair housing posters at public locations.
5. Participate in other outreach activities to educate and solicit input from the community.

Ayes: Messrs. Greilsheimer, Kreitzman, Caines, and, Ms.Sedacca

Nayes: None

Abstentions: None

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the members of the Town of North Hempstead Community Development Agency (the "Members") and accurately reflects the action taken by the Members thereon.

A handwritten signature in cursive script that reads "Patrice P. Allen". The signature is written in dark ink and is positioned above a horizontal line.

Patrice P. Allen, Assistant Secretary

Fair Housing Information Sheet

The Federal Fair Housing Act, the New York State Human Rights Law, the Nassau County Human Rights Law, and the Town of North Hempstead Open Housing Law prohibit housing discrimination in housing activities. Housing activities include selling, renting, financing *dwelling*s, and *other housing-related transactions*. Housing discrimination is illegal in *nearly all housing*, including private housing, public housing, and housing that receives federal funding.

The US Department of Housing & Urban Development (HUD) Office of **Fair Housing & Equal Opportunity (FHEO)** investigates fair housing complaints. **New York State Division of Human Rights (DHR)** enforces federal and state fair housing violations. The HUD FHEO may determine that DHR proceed with the enforcement of the complaint.

Below is a table showing the classes protected by Federal, State, and local legislation from unlawful discrimination.

Classes Protected from Unlawful Discrimination (Protected Classes)		
Federal Fair Housing Act	NYS Human Rights Law	Nassau County Human Rights Law
Race	Race	Race
Color	Color	Color
Religion	Creed / Religion	Creed and Religion
Sex	Sex	Sex
Familial Status	Familial Status	Familial Status
National Origin	National Origin	National Origin / Ethnicity
Disability	Disability	Disability
	Sexual Orientation	Sexual Orientation
	Military Status	Military & Veteran's Status
	Age	
	Marital Status	Marital Status
	Domestic Violence Victim Status	
	Pregnancy-related condition	
	Predisposing genetic characteristic	
	Prior arrest or conviction record	
	Gender Identity or Expression	Gender Identity
	Lawful source of income (in housing only) ⁱ	Lawful source of income
	Use of a guide dog, service dog, or companion animal	
	Association with a member or members of a protected class listed	
	Retaliation for opposing unlawful discriminatory practices	
	Association with member(s) of a protected class listed above	
	Immigration & Citizenship Status	
		Segregation
		First Responder Status

Fair Housing Information Sheet

Residents who believe they have been discriminated against may file a complaint free of charge. Below are your options:

HUD Fair Housing & Equal Opportunity Office

Online: https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint

Toll-free telephone: 1-800-669-9777 or 1-800-877-8339

Toll-free teletypewriter (TTY) line: 1-800-877-8339.

Disability-related assistance is available, including reasonable accommodations and auxiliary aids and services. In addition, FHEO assists in filing a complaint in languages other than English.

New York State

New York State Division of Human Rights (DHR) Online: www.dhr.ny.gov/complaint

Toll-free telephone: 1-888-392-3644, TTY/TDD: 718-741-8300, Fax to: 718-741-8322

Email: complaints@dhr.ny.gov

DHR Regional Office: 50 Clinton Street, Suite 301, Hempstead, NY 11550, 516-539-6848

New York State Attorney General: <https://ag.ny.gov/source-income-discrimination>

Nassau County Human Rights Commission

Online: <https://www.nassaucountyny.gov/414/Human-Rights-Commission>

Telephone: 1 (888)412-0474 or (516) 571-3662

Long Island Housing Services, Inc. (Long Island Housing Services or LIHS) is a not-for-profit private fair housing advocacy and enforcement agency servicing Nassau and Suffolk counties. LIHS receives HUD Private Enforcement Initiative (PEI) grant funding designated for Long Island. They provide fair housing counseling and housing counseling service to all Long Islanders *for free*. Services they provide include Fair Housing, Landlord & Tenant Rights, Foreclosure Prevention, Fair Lending, Education/Outreach, and Legal Representation in Foreclosure. **For more information, go to <https://www.lifairhousing.org/>**, call 631-567-5111 ext. 375 (English) or ext. 378 (Español), or email info@LIFairHousing.org.

ⁱ **Lawful Source of Income Discrimination:** The New York State Attorney General's Office investigates and enforces lawful source of income discrimination. The law applies to nearly all types of housing in New York State. Lawful source of income includes public assistance (such as cash assistance), housing assistance (Such as Section 8 vouchers), child support, alimony, foster care subsidies, social security or Supplement Security Income (SSI), and any other form of lawful income or government assistance.