



# Town of Islip

# HOME-ARP Allocation Plan

PREPARED FOR

**Town of Islip**  
**Community Development Agency**  
15 Shore Lane  
Bay Shore, NY 11706

PREPARED BY

---



**VHB Engineering, Surveying, Landscape**  
**Architecture and Geology, PC**  
50 Main Street  
Suite 360  
White Plains, NY 10606

March 2023



## Table of Contents

1	<b>Introduction .....</b>	<b>1</b>
2	<b>Consultation and Public Participation .....</b>	<b>3</b>
3	<b>Needs Assessment and Gap Analysis .....</b>	<b>8</b>
4	<b>HOME-ARP Activities .....</b>	<b>17</b>

# 1

## Introduction

This Allocation Plan describes how the Town of Islip Community Development Agency (CDA) intends to utilize funds appropriated under section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) (ARP) for the HOME Investment Partnerships Program (HOME) to provide homelessness assistance and supportive services. On March 11, 2021, President Biden signed ARP into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses.

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through HOME to perform activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include:

1. Development and support of affordable housing;
2. Tenant-based rental assistance (TBRA)
3. Provision of supportive services; and
4. Acquisition and development of non-congregate shelter units.

The program described in this Plan is the HOME-American Rescue Plan or “HOME-ARP.”

ARP defines qualifying individuals or families as those that are (1) homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act, as amended (42 U.S.C. 11302(a)) (“**McKinney-Vento**”); (2) at risk of homelessness, as defined in section 401 of McKinney-Vento; (3) fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; (4) part of other populations where providing supportive services or assistance would prevent a family’s homelessness or would serve those with the greatest risk of housing instability; or (5) veterans and families that include a veteran family member that meet the criteria in one of (1)-(4) above.

This HOME-ARP Allocation Plan describes how the CDA will utilize its \$3,388,984 award of HOME-ARP funds to provide assistance to Qualifying Populations. This document has been prepared based on HUD Notice CPD-21-10 (September 13, 2021) – Requirements for the Use of Funds in the HOME-American Rescue Plan Program. This Plan includes descriptions of the following:

- Consultation
- Public Participation

## Town of Islip HOME-ARP Allocation Plan

- Needs Assessment and Gaps Analysis
- HOME-ARP Activities
- HOME-ARP Production Housing Goals
- HOME-ARP Refinancing Guidelines

The Town of Islip CDA is the administrative agency for HUD's Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG). The CDA is responsible for overseeing, managing and administering projects that receive funding from HUD. Projects include the construction of affordable housing, housing rehabilitation, down-payment assistance, architectural barrier removal to facilitate access, public services, code enforcement, commercial rehabilitation, and improvements to public facilities in eligible areas within the Town. The CDA has the staff, procedures, and systems in place to effectively administer HOME-ARP funds.

# 2

## Consultation and Public Participation

**Describe the consultation process including methods used and dates of consultation.**

The CDA engaged in a robust consultation process in the preparation of the HOME-ARP Allocation Plan. The CDA met with the Long Island Continuum of Care (CoC), service providers, non-profit organizations, the public, and other regional Participating Jurisdictions to inform the needs assessment portion of the HOME-ARP Allocation Plan and to assist in determining strategies for using HOME-ARP funding.

The organizations and service providers consulted during the HOME-ARP Allocation Plan process included: the CoC, homeless service providers, domestic violence service providers, veteran's groups, public agencies that address the needs of the qualifying populations, the Suffolk County Department of Social Services (DSS), the Town of Islip Housing Authority, and organizations that address fair housing, civil rights, and the needs of persons with disabilities.

The CDA consulted with the CoC regarding data necessary to perform the Needs Assessment and Gaps Analysis, as well as strategies for allocating the HOME-ARP resources, implementing the HOME-ARP Allocation Plan, and identifying additional resources.

On February 1, 2022, the CoC hosted a meeting with the CDA, other Participating Jurisdictions in Long Island, and service providers. The Town also held a Commissioners Meeting on February 21, 2023, to discuss funding priorities for HOME-ARP and CDBG funding. In both meetings, the attendees, including the CoC, DSS, service providers, and other stakeholders provided feedback on several questions specific to the HOME-ARP Allocation Plan. These questions included, but were not limited to, whether there are other populations not specifically included as a qualifying population who should be included; the priority needs and unmet housing and service needs of qualifying populations, and what the gaps are in the current shelter and housing inventory.

The CDA held a public hearing on February 21, 2023, to gather feedback on housing needs and the needs of qualifying populations to inform the HOME-ARP Allocation Plan and the Fiscal Year 2023 Annual Action Plan.

Feedback provided by these organizations greatly informed the needs assessment portion of the HOME-ARP Allocation Plan through first-hand descriptions of the needs of and resources available to

the qualifying populations and discussions on how to use the available funding. Most of the organizations who were consulted stated that the largest unmet need within the current shelter and housing inventory is the lack of affordable units for all Qualifying Populations. Other identified needs of the Qualifying Populations include studio apartments with supportive services, housing without restrictions, more long-term services, rental assistance, counseling or case managers to assist with housing applications, and a collective resource map for each community.

## Organizations Consulted

List the organizations consulted.

Summarize the feedback received and results of upfront consultation with these entities.

The table below lists the organizations consulted as part of the HOME-ARP Allocation Plan process.

**Table 1** Organizations Consulted

Agency/Organization Consulted	Type of Agency/Organization	Method of Consultation	Feedback
Long Island Continuum of Care	Continuum of Care	Direct communication regarding data needs and collection, organization of and attendance at consultation meeting in February 2022.	Provided data and feedback during calls, emails, consultation meeting in February 2022.
Long Island Coalition for the Homeless	Homeless	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
The Safe Center Long Island	Domestic Violence	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Retreat, Inc.	Domestic Violence	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Family Service League Long Island	Emergency shelter and support services for homeless	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
EOC of Suffolk, Inc.	Rapid rehousing, Veteran's services, housing assistance	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.

Town of Islip HOME-ARP Allocation Plan

Community Housing Innovations	Homeless emergency and permanent housing, other housing services	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Services for the Underserved (SUS)	Veterans, homeless, housing	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Family and Children's Association	Addiction, Mental Health (Residence and services), Youth Emergency Shelter	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Federation of Organizations	Housing for individuals with disabilities, community residences	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
MOMMAS House	Homeless	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Mercy Haven, Inc.	Supportive housing, community residences	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Wyandanch Homes and Property Development Corporation	Affordable rental housing and support for low income and homeless families with children	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Catholic Charities	Mental health, persons with disabilities, senior housing	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Pax Christi Hospitality/Hope House Ministries	Homeless shelter	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Family Residences and Essential Enterprises, Inc (FREE)	Residential programs, disabilities services	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Project Safety Net	Mental health, care coordination	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.

Town of Islip HOME-ARP Allocation Plan

Circulo de la Hispanidad	Domestic Violence	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Concern for Independent Living	Affordable rental housing	Attendance at consultation meeting in February 2022.	Provided feedback during consultation meeting in February 2022.
Islip Housing Authority	Public housing	Email communication in January 2023.	Provided responses to questions regarding Qualifying Populations unmet needs, gaps in service, and most beneficial use of funds.
Suffolk County Department of Social Services	Homeless, at-risk of homeless, social services	Attended Commissioner's Meeting on February 21, 2023.	Provided feedback on the needs and proposed HOME-ARP funding. Specifically requested that HOME-ARP funding also include supportive services to compliment the construction of permanent housing.
Central Islip Civic Council	Housing counseling	Attended public hearing on February 21, 2023.	Stated needs of their organization.
Long Island Housing Services	Fair housing	Attended public hearing on February 21, 2023.	Stated needs of their organization.
Long Island Housing Partnership	Housing counseling, development and services	Attended public hearing on February 21, 2023.	Stated needs of their organization.
New Hour for Women and Children	Services for incarcerated women	Attended public hearing on February 21, 2023.	Stated needs of their organization.
Habitat for Humanity Long Island	Housing construction and rehabilitation	Attended public hearing on February 21, 2023.	Stated needs of their organization.
United Way of Long Island	HOPWA, youth services, veterans services, senior services	Attended public hearing on February 21, 2023.	Stated needs of their organization.
Pronto of Long Island	Food pantry	Attended public hearing on February 21, 2023.	Stated needs of their organization.
Liga de Justicia	Education	Attended public hearing on February 21, 2023.	Stated needs of their organization.



## Efforts to Broaden Public Participation

**Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan.**

**Describe efforts to broaden public participation.**

The CDA held a public hearing on February 21, 2023 to gather feedback on the needs of qualifying populations to inform the HOME-ARP Allocation Plan needs assessment and to assist in determining usage for HOME-ARP funding. Prior to submission of the HOME-ARP Allocation Plan, the CDA provided residents with notice and an opportunity to comment on the proposed HOME-ARP Allocation Plan through a 15-day comment period. The draft HOME-ARP Allocation Plan was posted on the CDA's website. The notice was issued on February 3, 2023 and the comment period was open from February 21, 2023 to March 7, 2023.

The intent of the public participation process is to encourage citizens to become involved in the funding process through identification of the needs of the low to moderate income community and qualifying populations. The qualifying populations, funding amounts, and eligible activities were described so respondents could make suggestions, identify issues, and provide comments.

Written comments were solicited via notices published in local newspapers and posted on the CDA's website. Efforts to broaden public participation included notice publication in two local newspapers, outreach to several local non-profit organizations, and the availability of language translation.

## Comment Summary

**Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing.**

The public hearing was primarily attended by non-profit organizations who stated the needs of their organizations and requests for CDBG funding. No comments were specifically received regarding HOME-ARP.

**Summarize any comments or recommendations not accepted and state the reasons why.**

All comments and recommendations received were accepted.

# 3

## Needs Assessment and Gap Analysis

The Needs Assessment and Gap Analysis examines the size and demographic composition of qualifying populations within its boundaries and assesses the unmet needs of those populations. After consulting with the CoC, other agencies, and citizens and interested developers of affordable housing, the CDA has identified the gaps within the current shelter and housing inventory as well as the service delivery system. Current census and housing data, including the point in time count, CHAS data, and other data available through the CoC was used to identify the gap of available affordable rental units. The Town of Islip is located within Suffolk County. The shelter system is a County-wide system, meaning a homeless individual in the Town of Islip could end up in a shelter or receiving permanent housing in another town within Suffolk County, just as a homeless family elsewhere in the County could receive emergency or permanent housing in the Town of Islip. Therefore, the data for homeless populations is reported on a County-wide basis.

### Size and Demographic Composition of Qualifying Populations

Describe the size and demographic composition of qualifying populations within the PJ's boundaries.

#### Homeless

According to the 2021 Point in Time (PIT) counts from the CoC, there were 350 sheltered families with 1,225 sheltered persons in families, 486 sheltered single adults, and an estimated 225-300 unsheltered individuals in Suffolk County. There are currently 168 single seniors (ages 55 and over) identified as experiencing homelessness (not including single adults residing in domestic violence shelters in the County).

The racial breakdown of homeless individuals for all of Long Island (Suffolk and Nassau Counties) show that approximately 57% identify as Black or African American, 35% as White, 5% as Multiple Race, 2% as American Indian, and less than 1% for Asian and Native Hawaiian. Approximately 80% of homeless on Long Island identify as Non-Hispanic and 20% as Hispanic/Latino.

Trends in homelessness show that family homelessness continues to decrease while single adult homelessness continues to increase. Individuals exiting jail or prison continues to remain a leading cause of homelessness amongst single adults. Unsheltered/street homelessness has continued to increase. The population of unsheltered/street homeless is primarily single adults.

## At-Risk of Homelessness

The definition of the at-risk of homelessness qualifying population per Notice CPD-21-10 is as follows:

- An individual or family who:
  - Has an annual income below 30% AMI
  - Does not have sufficient resources or support networks
  - Meets housing instability criteria set forth in Notice CPD-21-10, such as frequent moving because of economic reasons, living in someone else's home, being evicted, self-paying to live in a hotel or motel, living in crowded housing, or exiting a publicly funded institution or system of care.
- A child or youth who does not qualify as "homeless" under Notice CPD-21-10 but qualifies as "homeless" per other federal programs as identified in Notice CPD-21-10

Per 2015-2019 CHAS data, there are 13,839 households earning 30% or less of AMI (14% of all households). Approximately 5,002 households are earning 30% or less of AMI and living in renter-occupied housing with one or more severe housing problems.

According to the CoC, those considered most at-risk of homelessness in Suffolk County, including the Town of Islip, are households that have previously been homeless and the re-entry population. Formerly homeless households that are at the greatest risk of housing instability include single adults previously unsheltered with undiagnosed mental illness and/or with alcohol/substance use disorders, single adults placed in temporary housing situations without ongoing case management, and households that fled domestic violence but returned to their abusers. The demographics of those most at-risk are families that identify as Black/African American or Latino (especially mother and child/children with mother in the generational range mostly born in 1980s-1990s), single adults that identify as White (generational range generally born in 1950s-1970s), and single adults that identify as Black/African American and are becoming homeless directly from jails or prisons (generational range is mostly born 1970s-1990s).

## Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

Comprehensive data is not available for the number of individuals or families who are fleeing, or attempting to flee, domestic violence, sexual assault, stalking, or human trafficking. The New York State Division of Criminal Justice Services reports domestic violence statistics on a County-wide basis. In Suffolk County there were 4,845 domestic violence victims reported in 2021, including 4,073 victims of simple assault, 489 victims of violated protection order, 242 victims of aggravated assault, and 41 victims of sex offense. It is noted that Village of Ocean Beach Police Department, which is located in the Town of Islip, reported one victim of violation of protection order in 2021.

## Town of Islip HOME-ARP Allocation Plan

There were 57 individuals residing in domestic violence shelters in Suffolk County, per the 2021 point-in-time count, of which 10 are located in shelters in the Town of Islip. Though, victims of domestic violence in Islip may use facilities in other parts of the County.

Per HUD Notice CPD-21-10:

*For HOME-ARP, this population includes any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. This population includes cases where an individual or family reasonably believes that there is a threat of imminent harm from further violence due to dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return or remain within the same dwelling unit. In the case of sexual assault, this also includes cases where an individual reasonably believes there is a threat of imminent harm from further violence if the individual remains within the same dwelling unit that the individual is currently occupying, or the sexual assault occurred on the premises during the 90-day period preceding the date of the request for transfer.*

## Other Populations

Other Populations refers to other populations, not included in the Qualifying Populations described above, where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability. This population must meet one of the following criteria:

- 1) Other individuals or families requiring services or housing assistance to prevent homelessness, such as individuals or families who have previously been qualified as homeless, are currently housed due to temporary or emergency assistance, and who need additional housing assistance or supportive services to avoid a return to homelessness.
- 2) Individuals or families at greatest risk of housing instability, defined as having an annual income less than or equal to 30% AMI and experiencing severe cost burden or having annual income less than or equal to 50% AMI and meets one of the conditions defined for the At-Risk of Homelessness qualifying population.

As of the 2021 point in time count, there are 330 people residing in permanent supportive housing and rapid re-housing in the Town of Islip. Approximately 1,881 households are currently using Section 8 Housing Choice Vouchers in the Town. The Community Development Corporation of Long Island (CDCLI) also administers 633 Housing Choice Vouchers Elderly Head of Household (HOH). These populations may qualify under this Qualifying Population.

Per CHAS data, there are 9,940 households with an annual income less than or equal to 30% AMI who are experiencing severe housing cost burden, which represents approximately 72% of all households in this income bracket. Of these households, 50% live in owner-occupied housing and 50% reside in renter-occupied housing. There are 5,631 households earning 50% AMI or less and living with one or more severe housing problems. Many of these households may qualify under this Qualifying Population. For an expanded description of this population, see the At-Risk of Homelessness description above.

## Current Resources Available to Assist Qualifying Populations

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing.

### Homeless

Because there is one coordinated shelter system for the County, which includes the Town of Islip, resources available to homeless individuals and families in the Town of Islip are the same as those available to any individual and family in all of Suffolk County. In Suffolk County, there are a total of 2,045 emergency shelter beds (in 83 projects), 20 supportive housing units (in one project), 67 temporary housing units (in three projects), 470 rapid re-housing units (in six projects, not including ESG-CV rapid re-housing), and 1,831 permanent supportive housing units (in 53 projects). Of emergency shelter beds: 1,377 beds are for families, 547 beds are for single adults, 18 beds are for youth, and four beds are for parenting youth households. Of rapid re-housing units: 389 beds are for families and 24 beds are for single adults. Of permanent supportive housing units: 501 beds are for families, and 51 beds are for single adults. The inventory for homeless veterans in Suffolk County includes 43 emergency shelter beds, 20 supportive housing units, 54 units of transitional housing, 33 rapid re-housing units, and 749 units of permanent supportive housing.

These resources that are specifically located within the Town of Islip include: 23 emergency shelter projects with 456 beds for families, 107 beds for single adults, eight beds for domestic violence households, and four beds for parenting youth households; one temporary housing project with 54 beds for veterans; and one supportive housing project (Safe Haven housing) with 20 beds for veterans.

Families and individuals in imminent danger of residing in shelters, or being unsheltered, in the Town of Islip have access to emergency housing via one of Suffolk County's Social Services Centers, which are located throughout the County, or after business hours through the 24-hour, seven day a week emergency hotline established by the County's Department of Social Services. This centralized County-wide unit matches client needs with available bed space in accordance with Federal and local guidelines. Each service center is staffed with Housing Specialists who assess client needs, offer permanent housing resources or arrange for emergency placements, if necessary. Homeless clients who appear to have a need for special services are referred to a caseworker screener who works at each center.

### At-Risk of Homelessness

Per CHAS 2015-2019 data, there are 96,987 occupied housing units in the Town of Islip, of which 76,035 (78%) are owner occupied and 20,952 (22%) are renter occupied. Of the renter occupied housing units, approximately 2,028 (10%) are affordable to households earning 30% of AMI, or the at-risk population. Another 2,045 (10%) rental units are affordable to households earning between 30% and 50% AMI.

Within the Town of Islip, there are approximately 1,200 Section 8 Housing Choice Vouchers administered by the Town of Islip Housing Authority, 681 Section 8 Housing Choice Vouchers

administered by CDCLI and 633 Housing Choice Vouchers Elderly HOH administered by CDCLI. The Town currently funds homeless prevention programs through ESG funding.

## Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

As with homeless facilities, resources for those fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, are County based and available to Town of Islip residents—though the Town does contain one domestic violence emergency shelter that serves eight households. Suffolk County facilities for domestic violence households includes 19 emergency shelter beds, five temporary housing units, and six rapid re-housing. Domestic violence shelter and services are provided through:

- Brighter Tomorrows
- Long Island Against Domestic Violence
- Retreat, Inc.

## Other Populations

Other populations are currently served by permanent supportive housing, rapid re-housing, supportive housing, and resources available to the At-Risk of Homelessness Qualifying Population. This population is also served by some of the Town's Community Development Block Grant (CDBG) and HOME programs, such as public services, homebuyer down payment assistance, home improvement program, and production of new affordable housing units.

# Unmet Housing and Service Needs of Qualifying Populations

**Describe the unmet housing and service needs of qualifying populations.**

## Homeless

As previously noted, homeless individuals and families in the Town of Islip use the resources of Suffolk County for emergency shelter and permanent housing through the County's coordinated shelter system. The table below shows the current inventory of homeless housing and homeless population in Suffolk County, along with a gap analysis of permanent beds for families and adults (not including veteran, domestic violence, or other specialized housing inventory or population). The gap analysis is based on the CoC's ideal ratio for system flow of 200% total permanent housing beds to total shelter beds, with permanent housing consisting of rapid re-housing and permanent supportive housing, and shelter defined as emergency shelter, transitional housing, and Safe Haven (Low Demand Homeless Program) housing. The County has a total of 2,132 permanent housing beds and 2,301 shelter beds for a total ratio of 92.7% permanent housing beds to shelter beds, which is well under the ideal ratio of 200%. This translates into a gap of 2,470 permanent housing beds. These figures include data for all

Town of Islip HOME-ARP Allocation Plan

subpopulations of homelessness. The table below shows the gap analysis for families and households with only adults, for which data is more readily available.

**Table 2 Homeless Housing Gap Analysis for Families and Adults Only Households**

	Current Inventory		Homeless Population		Gap Analysis	
	Family	Adults Only	In Family Household (at least 1 child)	In Adult Household (without child)	Family Beds	Adults Only Beds
	# Beds	# Beds				
Emergency Shelter	1,377	547				
Transitional Housing & Safe Haven	0	0				
Rapid Re-Housing	389	24				
Permanent Supportive Housing	501	51				
Ratio Permanent to Shelter	65%	14%				
Sheltered Homeless			1,225	486		
Unsheltered Homeless			225-300*			
Ratio of Permanent to Shelter Beds					65%	14%
Gap in Permanent Beds per Ideal Ratio of Permanent to Shelter Beds					1,864	1,019

\* This data combines both family and adult households.

The table above breaks down the gap in ratio for family and adult household permanent housing to shelter housing. Per this analysis, the County needs another 1,864 permanent housing beds for families and 1,019 permanent housing beds for single adults. It is noted that emergency shelter occupancy is 85% and temporary housing occupancy is 63%, therefore, the system may need fewer shelter or temporary housing beds. However, a substantial number of permanent housing beds are needed.

Town of Islip HOME-ARP Allocation Plan

During the consultation process it was recognized by service providers that the need for additional permanent housing for single adults and families exiting homelessness is one of the most significant needs of this population. The CoC further noted a specific need for permanent housing for homeless seniors (ages 55 and over), who often have their own specific housing and service needs, such as accessible living accommodations, transportation, health services, and access to food.

Service needs in the Town of Islip are the same as those in Suffolk County and include supportive services, health care, transportation, job training and placement, substance abuse programs, child care and other services. Service providers identified more long-term services, on-going rental assistance, transportation, and case management as particular needs for this population.

### At-Risk of Homelessness

As shown in the table below, there is a gap of approximately 662 housing units for at-risk households, estimated using CHAS data for rental units affordable at incomes of 50% AMI and lower and renter households with one or more severe housing problems earning incomes at or below 50% AMI.

According to the Town’s 2020 Consolidated Plan, the most common housing problem is housing affordability and housing cost burden. Housing cost burden affects households at all income levels but disproportionately impacts households who rent and households with lower income.

**Table 3 At-Risk of Homelessness Housing Gap Analysis**

	<b>Current Inventory</b>	<b>Level of Need</b>	<b>Gap Analysis</b>
	# of Units	# of Households	# of Households
Total Rental Units	20,952		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	2,028		
Rental Units Affordable to HH AT 50% AMI (Other Populations)	2,045		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		5,002	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		1,818	
Current Gaps			±662 rental units needed for



			households at-risk of homelessness
--	--	--	------------------------------------

The CoC has also noted that formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance often need social services aimed at gaining employment or reducing their costs so they can continue to afford housing payments.

### Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

The housing and services needs of this Qualifying Population include access to safe, sanitary, and affordable housing and services such as counseling, access to food, health services, rental assistance, legal advocacy, employment training and opportunities, and other services. Per conversations with the CoC and consultation with domestic violence organizations that serve the region, housing supply for this qualifying population is adequate to serve regional needs. Although there was an increase in domestic violence during the COVID-19 pandemic, the domestic violence housing capacity increase that occurred through CoC domestic violence set aside funds generally matched the new need.

### Other Populations

Other Populations need access to services to remain permanently housed. Needed services may include rental assistance, employment benefits, daycare for children, mental health care, transportation, job training and placement, medical care, substance abuse programs and other services. This population may also need access to permanent affordable housing. Deeply affordable housing is scarce in the Town and in the region.

## Gaps within the Current Shelter and Housing Inventory and Service Delivery System

**Identify any gaps within the current shelter and housing inventory as well as the service delivery system.**

The Suffolk County Department of Social Services (DSS), CoC, and non-profit organizations work within a coordinated system to provide services for homeless individuals and families. The existing facilities, including homeless shelters and the service centers operated by DSS are well used and well operated. However, there are not enough permanent affordable housing units to permanently house the homeless population. The County and the Towns within the County, including the Town of Islip, do not have enough resources to construct new permanent affordable housing for those exiting homelessness. Affordable housing is constructed in the region by both private developers and non-profit developers, but there are not enough resources to sustain rents for those with the lowest incomes, such as households exiting homelessness. High housing and construction costs also create barriers to the construction of affordable housing.

## Additional Characteristics if Further Refining Definition of “Other Populations”

A PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here.

The Town does not plan to refine its definition of the Other Populations Qualifying Population. All program beneficiaries assisted as Other Populations will meet one of the two required definitions in CPD Notice 21-10, Section IV(A)(4).

## Priority Needs for Qualifying Populations

Identify priority needs for qualifying populations.

Priority needs for all of the Qualifying Populations center around the need for more permanent affordable housing units. The Town is particularly in need of housing for homeless households with a particular need to house homeless seniors.

## Methodology

Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan.

This Allocation Plan follows the HOME-ARP Allocation Plan template provided by HUD and uses data from the CoC (collected through HMIS) and CHAS 2015-2019 data. Consultation with the CoC, service providers, and the public provide qualitative information and assist in providing a full assessment of the needs of the qualifying populations in the Town of Islip and Suffolk County.

# 4

## HOME-ARP Activities

### Method for Soliciting Applications

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors.

Describe whether the PJ will administer eligible activities directly.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program.

The Town proposes to use HOME-ARP funding to construct affordable housing units. The Town will use their existing internal procurement methods to select a partner or developer. The Town will issue a Notice of Funding Available (NOFA) and a Request for Proposals (RFP) to service providers who assist the homeless in order to select an experienced non-profit organization who will agree to own, operate, and manage the project once completed. The non-profit organization will manage the project in accordance with HOME-ARP guidelines. The Town will explore other opportunities, such as HOME funding, to provide supportive services to assist the project's residents and ensure sustainability of the project. Based on availability, the Town of Islip Housing Authority will try to secure project-based Section 8 Housing Vouchers for the new housing units.

Supportive services will be provided to residents of the new development, either by the Town or a non-profit organization. If there is leftover funding for supportive services, the Town will solicit applications from non-profit service providers for other services for homeless seniors in the Town.

The Town and any chosen subrecipient will administer eligible activities.

No subrecipient or contractor will be provided with HOME-ARP funds prior to HUD acceptance of the Town of Islip HOME-ARP Allocation Plan.

## Use of HOME-ARP Funding

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities.

The Town plans to use approximately 79% (\$1,868,944) of the HOME-ARP allocation for the development of affordable rental housing, 6% (\$150,000) for supportive services, and the remaining 15% (\$356,284) for administration and planning activities in accordance with the HOME-ARP Notice.

**Table 4 Use of HOME-ARP Funding**

Activity	Funding Amount	Percent of Grant	Statutory Limit
Supportive Services	\$150,000	6%	-
Acquisition and Development of Non-Congregate Shelters	-	-	-
Tenant Based Rental Assistance (TBRA)	-	-	-
Development of Affordable Rental Housing	\$1,868,944	79%	-
Non-Profit Operating	-	-	5%
Non-Profit Capacity Building	-	-	5%
Administration and Planning	\$356,284	15%	15%
Total HOME-ARP Allocation	\$2,375,228	100%	-

As determined through the consultation and public participation efforts for the development of this Allocation Plan, there is significant need to construct new permanent, affordable housing in the Town of Islip. The Town, the CoC, and DSS specifically identified a need for housing for homeless seniors with supportive services. The Town is proposing to construct affordable housing with a preference for homeless seniors. It is proposed that a non-profit organization will own, operate, and manage the property once constructed. Supportive services will be provided to residents of the new development.

## HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs.

The Town estimates using HOME-ARP funding for the construction of approximately six affordable rental units.

The six affordable rental units will be prioritized for seniors exiting homelessness. There is a severe need for permanent affordable housing in the Town, particularly for homeless individuals. The CoC and DSS have indicated a unique need for housing for homeless seniors. The development of affordable rental housing will assist the Town in addressing a priority need established in this HOME-ARP Allocation Plan, working towards the Town's Consolidated Plan goals of building new affordable rental housing, and will help alleviate a particular need within the community.

## Preferences and Limitations

Identify whether the PJ intends to give preferences to one or more qualifying populations or a subpopulation within one or more qualifying population for any eligible activity or project.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis.

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population.

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional)

The Town of Islip intends to give preference to households that meet the HOME-ARP Notice definitions of the homeless Qualifying Population and to the homeless subpopulation of homeless seniors. This preference will be designed so as to not violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). The Town will not limit eligibility to a particular Qualifying Population or subpopulation. If more than one project is funded with the Town's HOME-ARP funding, the project would have the same preference (homeless seniors) or would have no preferences depending upon the type of project to be funded.

There is currently an unmet need of permanent affordable housing with supportive services for homeless seniors and a gap in resources for the construction of affordable housing specifically for homeless populations. The construction of new units that prioritizes this population will help lessen a portion of this unmet need and gap in funding.

There is also an unmet need and gap in funding for affordable housing for the other non-prioritized Qualifying Populations. The gap in funding, however, is greatest for households with the lowest income who tend to fall within the homeless Qualifying Population. The Town will continue to work to address the gap in funding and unmet need by using its annual allocation of CDBG and HOME funds to construct new affordable housing, provide down payment assistance, and support Community Housing Development Organization (CHDO) operations and other activities. These activities all help meet the unmet needs of affordable housing for all of the Qualifying Populations. The Town also uses CDBG funding to support public services designed to lift individuals and families out of poverty. The Town's ESG funding assists homeless and at-risk populations through homelessness prevention, rapid-re-housing, and shelter operations. The Town will continue to use these funding sources and to seek additional funding to address unmet needs for all Qualifying Populations.

The Town will use either a waitlist or the CoC's Coordinated Entry system plus other referral methods to fill the proposed rental units. If the Town opts for using the CoC's Coordinated Entry system plus other referral methods, the Town will enter into an agreement with the CoC requiring that the Coordinated Entry comply with the Town's adopted preferences and method of prioritization for HOME-ARP referrals. Access to all Qualifying Populations will be provided with either option.

## HOME-ARP Refinancing Guidelines

The Town does not anticipate using HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds.

# Attachments