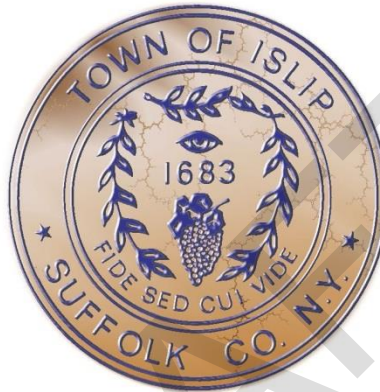


Town of Islip
Suffolk County
New York

2023 Annual Action Plan

*Consolidated Strategy and Plan Submission for Housing
and Community Development Programs*

July 1, 2023 – June 30, 2024



Islip Town Supervisor:
Angie M. Carpenter

Town Clerk
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Islip Town Board
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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Town of Islip prides itself on being responsive to the needs of its residents and has long been in the vanguard of community planning. This Consolidated Plan and Strategy for Housing and Community Development programs (Annual Plan) represents the collaboration of government agencies, citizens and non-profit organizations that, through the Town of Islip Community Development Agency (Town of Islip CDA), deliver services to targeted populations. The Town of Islip CDA has prepared this document in response to 24 CFR Part 91, requiring that all relevant activities be coordinated under a single umbrella of comprehensive planning. The purpose of this document is to enable the Town of Islip CDA, the U.S. Dept. of Housing and Urban Development (HUD), and the communities themselves to assess all program efforts; to determine whether the jurisdiction is meeting the needs of the targeted populations; and to insure strong citizen participation in the planning process. In accordance with HUD guidelines, this annual plan for the program year July 1, 2023 to June 30, 2024 should be read in conjunction with our Five-Year Consolidated Plan beginning July 1, 2020.

The Annual and Consolidated Plan includes needs analysis and strategies for using three HUD funded grant programs in a coordinated approach to solve community problems, including the Community Development Block Grant Program (CDBG), Emergency Solutions Grant Program (ESG), and Home Investment Partnerships Program (HOME). All three programs are incorporated into a comprehensive network that provides housing and services to targeted populations and forms the backbone of the Town's approach to reducing the number of households in poverty.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In accordance with HUD regulations the Town of Islip CDA has established a framework of objectives and outcomes for each project listed in its Annual Plan. Of the nine possible statements defined by HUD, all of the projects fall into the following four categories: 1) Availability/Accessibility of Decent Housing; 2) Affordability of Decent Housing; 3) Availability/Accessibility of Suitable Living Environment; and 4) Sustainability of Suitable Living Environment.

The Town of Islip CDA has identified eight priorities addressing housing and community needs, as outlined in the 2020 Five-Year Consolidated Plan, and has many programs to address its identified housing needs. More than half of the Town's CDBG budget is allocated to housing needs and 100% of the funds from its other two grants are also allocated to housing needs. The Town's programs expand housing opportunities for very low, low and moderate income first-time homebuyers through the CDBG and HOME funded Rent-With-Option-to-Buy and Direct Sale programs. The Emergency Solutions Grant provides rental housing to homeless families as do certain projects within the CDBG and HOME Programs.

On the community development side, a portion of the CDBG budget is allocated to public service programs designed to break the cycle of poverty. Most public service funds are awarded to agencies that serve low and moderate income youths, with the remainder going to those serving special needs, seniors, workforce development or other programs as various needs arise.

Community improvement such as storefront renewals, code enforcement and public works is also funded through the CDBG program. Most of these projects focus on the Town's struggling downtown areas.

Through the various rounds of funding being made available through the 2020 CARES Act, the Consolidated Appropriations Act of 2021, and the American Rescue Plan Act of 2021, we have designed and implemented activities to prevent, prepare for and respond to the national COVID-19 pandemic.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Town of Islip CDA continues to make significant strides in addressing each of the needs identified in the Consolidated Plan. All projects and grant funds are designated to address the identified needs.

The following is a summary of accomplishments reported to U.S. Department of Housing and Urban Development in our Consolidated Annual Performance and Evaluation Report for Program Year 2021:

CDBG and HOME Funds

- 13 organizations with 19 public service programs proposals were funded serving approximately 1,455 youths and adults.
- 12 owner occupied housing were rehabilitated.
- 1,171 Code Enforcement complaints were addressed.

- 4 businesses were assisted with Sign Grants/façade improvements.
- 4 newly constructed affordable homes were occupied - 1 under a Direct Sales Contract and 3 under Rent with Option to Buy Contracts. 1 home was sold under the Rent with Option to Purchase Agreement.
- 2 eligible first-time homebuyers were provided down-payment assistance through the Agency's Employer Assisted Housing Program.
- 4 housing units were constructed by an eligible Community Housing Development Organization (CHDO) with assistance from HOME funding.
- The Agency and our related party provide and administer 75 affordable housing rental units to income eligible individuals and/or their families.

Emergency Solutions Grant (ESG)

- 8 eligible individuals and/or families were provided with Homelessness Prevention and Rapid Re-Housing assistance.
- 612 individuals were provided with emergency shelter.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The following methods were used to encourage citizen participation: advertisements, public hearings, and input meetings (advertised and posted on the Town of Islip CDA website).

Public hearings were held on February 21, 2023 and March 28, 2023 and a governmental input meeting was held on February 21, 2023.

A summary of the Action Plan was published in Newsday on March 10, 2023 and full copies of the draft plan were made available at the Town of Islip CDA office, on the website www.islipcda.org, and at the Bayshore-Brightwaters, Brentwood, Central Islip, Islip, Sayville, and East Islip Public Libraries for a thirty-day comment period beginning on March 28, 2023 and ending April 26, 2023.

As the lead agency, the Town of Islip CDA has discussed this submission with the Town of Islip Department of Planning and Development; the Town of Islip Department of Parks, Recreation, and Cultural Affairs; the Town of Islip Housing Authority; and the Suffolk County Department of Social Service. There were also consultations with many not-for-profit agencies, including United Way of Long Island, Family Service League, and several other organizations who attended the Town's public hearings.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Attendees of the governmental input meeting discussed housing and community development needs from the perspective of their individual departments and responsibilities. The public hearings were attended by representatives of not-for-profit groups currently supported by the Town of Islip CDA and some who may apply for funding. Representatives spoke about the needs and successes of their organizations.

6. Summary of comments or views not accepted and the reasons for not accepting them

None

7. Summary

The Town of Islip, with an estimated population of 339,938 (per the Census Bureau's 2020 Decennial Census), contains sixteen hamlets and four incorporated villages in an area of 106 square miles. It is qualified as an "entitlement community" under the Housing and Community Development Act of 1974, and receives three annual HUD grants: Community Development Block Grant, HOME, and Emergency Solutions Grant.

Housing Needs

The Town of Islip is a well developed community located in a high cost suburban area, where there are limited affordable housing opportunities for low income families. Housing cost burden is a significant housing problem in the Town of Islip for most income levels, however, those earning the least are most likely to be affected.

Temporary emergency housing for homeless families seems to be adequate, but transitional and permanent affordable housing is needed. A shortage of Federal Housing Choice Vouchers and insufficient Shelter Allowance for social service recipients are contributing factors to this problem.

Community Development Needs

Generally, the Town of Islip is focusing its efforts toward community revitalization in low and moderate income neighborhoods. Identified needs include neighborhood clean-up, downtown and commercial revitalization, and economic development, including job training. Special attention is also given to public service programs offered by not-for-profit agencies which operate in low and moderate income communities.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ISLIP TOWNSHIP	
CDBG Administrator	ISLIP TOWNSHIP	Community Development Agency
HOPWA Administrator		
HOME Administrator	ISLIP TOWNSHIP	Community Development Agency
ESG Administrator	ISLIP TOWNSHIP	Community Development Agency

Table 1 – Responsible Agencies

Narrative (optional)

The Town of Islip CDA is responsible for preparing the Consolidated Plan / Annual Action Plan and administering the CDBG, HOME and ESG grant programs. For Program Year 2023 the Town of Islip CDA will also be responsible for continuing the implementation of supplemental funding made available through various rounds of funding through the 2020 CARES Act, the Consolidated Appropriations Act of 2021, and the American Rescue Plan Act, to designed and implemented activities to prevent, prepare for and respond to the National Coronavirus (COVID-19) pandemic.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The Town of Islip CDA, as the Town of Islip's designated administrator of the HUD funded grant programs, has been chosen as the lead agency in the administration and oversight of the Consolidated Plan. The Town of Islip CDA is part of an extensive network that provides services described in this submission. The Town of Islip CDA has cultivated relationships over time that result in efficient delivery of these services to populations in need.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Consultation with other government agencies is paramount to an effective coordinated effort. As the lead agency, the Town of Islip CDA has discussed this submission with the Town of Islip Department of Parks, Recreation, and Cultural Affairs; Town of Islip Department of Planning and Development; Town of Islip Housing Authority; and, Suffolk County Department of Social Services. There were also consultations with many not-for-profit agencies, including United Way of Long Island; Great South Bay YMCA; Youth Enrichment Services; Family Service League; Long Island Housing Partnership, Central Islip Civic Council; Habitat for Humanity; Long Island Housing Services; Liga De Justicia Foundation; New Hour for Women and Children; and Pronto of Long Island.

Many of these entities were contacted by telephone and/or in writing in an effort to explain the Annual Action Plan process and the potential roles of these departments/agencies in developing this document. Most provided important data useful in preparing the Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Town of Islip CDA management staff reviews the applications for conformance with the program requirements, qualifications of applicants, availability of matching funds, and other factors, and makes recommendations to the Town of Islip CDA Board of Directors for funding. The RFPs prepared by the Town of Islip CDA inform potential applicants of the requirement for consultation with homeless or formerly homeless individuals in considering and making policies and decisions regarding facilities, services, or other assistance. In their responses to the RFP, applicants must provide details of their plan to meet this requirement. Based upon the informal discussions between the Town of Islip CDA, CoC and potential applicants, it appears that most organizations have procedures in place for "consumers" to be involved with program design and implementation.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

During the period of September-2017 through March-2023 the Town of Islip CDA was part of various conference calls with the Long Island Coalition for the Homeless as lead Agency for Continuum of Care and with the completion of various funding RFP cycles and numerous sub-recipient agreements with various eligible nonprofit organizations, and has concluded that Family Service League of Suffolk, Inc. will be awarded all current and all subsequent ESG allocations, as they clearly possess the qualifications, knowledge and most importantly the capacity to expend ESG funds in an expeditious manner and to meet the urgent needs of eligible individuals/families requesting this type of assistance. Based upon the consultation and input from the CoC and Family Service League, the Town of Islip CDA for PY2023 intends to allocate approximately 20% to Homeless Prevention Activities, 20% to Rapid Re-Housing Activities and 60% to Shelter Operations.

The Town of Islip CDA, in consultation with the Continuum of Care (CoC) and our selected subrecipient(s), have prepared comprehensive standards for providing ESG assistance, summarized below:

- a. Policies and procedures for evaluating individuals' and families' eligibility for assistance.
- b. Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, and mainstream service and housing providers.
- c. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families will receive rapid re-housing assistance.
- d. Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.
- e. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of assistance will be adjusted over time.
- f. Standards for determining the type, amount and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as maximum amount of assistance, maximum number of months the program participant receives assistance; or the maximum number of times the program participant may receive assistance.

Process for Making Sub-Awards

During the period of September-2017 through March-2023 the Executive Director of the Town of Islip CDA was part of various conference calls with the Long Island Coalition for the Homeless as lead Agency for the Continuum of Care, and has concluded that Family Service League of Suffolk, Inc. will be the sole recipient (100%) of FY2023 and all subsequent ESG allocations, as they clearly possess the qualifications, knowledge and most importantly the capacity to expend ESG funds in an expeditious manner and to meet the urgent needs of eligible individuals/families requesting this type of assistance.

Performance Standards

1. Rapid Re-Housing - 20% of available Funds
 - Goal is to reduce the number of homeless households, both sheltered and unsheltered, in the Town of Islip.
 2. Homelessness Prevention - 20% of available funds
 - Goal is to reduce the number of households facing imminent homelessness in the Town of Islip.
 3. Shelter Operations - 60% of available funds
 - Goal is to renovating buildings to be used as emergency shelter for homeless families and individuals, and operating shelters.
- 2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	YOUTH ENRICHMENT SERVICES
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of Youth Enrichment Services attended the Annual Plan public hearing. They requested continuation of funding for various programs and discussed needs of the community.
2	Agency/Group/Organization	GREAT SOUTH BAY YMCA
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the YMCA attended the Annual Plan public hearing. They requested continuation of funding for various programs and discussed community needs.
3	Agency/Group/Organization	LONG ISLAND HOUSING SERVICES
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of Long Island Housing Services attended the Annual Plan public hearing. They requested continuation of funding for various programs and discussed fair housing needs in the community.

4	Agency/Group/Organization	FAMILY SERVICE LEAGUE OF SUFFOLK
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of Family Service League attended the Annual Plan public hearing. They requested continuation of funding for various programs and discussed housing and service needs of the community.
5	Agency/Group/Organization	LONG ISLAND HOUSING PARTNERSHIP, INC.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the Long Island Housing Partnership attended the Annual Plan public hearing. They requested continuation of funding for various programs and discussed community needs.
6	Agency/Group/Organization	HABITAT FOR HUMANITY OF SUFFOLK DEVELOPMENT FUND CO.
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of Habitat for Humanity of Suffolk attended the Annual Plan public hearing. They requested continuation of funding for various programs and discussed housing and service needs of the community.
7	Agency/Group/Organization	UNITED WAY OF LONG ISLAND
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Islip CDA and United Way of Long Island have been working together to build decent, safe and affordable housing for the past 10 years by utilizing the United Way's signature Youth-Build program while furthering HUD Section 3 Requirements. Youth-Build, which is dedicated to changing the paths of Long Island youth by addressing the core issues facing low-income communities help low-income men and women, ages 18-24, work towards their TASC High School Equivalency Diploma while learning essential job skills, in this case, building trades. The Town of Islip CDA and United Way are in the process of completing the 6th affordable home utilizing this program. United Way of Long Island is designated as sponsor for HOPWA funds for Long Island. HOPWA is used for housing for people with AIDS/HIV throughout Nassau and Suffolk counties. This private organization develops requests for proposals, screens applicants and designates program recipients. The non-profit recipients who are selected for grant funding, in turn, provide housing to qualified applicants. Although the Town of Islip CDA no longer administers HOPWA funding, the Town of Islip CDA continues to coordinate with and consult United Way of Long Island. A representative of United Way of Long Island attended the Annual Plan public hearing. Their input was requested and they requested continued funding for various programs.
8	Agency/Group/Organization	Pronto of Long Island, Inc.
	Agency/Group/Organization Type	Services-Children Services-Homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of Pronto of Long Island attended the Annual Plan public hearing. They requested continuation of funding for various programs and discussed housing and service needs of the community.
9	Agency/Group/Organization	New Hour for Women and Children
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of New Hour for Women and Children, an organization that assists formerly incarcerated women and their children, attended the Annual Plan public hearing. They requested funding for various programs and discussed housing and service needs of the community.
10	Agency/Group/Organization	Liga De Justicia Foundation
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of Liga De Justicia Foundation attended the Annual Plan public hearing. They requested funding for various programs and discussed housing and service needs of the community.
11	Agency/Group/Organization	CENTRAL ISLIP CIVIC COUNCIL
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of Central Islip Civic Council attended the Annual Plan public hearing. They discussed the needs of their organization and housing and service needs of the community.
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Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were specifically excluded from the Annual Plan / Consolidated Plan / Substantial Amendment process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Long Island Coalition for the Homeless, Inc.	Goals of the Continuum of Care overlap the goals of the Annual Plan / Consolidated Plan regarding homelessness

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Suffolk County

The Suffolk County Department of Environment and Energy often conveys tax defaulted, vacant, or abandoned property to the Town of Islip CDA for development of scattered-site low income housing. The Town of Islip CDA pays back taxes or spends a modest amount to secure the property, then passes the property to the Islip Housing Development Fund Company for development by a non-profit developer. Often the properties require some infrastructure expenditure. This process is facilitated by the County's Director of Affordable Housing, who also coordinates grant requests for Suffolk County affordable housing development funds, including the Workforce Housing Acquisition Program and Workforce Infrastructure Program.

Suffolk County Department of Social Services has a major role in providing housing and services for Islip's homeless population and choosing the location and type of housing where those eligible for public assistance live. The public assistance provided through DSS is a key component to the financial viability of a number of the homeless housing improvements recommended in the Consolidated Plan.

The Suffolk County Department of Health Services plays a major role in the approval of new development programs, particularly relating to the review and approval of sewage disposal systems.

New York State

The Affordable Housing Corporation provides grants and loans for the development of first-time homeowner housing under the Affordable Home Ownership Development Program. The State Mortgage Agency provides low interest, down-payment loans to first-time homebuyers.

The Division of Housing and Community Renewal provides grants and loans for the construction, rehabilitation and improvement of affordable housing; interprets the State's Uniform Fire Prevention and Building Construction Code and administers the Housing Trust Fund Program, Low Income Tax Credit Program and Housing Development Trust Fund.

The Department of Social Services, together with non-profit sponsors, develops permanent, supportive, transitional and emergency housing and supportive programs targeted specifically to the lowest income households. Many non-profits use State DSS programs to develop homeless facilities.

A number of State human services agencies are also part of the institutional structure by which the supportive housing strategy for those with special needs in Islip will be carried out including: the Office of Addiction Services and Support, the Office for the Prevention of Domestic Abuse, the Office of Mental Health, the Office for the Aging, and the Office for People with Developmental Disabilities.

Federal Government

The Department of Housing and Urban Development (HUD) provides funding for the three grants that are contained in this document, and the HOPWA program that serves all of Long Island. The CDA occasionally purchases foreclosed properties made available through HUD for use within the HOME and CDBG programs. These units are located on scattered sites within the Town of Islip.

The Federal Home Loan Bank of New York provides subsidies for the development of housing for first time homebuyers or low income renters.

The U.S. Department of Commerce makes grants available through its Economic Development Administration for job creation activities.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

TOWN OF ISLIP CITIZEN PARTICIPATION PLAN

FOR HUD CONSOLIDATED PLAN STRATEGY AND HOUSING & COMMUNITY DEVELOPMENT PROGRAMS INCLUDING APPLICATION SUBMISSION AND PERFORMANCE REPORTS

Citizen Participation Process

Following is a summary of the process, the full Citizen Participation Plan is provided as an attachment to the Consolidated Plan. The Citizen Participation Plan has been updated since the previous Consolidated Plan to allow for emergency procedures brought on by the COVID-19 pandemic.

a. The citizen participation process is intended to provide for and to encourage citizens to participate in the development of the Consolidated Plan and any substantial amendment to the Plan and the performance report.

b. The citizen participation process is designed especially to encourage participation by low and moderate income persons, particularly those within slum and blighted areas and in areas where CDBG funds are proposed to be used and also by residents of predominately low and moderate income neighborhoods. The intent of this Plan is to encourage all residents of the Town, including non-English speaking persons, to participate in the planning of HUD funded activities.

c. It is also the intent of the citizen participation process is to encourage the participation of residents of public and publicly assisted housing developments in the process of developing and implementing the Consolidated Plan along with other low income residents of targeted revitalization areas. The Plan intends to provide information to the Town of Islip Public Housing Authority about Consolidated Plan activities related to its developments and the community surrounding its developments so that the Housing Authority can make this information available at the annual public hearings, where required, under its Comprehensive Grant Program.

The following methods were used to encourage the Citizen Participation Process:

1. Advertisements
2. Public Hearings
3. Input meeting

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	N/A	None	None	www.islipcda.org
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Date of 1st Public Hearing - February 21, 2023. There were approximately 21 attendees.	Public Session - All attendees of the Public Hearing were invited to speak about their projects or issues. Several representatives of non-profit organizations discussed their program needs and the needs of the communities they serve.	None	www.islipcda.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Governmental Input Meeting	Governmental Input Meeting	Date of Meeting: February 21, 2023. All agencies involved with community issues were sent invitations to attend an input meeting. There were approximately 13 attendees.	Attendees discussed housing and community development needs from the perspective of their individual departments and responsibilities.	None	
4	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	None	None	www.islipcda.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	TBD	TBD	None	www.islipcda.org

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The coordination of available resources from Federal, State and local levels will continue to be required in the provision of affordable and supportive housing. The following provides an overview of the resources anticipated to be available to Islip during the five-year strategic planning period, including the expected amount available for the first year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,747,400	1,000,000	0	2,747,400	2,747,400	Multifaceted community development and housing rehabilitation program serving low and moderate income families, improving living conditions, and removing architectural barriers.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	634,633	300,000	0	934,633	934,633	Acquisition and rehabilitation of existing houses on scattered sites for sale to low-income first-time homebuyers and Community Housing Development Organization (CHDO) housing programs, employer down-payment assistance and employer housing assistance.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	0	0	0	0	0	The Town of Brookhaven is now the grantee of HOPWA funding for Long Island.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	168,139	0	0	168,139	168,139	To provide Short and Medium-Term Financial Assistance, Housing Relocation and Stabilization Services (HP & RRH) and Shelter Operations.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HOME Program requires a match of funds from non-Federal sources. In Islip, HOME is currently being used for acquisition and substantial rehabilitation of single family homes, as well as infrastructure for newly constructed homes and down-payment assistance under an Employer Assisted Housing Program.

The Town of Islip CDA anticipates the following sources of non-federal resources as matching funds for HOME:

- The discounted (or waived) purchase price of houses and land purchased from Suffolk County, HUD, and bank foreclosures.
- Yield foregone by Habitat for Humanity of Suffolk for no-interest homeowner mortgages, volunteer labor and donated materials.
- Long Island Housing Partnership – Non-federal resources contributed to the projects.
- United Way of LI - Volunteer labor, consulting, technical, in-kind services and donated materials.

For past HOPWA funding that was utilized by Options for Community Living, Inc., which was/is Islip's largest provider of housing for homeless families, the Town of Islip CDA provides the funding and Options provides matching assets in the form of real property.

In the past, the Town of Islip CDA has provided CDBG funding as matching funds to United Way for a grant which they obtained from New York State called "Access to Home." Funds can be used for ramps, doorway widening, and bathroom and kitchen modifications for seniors and disabled individuals.

Other non-federal public resources that may be available to the Town of Islip CDA for leverage include resources from State and local entities as well as private funding.

New York State programs include:

- Affordable Housing Corporation – Affordable Home Ownership Development Program
- Housing Trust Fund (HTF)
- Low Income Turnkey/Enhanced Housing Trust Fund Program
- Housing Development Fund (HDF)
- Low Income Housing Tax Credit Program
- Homeless Housing and Assistance Program (HHAP)
- Homeless Re-Housing Assistance Program (HRAP)
- Homeless Prevention Program (HPP)
- Access to Home Program
- SONYMA

Local resources are provided from both the county and the Town. Where feasible, Suffolk County contributes land for Town sponsored affordable housing at a substantially reduced cost. The Town of Islip resources include waiving building permit and subdivision fees for affordable housing, both of which represent a great savings in development. Property tax abatements by Suffolk County, the Town of Islip and Central Islip School District have also provided for affordable housing developments in the Central Islip Economic Development Zone. Industrial Development Agency property tax abatements may also be available to rental housing projects meeting New York State and local criteria.

Potential Private resources include: Federal Home Loan Bank (FHLB); Long Island Housing Partnership/Housing Partnership Fund; and, various foundations.

The Town of Islip CDA will ensure that 100% of the Emergency Solutions Grant is matched with equal resources. This matching funds requirement will be passed through to the subrecipients, and must be detailed in their responses to past RFP's. The match may be cash or an in-kind contribution, and cannot be counted as satisfying the matching requirement of another federal grant. Only matching funds meeting the requirements of §576.201 will be accepted. Matching fund documentation will be required from the subrecipient(s) before any reimbursements will be made.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town owns or will acquire various vacant or blighted single or double size lots to be used for scattered site projects. These lots are either vacant or contain substandard housing units. New rental or owned housing units will be built on these sites to further the goals of providing affordable homes. The Town of Islip CDA also works with Suffolk County to identify County owned land that can be redeveloped for affordable housing units throughout the Town.

Discussion

The Town of Islip CDA strives to use as many resources as possible to stretch grant funding as far as possible. The Town of Islip CDA will continue to seek and identify new resources to assist in the maintenance, rehabilitation and construction of affordable housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing	Townwide	Expand Housing Opportunities First Time Homebuyer Opportunities Stabilize and Improve Neighborhoods	CDBG: \$954,920 HOME: \$745,975	Homeowner Housing Added: 3 Household Housing Unit
2	Housing Rehabilitation	2020	2024	Owner Occupied Housing Rehabilitation	BAY SHORE, BRENTWOOD AND CENTRAL ISLIP Townwide	Improve Housing Stabilize and Improve Neighborhoods	CDBG: \$400,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Homeless Housing	2020	2024	Homeless	Townwide	Housing for Homeless/Special Needs	CDBG: \$200,000	Housing for Homeless added: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Down-payment Assistance	2020	2024	Affordable Housing	Townwide	Expand Housing Opportunities First Time Homebuyer Opportunities	CDBG: \$36,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
5	Village Consortium	2020	2024	Non-Housing Community Development	Village Consortium (Villages of Islandia, Brightwaters, Saltaire, and Ocean Beach	Handicapped Accessibility	CDBG: \$25,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
6	Public Services	2020	2024	Non-Housing Community Development	BAY SHORE, BRENTWOOD AND CENTRAL ISLIP	Children's Services Expand Employment Opportunities	CDBG: \$350,000	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
7	Code Enforcement	2020	2024	Code Enforcement	BAY SHORE, BRENTWOOD AND CENTRAL ISLIP	Stabilize and Improve Neighborhoods	CDBG: \$100,000	Housing Code Enforcement/Foreclosed Property Care: 800 Household Housing Unit
8	Commercial Rehabilitation	2020	2024	Non-Housing Community Development	BAY SHORE, BRENTWOOD AND CENTRAL ISLIP	Stabilize and Improve Neighborhoods	CDBG: \$32,000	Facade treatment/business building rehabilitation: 8 Business
9	Public Facilities and Improvements	2020	2024	Non-Housing Community Development	BAY SHORE, BRENTWOOD AND CENTRAL ISLIP	Stabilize and Improve Neighborhoods	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	HOME CHDO Projects	2020	2024	Affordable Housing	Townwide	Expand Housing Opportunities Housing for Homeless/Special Needs Improve Housing Stabilize and Improve Neighborhoods	HOME: \$95,195	Homeowner Housing Added: 1 Household Housing Unit
11	ESG Homelessness Prevention, Rehousing and Shelter Operations	2020	2024	Homeless Non-Homeless Special Needs	Townwide	Housing for Homeless/Special Needs Stabilize and Improve Neighborhoods	ESG: \$168,139	Homelessness Prevention: 25 Persons Assisted
12	Comply with Program Administrative Requirements	2020	2024	Administration	Townwide Administration	Regulatory Compliance and Planning	CDBG: \$549,480 HOME: \$93,463	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Address the need for decent housing by creating additional affordable ownership housing.
2	Goal Name	Housing Rehabilitation
	Goal Description	Address the need for decent housing by making rehabilitation assistance available to low income households.
3	Goal Name	Homeless Housing
	Goal Description	Address the need for decent housing by making additional housing available for homeless families.
4	Goal Name	Down-payment Assistance
	Goal Description	Address the need for decent housing by making the purchase of housing more affordable.
5	Goal Name	Village Consortium
	Goal Description	Enhance the suitability of the living environment making the infrastructure more accessible.
6	Goal Name	Public Services
	Goal Description	Enhance the suitability of the living environment by making public services available to low income residents and homeless families.
7	Goal Name	Code Enforcement
	Goal Description	Enhance the suitability of the living environment by performing code enforcement to sustain the housing stock.

8	Goal Name	Commercial Rehabilitation
	Goal Description	Enhance the suitability of the living environment by improving buildings in the business district in order to sustain the community.
9	Goal Name	Public Facilities and Improvements
	Goal Description	Enhance the suitability of the living environment by improving public facilities and infrastructure, including public parks, in order to sustain the community and enhance quality of life.
10	Goal Name	HOME CHDO Projects
	Goal Description	Address the need for decent housing by creating additional affordable rental or ownership housing.
11	Goal Name	ESG Homelessness Prevention & Rehousing
	Goal Description	Address the need for decent emergency housing by helping to prevent homelessness and re-housing homeless families by providing Short and Medium-Term Financial Assistance, Housing Relocation and Stabilization Services (HP & RRH) and shelter operations assistance.
12	Goal Name	Comply with Program Administrative Requirements
	Goal Description	Continue compliance with program administrative requirements and perform planning and management activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Town of Islip identified priorities for its Five Year Consolidated Plan. These priorities form the framework for achieving its housing and community development objectives.

The following is a list of priority needs.

1. Expand Housing Opportunities for very low and other low income renters
2. Improve housing for very low and other low income homeowners
3. Expand owner occupied housing opportunities for very low and other low income first-time homebuyers
4. Facilitate the location of housing for the homeless and households with special needs
5. Expand employment opportunities for low and moderate income persons
6. Stabilize and improve the quality of neighborhoods
7. Provide equal access to public facilities and private homes through the removal of architectural barriers
8. Break the cycle of poverty by addressing the needs of disadvantaged children, low income families, and other special needs populations
9. Continue regulatory compliance and planning activities.

Projects

#	Project Name
1	Code Enforcement
2	Housing Rehabilitation
3	Commercial Rehabilitation
4	Planning & Management
5	Administration
6	Village Consortium
7	Public Services
8	Public Facilities and Improvements
9	Down-Payment Assistance
10	Homeless Housing
11	Affordable Housing
12	HOME – Rehabilitation / New Construction
13	HOME - CHDO Projects
14	HOME - Administration
15	ESG - HP / RRH / Shelter Operations / Admin

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation priorities match with the priority needs addressed in Section SP-25 of the 2020-2024 Consolidated Plan. Obstacles to addressing underserved needs include lack of available funding and the barriers to affordable housing discussed in Sections MA-40 and SP-55 of the Consolidated Plan.

DRAFT

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	Code Enforcement
	Target Area	BAY SHORE, BRENTWOOD AND CENTRAL ISLIP
	Goals Supported	Code Enforcement
	Needs Addressed	Stabilize and Improve Neighborhoods
	Funding	CDBG: \$100,000
	Description	Comprehensive enforcement of code violations in Low and Moderate target areas of Bay Shore, Brentwood and Central Islip by the Code Enforcement Division of the Town Attorney's Office.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 800 Households
	Location Description	Within the Bay Shore, Brentwood and Central Islip Targeted Areas.
2	Planned Activities	Comprehensive enforcement of code violations in Low and Moderate target areas of Bay Shore, Brentwood and Central Islip by the Code Enforcement Division of the Town Attorney's Office.
	Project Name	Housing Rehabilitation
	Target Area	BAY SHORE, BRENTWOOD AND CENTRAL ISLIP Townwide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Improve Housing Stabilize and Improve Neighborhoods Handicapped Accessibility
	Funding	CDBG: \$400,000
	Description	1) CHIP Program - Rehabilitation loans for low-income homeowners in targeted areas in Brentwood, Central Islip and North Bay Shore. 2) Home Repair Program – Rehabilitation grants and loans to low-income homeowners town-wide.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 Households
	Location Description	Within the municipal jurisdiction of the Town of Islip.
	Planned Activities	Home Repair funding provided in the form of grants and/or 0% interest installment or deferred loans for owner-occupied, single family dwellings throughout the municipal jurisdiction of the Town of Islip. The program includes moderate to substantial improvements including replacement of major mechanical systems, structural rehabilitation, handicap accessibility as well as correcting housing code violations (if any).
3	Project Name	Commercial Rehabilitation
	Target Area	BAY SHORE, BRENTWOOD AND CENTRAL ISLIP
	Goals Supported	Commercial Rehabilitation
	Needs Addressed	Stabilize and Improve Neighborhoods
	Funding	CDBG: \$32,000
	Description	Grants to privately owned businesses for signs and awnings in the target area of Bay Shore, Brentwood, and Central Islip business districts.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 businesses will be improved.
	Location Description	Within the target areas of Bay Shore, Brentwood and Central Islip.
	Planned Activities	Commercial rehabilitation programs within the three low income target areas of Brentwood, Bay Shore and Central Islip. CDBG funds are provided to local businesses within the specified targeted areas for signage, awnings and facade improvements.

4	Project Name	Planning & Management
	Target Area	Townwide Administration
	Goals Supported	Comply with Program Administrative Requirements
	Needs Addressed	Regulatory Compliance and Planning
	Funding	CDBG: \$82,420
	Description	Planning - Long range program planning and general management.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable - Administration Activity.
	Location Description	Not Applicable - Administration Activity
5	Planned Activities	Planning: Long range program planning and general management of the Community Development Block Program (CDBG).
	Project Name	Administration
	Target Area	Townwide Administration
	Goals Supported	Comply with Program Administrative Requirements
	Needs Addressed	Regulatory Compliance and Planning
	Funding	CDBG: \$467,060
	Description	Office upkeep, staffing, benefits, equipment, program related and audit expenses.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable - Administration Activity.
	Location Description	Not Applicable - Administration Activity.

	Planned Activities	Office upkeep, staffing, benefits, equipment, program related and audit expenses for the Community Development Block Grant Program (CDBG).
6	Project Name	Village Consortium
	Target Area	Village Consortium (Villages of Islandia, Brightwaters, Saltaire, and Ocean Beach)
	Goals Supported	Village Consortium
	Needs Addressed	Handicapped Accessibility
	Funding	CDBG: \$25,000
	Description	Architectural barrier removal projects to provide equal access to public facilities for physically disabled individuals and/or residents within the four villages in the consortium which include Brightwaters, Islandia, Ocean Beach and Saltaire.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Based on Total Population of Service Area Location.
	Location Description	Architectural barrier removal projects to provide equal access to public facilities for physically disabled individuals and/or residents within the four villages in the consortium which include Brightwaters, Islandia, Ocean Beach and Saltaire
	Planned Activities	Architectural barrier removal projects to provide equal access to public facilities for physically disabled individuals and/or residents within the four villages in the consortium which include Brightwaters, Islandia, Ocean Beach and Saltaire
7	Project Name	Public Services
	Target Area	BAY SHORE, BRENTWOOD AND CENTRAL ISLIP
	Goals Supported	Public Services
	Needs Addressed	Expand Employment Opportunities Children's Services

	Funding	CDBG: \$350,000
	Description	Grants to not-for-profit service agencies for programs benefiting youths and adults. Individual programs will be selected based upon review of all proposals submitted.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 youths / individuals / families will be served.
	Location Description	Within the municipal jurisdiction of the Town of Islip.
	Planned Activities	Public Service activities provided by local not-for-profit organizations servicing low income individuals and families. Said activities include but are not limited to providing computer classes, teaching job seeking skills, providing hands on job training to disadvantaged children and other special needs populations.
8	Project Name	Public Facilities and Improvements
	Target Area	BAY SHORE, BRENTWOOD AND CENTRAL ISLIP
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Handicapped Accessibility
	Funding	CDBG: \$100,000
	Description	Improvements to public infrastructure in Bay Shore, Brentwood, and Central Islip - commercial area improvements - lighting, parking lots, and sidewalks, and improvements to public parks.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Based on the Total Population in Service Area.
	Location Description	Within the target areas of Bay Shore, Brentwood and Central Islip.

	Planned Activities	Improvements to public infrastructure in Bay Shore, Brentwood, and Central Islip - commercial area improvements - lighting, parking lots, and sidewalks, and improvements to public parks.
9	Project Name	Down-Payment Assistance
	Target Area	Townwide
	Goals Supported	Down-payment Assistance
	Needs Addressed	Expand Housing Opportunities First Time Homebuyer Opportunities Expand Employment Opportunities
	Funding	CDBG: \$36,000
	Description	Provide down-payment assistance of up-to \$12,000 to three (3) low income first-time homebuyers throughout the Town of Islip.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately three (3) low income individuals and/or families will be assisted.
	Location Description	Within the municipal jurisdiction of the Town of Islip
	Planned Activities	Provide down-payment assistance of up-to \$12,000 to three (3) low income first-time homebuyers throughout the Town of Islip.
10	Project Name	Homeless Housing
	Target Area	Townwide
	Goals Supported	Homeless Housing
	Needs Addressed	Housing for Homeless/Special Needs
	Funding	CDBG: \$200,000
	Description	Acquisition and rehabilitation of a home for a local not-for-profit organization to be used as permanent homeless housing.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	One (1) Household.
	Location Description	Within the municipal jurisdiction of the Town of Islip.
	Planned Activities	Acquisition and rehabilitation of one (1) home for a local not-for-profit organization to be used as permanent homeless housing.
11	Project Name	Affordable Housing
	Target Area	Townwide
	Goals Supported	Affordable Housing Housing Rehabilitation
	Needs Addressed	Expand Housing Opportunities Improve Housing First Time Homebuyer Opportunities Stabilize and Improve Neighborhoods
	Funding	CDBG: \$954,920
	Description	Expanding housing opportunities for low and moderate income individuals/families through the acquisition and rehabilitation of homes throughout the Town of Islip for use under the "Rent with Option to Buy" and "Direct Sale" affordable housing programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately three (3) income eligible individuals and/or families will benefit.
	Location Description	Within the municipal jurisdiction of the Town of Islip.
	Planned Activities	Expanding housing opportunities for low and moderate income individuals/families through the acquisition and rehabilitation of homes throughout the Town of Islip for use under the "Rent with Option to Buy" and "Direct Sale" affordable housing programs.

12	Project Name	HOME – Rehabilitation / New Construction
	Target Area	Townwide
	Goals Supported	Affordable Housing Housing Rehabilitation
	Needs Addressed	Expand Housing Opportunities Improve Housing First Time Homebuyer Opportunities Stabilize and Improve Neighborhoods
	Funding	HOME: \$745,975
	Description	Rehabilitation and/or new construction by the Town of Islip CDA of existing houses on scattered sites for sale and/or rent to purchase to income eligible first-time homebuyers.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately three (3) income eligible individuals and/or families will benefit.
	Location Description	Within the municipal jurisdiction of the Town of Islip.
	Planned Activities	Expanding housing opportunities for low and moderate income individuals and/or families through the acquisition and rehabilitation of homes throughout the Town of Islip for use under the Town of Islip CDA's "Rent with Option to Buy" and "Direct Sale" affordable housing programs.
13	Project Name	HOME - CHDO Projects
	Target Area	Townwide
	Goals Supported	Affordable Housing Housing Rehabilitation Homeless Housing HOME CHDO Projects

	Needs Addressed	Expand Housing Opportunities Improve Housing Housing for Homeless/Special Needs Stabilize and Improve Neighborhoods
	Funding	HOME: \$95,195
	Description	Funds provided to Suburban Housing Development and Research, Inc. and other eligible CHDOs, to repair its homes being utilized as permanent affordable rental housing for formerly homeless families.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1 Household will benefit.
	Location Description	Within the municipal jurisdiction of the Town of Islip.
	Planned Activities	Funds provided to a CHDO Eligible Organization to repair its homes being utilized as permanent affordable rental housing for formerly homeless families.
14	Project Name	HOME - Administration
	Target Area	Townwide Administration
	Goals Supported	Comply with Program Administrative Requirements
	Needs Addressed	Regulatory Compliance and Planning
	Funding	HOME: \$95,195
	Description	Administration Activity Costs - Home Investment Partnership Program (HOME)
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable - Administrative Activity.

	Location Description	Not Applicable - Administrative Activity.
	Planned Activities	Administration Activity Costs - Home Investment Partnership Program (HOME)
15	Project Name	ESG - HP / RRH / Shelter Operations / Admin
	Target Area	Townwide Administration Townwide
	Goals Supported	Homeless Housing ESG Homelessness Prevention & Rehousing Comply with Program Administrative Requirements
	Needs Addressed	Housing for Homeless/Special Needs Stabilize and Improve Neighborhoods Regulatory Compliance and Planning
	Funding	ESG: \$168,139
	Description	1. To provide short and medium term financial assistance, housing relocation and stabilization services. 2. Reimburse Eligible Organization for costs related to Shelter Operations. 3. Program Administrative Costs - Emergency Solutions Grant (ESG).
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 Individuals and/or families will benefit.
	Location Description	Within the municipal jurisdiction of the Town of Islip.
	Planned Activities	1. To provide short and medium term financial assistance, housing relocation and stabilization services and reimburse Eligible Organization: \$155,529. The breakdown of funding is: 20% for rapid rehousing, 20% for homelessness prevention, and 60% for shelter operations. 2. Program Administrative Costs - Emergency Solutions Grant (ESG): \$12,610.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The majority of program funding is allocated townwide. A substantial portion of the Town's funding is allocated to production of affordable housing and efforts are made to build and acquire properties throughout the Town. More targeted activities, including public services, code enforcement, and commercial rehabilitation, take place in Bay Shore, Brentwood and Central Islip. It is in these communities that the Town of Islip has been implementing coordinated multi-year revitalization efforts and where the need has been greatest for these targeted activities. A small portion of funding is distributed to the Town's four villages (Islandia, Brightwaters, Ocean Beach and Saltaire) for architectural barrier removal projects.

The Town's Consolidated Plan for 2020 to 2024 contains a lengthy analysis of demographics, including a discussion of the areas in the Town with the highest concentrations of low income persons (see section SP-10 of the Consolidated Plan). It also presents a comprehensive strategy toward addressing these needs and identified gaps in the institutional structure (see section SP-40 of the Consolidated Plan).

Geographic Distribution

Target Area	Percentage of Funds
BAY SHORE, BRENTWOOD AND CENTRAL ISLIP	50

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic priority areas for the Town are the Bay Shore, Brentwood and Central Islip communities. As described throughout the Needs Assessment and Market Analysis sections of the Consolidated Plan, these communities have high concentrations of housing cost burden and other housing problems, and an older housing stock in need of rehabilitation. Production of affordable housing takes place townwide to capitalize on opportunities.

Discussion

All projects proposed in this annual plan go toward addressing the identified priority needs. Under the CDBG Program, it is anticipated that approximately 50% of the funds will be spent within low income target areas, and 70% of the funds will go to projects benefiting low and moderate income families or

individuals. HOME and ESG program funds are anticipated to be spent primarily within target areas (with the possible exception of a few downpayment assistance and employer assisted housing, and several out of target area affordable homes), and all funds will benefit low and moderate income families and individuals, but special needs facility based housing shelters developed under the HOPWA program using HOPWA Program Income generated by the repurpose and disposition of various HOPWA properties may be located anywhere on Long Island within the Counties of Nassau and Suffolk.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Lack of affordable housing is a significant issue in the Town of Islip, therefore, development of affordable housing opportunities is a high priority for the Town of Islip CDA. This section outlines the resources the Town of Islip CDA will utilize this year to develop and maintain affordable housing in the Town.

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	17
Special-Needs	0
Total	19

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	3
Rehab of Existing Units	9
Acquisition of Existing Units	7
Total	19

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable Housing will be increased by working with the Town of Islip Planning Department, Suffolk County, and other organizations to find suitable building lots and vacant houses for construction or reconstruction by the Town or other agencies and developers. In addition, the Islip Housing Authority has a Section 8 Home Ownership Program. Furthermore, Suffolk County and Long Island Housing Partnership have multiple grants from New York State to supplement the funding under the Town's HOME funded Employer Assisted Housing Program.

Programs that specifically address the construction or preservation of affordable housing are listed

below.

Expand Housing Opportunities for Very Low and Other Low Income Renters:

- CDBG- Homeless Housing
- HOME- CHDO

Improve Housing for Very Low and Other Low Income Homeowners:

- CDBG- Housing Rehabilitation

Expand Owner Occupied Housing Opportunities for Very Low and Other Low Income First-Time Homebuyers:

- CDBG- Affordable Housing, Downpayment Assistance
- HOME- Acquisition and Rehabilitation, Employer Assisted Housing, CHDO

Facilitate the Location of Housing for the Homeless and Households with Special Needs:

- CDBG- Homeless Housing

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority is currently responsible for maintaining and operating the current stock of 342 Rental Assistance Demonstration Section 8 Project Based Vouchers (RADPBV) units and 18 Section 8 Project Based Voucher units owned by the Town of Islip Affordable Housing Corp. (TOIAHC) under a 40-year management agreement. The Housing Authority also administers the Section 8 Housing Choice Voucher Program with 1,044 ACC units and 975 participating families. The PHA applied for and received an allocation of 70 Main Stream Vouchers in October of 2020 to further increase the available units available for subsidy. This section includes the Housing Authority's plan as managing agent for the TOIAHC for the upcoming year.

Actions planned during the next year to address the needs to public housing

The Housing Authority closed the Rental Assistance Demonstration program conversion in July 2017, which converted all of the public housing portfolio to Section 8 RADPBV units, a hybrid of the Public Housing program and Section 8 program, in order to free up capital fund eligible reserves and reduce administrative burdens. Following are the specific actions planned during the next year by the Town of Islip Housing Authority to address the needs to RADPBV:

- Establish ongoing rehabilitation protocol of kitchens and baths for approximately 60 units at various properties as units become vacant.
- Continuous painting cycle at various properties.
- Implement ongoing Section 504/ADA reassessment plan.
- Effectuate a plan to identify a third party LIHTC developer to identify potential projects to expand new units of housing opportunities for low-income families. Possible areas of need include Brentwood and Central Islip. Inclusive in this goal is the creation of an application for LIHTC in furtherance of identified partner.
- Continue enhanced website initiative to provide more forms and documents for use by participants and the general public.
- Establish full utilization of the document management system available for property owner participant landlords to streamline and speed up the document exchange process required to house and continue to house program participants.
- Energy efficiency improvements were completed at all 4 of the complexes under management. The PHA has applied for a grant to utilize solar energy on all buildings.

- Ongoing site signage improvements.
- A full ventilation HVAC/Heat system was installed at our main office in Oakdale. The Penataquit Village PTAC systems have been replaced and all units are now fully functional. The PHA is now looking to update the Allyn P. Robinson HVAC/Heat system.
- Address the Fair Housing rule about affirmatively furthering fair housing. The PHA is waiting on the final rule from HUD. Ongoing monitoring and continued affirmatively furthering fair housing under existing rule is in place.
- Ongoing energy sealing of units, including caulking of all windows and doors, as part of unit turnovers.
- Work on the physical needs 20-year plan as provided with the RAD conversion to achieve long term continued viability. Repairs are continuous and ongoing.
- Ongoing improved installation of security cameras and site-wide wifi.
- Continue migration of hard copy filing system to electronic system consistent with HUD requirements.
- Perform annual full site inspections.
- Communicable disease site accessible changes to provide for safe access as offices, opening to the public.
- Plans for additional improvements include pressure washing and landscaping improvements – ongoing initiative.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority will continue its current tenant outreach including newsletters, frequent notices, robocalls, annual picnics, and encouragement of involvement with each recertification packet and tenant organizations. The Housing Authority utilizes a mass phone dialer and texting system with information for its tenants.

Approximately 98% of the Housing Authority's tenants are elderly and therefore not prime candidates for home ownership. For families with sufficient income, disabled and/or elderly households who desire home ownership, the Housing Authority promotes homeownership through notices. The Housing Authority has also converted 18 units of public housing to owned units via the Section 23 conversion process. It is noted that the PHA has the option to participate in offering the home ownership option within the Section 8 program and has actively elected to offer the option since the regulations were revised to include the choice. The PHA will be working with the CDCLI to work with HCV participants take part in the Homeownership program.

The Housing Authority employs two part time resident services coordinators and a part time FSS (family self-sufficiency coordinator) through grant applications, most recently awarded \$127,000, in 2023, to assist families with participation in management, self-sufficiency and accessing programs.

The Housing Authority includes information about the tenants participating in the Resident Advisory

Board process of the annual agency plan in every annual recertification packet mailed to the participant families. The Housing Authority continues to have two elected program participants as full Housing Authority Board Members. The Housing Authority schedules and conducts periodic meetings with various outside resources, such as the SCPD COPE units, to assist in their own safety concerns in an effort to help identify any issues related to the management of the properties.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Town of Islip Housing Authority is designated as high performing.

Discussion

The Housing Authority's overall strategy for improving its RADPBV is to continue with their capital improvements program which is now delineated in the 20 year needs assessment as required by the RADBPV conversion. Through the RAD program, the RADPBV units essentially converted to Section 8 units. The conversion did not result in any loss of control by the Housing Authority Board, there were no measurable changes to the tenants, and the rent structure portion for the families remained consistent. The Housing Authority will generate additional funds that are designated for capital improvements to maintain longevity and sustainability of the properties. According to the Housing Authority, benefits of the RAD program include assurance that the units remain permanently affordable and the ability of the Housing Authority to raise external funds for rehabilitation and capital repairs. The Housing Authority is expected to improve their ability to repair and rehabilitate the housing units so that tenants will be afforded better living conditions and greater flexibility in choice. The RAD financial plan was approved, and the closing and transfer of subsidy was completed in July 2017.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As presented in the Needs Assessment of the Consolidated Plan, according to the CoC, the total number of homeless families has decreased in Long Island, however, many families, mostly single adult/parent households, families with members with severe disabilities, and large families remain homeless for long periods of time. And, the number of homeless single adults has increased. This section discusses the Town's one-year goals and actions for reducing and ending homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach and assessment is the first component of continuum of care. Through outreach and assessment, homeless care providers reach people without shelter and try to bring them into the system to begin their transition from homelessness to a more supportive living situation.

At this point in the continuum, meals and clean clothes become available as requested. Providers assess the needs of the individuals or family requesting assistance and either direct them further, or wait until the respondent is ready for more help.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelters also fill a need in the lives of the homeless. There are currently several specialized facilities within the Town of Islip such as Suburban Housing, Mercy Haven, Options for Community Living, United Veterans Beacon House, Family Service League and Transitional Housing of Long Island, which provide shelter and services to families and individuals in crisis. Many non-profit groups, in conjunction with Suffolk County DSS, currently provide these types of programs.

Transitional shelters are another important component of the addressing the needs of homeless. In consulting with current homeless care providers, it was determined that transitional services are of high priority, but less critical to the local population than the availability of permanent, supportive housing. Populations in transitional housing will continue to rely on a combination of New York State and Federal funds for the provision of these services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Major components of the Long Island Continuum of Care Group's strategic planning objectives to end chronic homelessness includes creating new permanent housing beds for chronically homeless individuals, increasing the percentage of homeless persons staying in permanent housing, increasing the percentage of persons employed at program exit, and decrease the number of homeless households with children.

The vast majority of homeless housing and homeless services are provided by non-profit organizations using grant funds other than those covered in this application. Specific Town of Islip financial assistance includes Community Development Block Grant funding for acquisition and rehabilitation of homes to be used for permanent homeless housing and the entire yearly Emergency Solutions Grant to provide individuals and families with Rapid Re-housing and Homelessness Prevention services. The Emergency Solutions Grant also targets funds for permanent housing solutions for families and individuals with disabilities. In addition, tax foreclosed land is transferred, when appropriate to non-profit organization for the development on new homeless housing with other grant sources.

The location of housing for the homeless and households with specialized needs is an important component of the Consolidated Plan and requires consultation with Islip's Planning Department. The integration of this component with the overall Consolidated Plan is optimized when the resources available to create housing for the homeless and those with specialized needs is targeted to blighted sites, where the reinvestment and change in ownership will improve the community as it provides needed housing.

Transitional neighborhoods between residential and commercial areas, with access to shopping, public transportation, public facilities, schools and the like, are appropriate locations for housing for families and individuals without the means to access necessary private supportive services.

Housing units should be located throughout the entire Town of Islip to avoid creating neighborhoods with a greater than fair share of supportive housing. Of course, families should be encouraged to remain in their community of origin, where possible, to maintain a continuity of services. This is particularly true when children are involved.

Working with program participants and ensuring that they are enrolled in appropriate educational and/or vocational programs and assisting in access to the necessary skills/training to obtain employment are important components to preventing individuals and families from becoming homeless again.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Strategies for preventing homeless are similar to those strategies for reducing poverty. Families are less likely to become homeless when they have access to safe, decent, and affordable housing, and when they have opportunities for stable employment and health care.

The Continuum of Care prioritizes services for people with the longest length of time homeless and the most severe service needs, as a means to drive down the average length of time persons in the region remain homeless. The CoC has significantly increased rapid re-housing. ESG rapid re-housing will be targeted, based on HMIS data, to people with the longest lengths of time homeless who would not otherwise resolve in the system of care without intervention.

The Family Self Sufficiency Program administered by the Town of Islip Housing Authority provides preventative assistance to low income individuals and families with children, especially those with incomes below 30% of median, from becoming homeless. Where feasible, the Town of Islip CDA will continue to target public services to support these efforts through its CDBG program. Most public service funds in Islip are targeted to tutoring programs, mentoring programs and family counseling programs in accordance with the philosophy of breaking the cycle of poverty through education and family supportive services.

The non-profit agencies serving the Town of Islip area will also refer households with children to the Homeless Prevention and Rapid Re-Housing Program (HPRP), Emergency Cash Assistance, and other programs that provide temporary financial assistance while other providers assist those families in developing the necessary skills and training to increase their incomes by securing higher-paying employment.

Discussion

The Town of Islip encourages the work of groups who are dedicated to providing housing assistance for people who are homeless. The Town funds and/or supports a wide variety of programs to implement its Continuum of Care strategy. Programs have been approved which address the need for short and medium term emergency housing, as well as transitional and permanent housing. Public services are provided that deal with persons in each of these housing types, including employment training, day care and traditional social work.

AP-70 HOPWA Goals– 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

DRAFT

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to affordable housing due to public policies include the costs of compliance with Suffolk County Department of Health Services regulations and NY State Building Codes, as well as the local high property tax burden.

The Suffolk County Sanitary Code contains a provision that sewage disposal be provided by a community or individual sewage system. A community sewage system method of sewage disposal is required for a variety of reasons, including if the development is located within an existing sewer district, it is outside of special groundwater management protection zones and is less than 20,000 square feet in area or is inside a special groundwater management protection zone and is less than 40,000 square feet in area.

This provision is significant in terms of the type of development that can occur because most of the Town is not sewered. The only part of the Town that is completely sewered is the southwest quadrant, bounded by the Southern State and Heckscher State Parkways, which is within the Southwest Sewer District. Many properties located outside of the district have been able to hook into the sewer system by running a force main. Elsewhere, the Parkland Sewer District serves portions of the northeast part of the Town.

According to the New York State Commission on Property Tax Relief, New York State has among the highest local taxes in America, substantially above the national average. Property taxes account for most of the local taxes levied outside of New York City, especially school taxes. High taxes reduce the net income a family has to spend toward mortgage principal and interest, therefore, families may have to limit their choices of housing, especially low- and moderate-income working families, and seniors on fixed incomes. Additionally, high property taxes often result in higher area rents, since landlords need higher rents in order to pay their fixed costs.

Other impediments to the production of affordable rental and owner housing include:

- The shortage of suitable and/or undeveloped land for housing development.
- The extremely high cost of available land which contributes to the inflation of housing costs.
- Local building/construction costs which increase carrying costs for property owners.

Opportunities to create new housing, both owner and rental, will be created through the HOME initiative, a Federal program designed to assist in the creation of new housing units through new construction and rehabilitation. These funds, combined with other available Federal resources such as CDBG, and New York State resources, will enable the Town to successfully "write down" the cost of housing construction.

Actions it planned to remove or ameliorate the negative effects of public policies that serve

as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Town has worked to amend its zoning code to reduce barriers by modifying its accessory apartment ordinance and providing incentives to encourage affordable units in new development, and will continue to look for other opportunities through its zoning code to promote various types of affordable housing. The Town of Islip CDA will also continue to consult with non-profits in finding suitable locations for affordable and special needs housing; will continue the transfer of parcels of land from Suffolk County to be used for affordable housing; and will review zoning and site plan requests with affordability in mind.

The Town of Islip CDA will also continue to support fair housing organizations, such as Long Island Housing Services which provides housing counseling, public outreach and fair housing services.

Discussion:

Several of the identified barriers to affordable housing, such as lack of available land for development, high construction costs and stringent requirements of the Suffolk County Sanitary Code, are beyond the control of the Town of Islip. The Town, however, will continue to work within its purview to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

This section addresses other actions to be undertaken as part of the Annual Plan.

Actions planned to address obstacles to meeting underserved needs

The Town has worked to amend its zoning code to reduce barriers by modifying its accessory apartment ordinance and providing incentives to encourage affordable units in new development, and will continue to look for other opportunities through its zoning code to promote various types of affordable housing. The Town of Islip CDA will also continue to consult with non-profits in finding suitable locations for affordable and special needs housing; will continue the transfer of parcels of land from Suffolk County to be used for affordable housing; and will review zoning and site plan requests with affordability in mind.

In order to improve housing for physically disabled adults, continuing efforts will be made to advertise the availability of programs which address handicapped accessibility. Advertising typically occurs at least once a month in both English and Spanish.

Actions planned to foster and maintain affordable housing

Affordable Housing will be increased by working with the Town of Islip Planning Department, Suffolk County, and other organizations to find suitable building lots and vacant houses for construction or reconstruction by the Town or other agencies and developers. In addition, the Islip Housing Authority has a Section Eight Home Ownership Program. Furthermore, Suffolk County and Long Island Housing Partnership have multiple grants from New York State to supplement the funding under the Town's HOME funded Employer Assisted Housing Program. A key strategy for maintaining affordable housing is utilizing CDBG funds for the Town of Islip CDA's housing rehabilitation program and code enforcement.

Actions planned to reduce lead-based paint hazards

Town of Islip CDA actions planned to reduce lead-based paint hazards include the following:

- Continue implementation of HUD's Lead Based Paint Poisoning Prevention Act's regulations (24 CFR Part 35).
- Continue to utilize CDBG and related funds for residential rehabilitation of homeowner and rental housing units.
- Continue to replace abandoned and deteriorating housing with new construction, to the extent possible.
- Continue to test for lead-based paint, coordinate testing information with the County

Department of Health, and enforce lead-based paint abatement.

Actions planned to reduce the number of poverty-level families

The Town of Islip CDA will continue to target public services to support efforts to reduce the number of poverty-level families through its CDBG program. Most public service funds in Islip are targeted to tutoring programs, mentoring programs and family counseling programs in accordance with the philosophy of breaking the cycle of poverty through education and family supportive services. Approximately eleven percent (13%) of the CDBG budget is allocated to public service programs designed to address poverty. Most public service funds are awarded to agencies that serve low and moderate income youths, with the remainder going to those serving special needs or illiterate adults.

The Family Self Sufficiency Program administered by the Town of Islip Housing Authority provides preventative assistance to low income individuals and families with children, especially those with incomes below 30% of median, from becoming homeless.

Actions planned to develop institutional structure

The Town of Islip CDA is part of an extensive network that provides housing and other public services described in its Consolidated Plan. The Town of Islip CDA has cultivated relationships over time that result in efficient delivery of these services to populations in need. The Town of Islip CDA will continue to nurture these relationships and review ways to improve institutional structure and service delivery.

Actions planned to enhance coordination between public and private housing and social service agencies

As described above, the Town of Islip CDA has secured relationships with various non-profit organizations, governmental departments, and private organizations. The Town of Islip CDA will continue to foster these relationships and bridge any gaps in institutional structure in an effort to enhance coordination between public and private housing and social service agencies.

Discussion:

All projects listed in the Annual Plan go toward addressing the priority needs that were identified in the five-year Strategic Plan. The coordination of available resources from Federal, State and local levels will continue to be required in the provision of affordable and supportive housing as well as the support of other community needs identified in this section.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Program Income

The Town of Islip CDA anticipates receiving \$1,300,000 in program income (\$1,000,000 through CDBG and \$300,000 through HOME). Program income is generated from outstanding loans and mortgage payments as well as rental income from Town of Islip CDA owned rental properties.

Float Loan

The Town does not anticipate funding any float funded activities.

Revolving Loan Fund

The Town does not have any revolving loan funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	1,000,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	1,000,000

Other CDBG Requirements

1. The amount of urgent need activities	0
-----------------------------------------	---

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 70.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Town of Islip CDA does not anticipate using any other forms of investment under the HOME Program at this time.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Resale and Recapture Provisions

When HOME funds are used to assist a household in the purchase of a unit, restrictions will be placed on the unit to ensure compliance with the HOME resale and recapture requirements described in 24CFR 92.254.

Homebuyer Activities - Recapture - Homes Acquired and Rehabilitated by the Town

The Town of Islip CDA will utilize the recapture guidelines when HOME funds are used for homebuyer activities with direct homebuyer subsidies and when housing unit rehabilitation is completed. Eligible first-time homebuyers will be eligible to purchase a home at its appraised value. Various notes and mortgages will be properly executed and recorded to secure the indebtedness. The affordability period will be determined by the amount of direct homebuyer assistance.

Amount subject to recapture: If the homeowner sells and/or transfers title of the property within the applicable period of affordability, the entire amount will be subject to recapture. The recapture amount is subject to net proceeds. All recaptured funds will be re-appropriated to new and/or existing HOME projects.

Homebuyer – CHDO Activities – Resale – Homes Acquired and Rehabilitated and/or Redeveloped

by CHDP Eligible Not-for-Profit Organizations with No Direct Homebuyer Assistance

The Town of Islip will utilize the resale provisions when HOME funds are used as development subsidies with no direct homebuyer assistance being provided. HOME - CHDO activities (Homes Acquired / Rehabilitated and/or Redeveloped by CHDO Eligible Not-for-Profit Organizations) will require the utilization of the resale provision. Eligible first-time homebuyers will be eligible to purchase a home at its appraised value. Subsidy mortgages of varying amounts will be properly executed and recorded to secure the indebtedness and to ensure perpetual affordability. If the homeowner sells and/or transfers title, the property must remain affordable to all subsequent purchasers in perpetuity. Based on the perpetual affordability model utilized by the Town of Islip CDA, the required affordability periods table is not used as the Town of Islip CDA's resale provisions exceed all minimum affordability periods. The seller must receive a "fair return" on their investment. "Fair return to seller" includes (1) the reimbursement of the original owner's down payment at time of original purchase, if any; (2) the verified costs of capital improvements to the property, if any; and (3) principal amortized on the senior debt during the period of ownership. Period of affordability is determined by the total investment of HOME funds in the unit.

The Town of Islip CDA defines "affordable price" as a price at or below the amount that a low income individual/family (at or below 80% AMI) in which the individual/family is paying no more than 41% percent of their total monthly income for the payment of mortgage principal, interest, taxes and insurance.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Homebuyer Activities - Recapture - Homes Acquired and Rehabilitated by the Town

The Town of Islip CDA will utilize the recapture guidelines when HOME funds are used for homebuyer activities with direct homebuyer subsidies and when housing unit rehabilitation is completed by the Town. Various notes and mortgages properly executed and recorded and based on the following table will be utilized to ensure the affordability period for each eligible first time

home buyer.

Total Homebuyer Assistance Period of Affordability

Under \$15,000	5 Years
\$15,000 to \$40,000	10 Years
Over \$40,000	15 Years

The affordability period will be determined by the amount of direct homebuyer assistance.

Amount subject to recapture: If the homeowner sells and/or transfers title of the property within the applicable period of affordability, the entire amount will be subject to recapture. The recapture amount is subject to net proceeds. All recaptured funds will be re-appropriated to new and/or existing HOME projects.

Homebuyer - CHDO Activities - Resale - Homes Acquired and Rehabilitated and/or Redeveloped by CHDO Eligible Not-for-Profit Organizations with No Direct Homebuyer Assistance

The Town of Islip CDA will utilize the resale provisions when HOME funds are used as development subsidies with no direct homebuyer assistance being provided. Subsidy mortgages of varying amounts will be properly executed and recorded to secure the indebtedness and to ensure perpetual affordability. If the homeowner sells and/or transfers title, the property must remain affordable to all subsequent purchasers in perpetuity. Based on the perpetual affordability model utilized by the Town of Islip CDA, the required affordability periods shown on the following table are minimum affordability periods and are not used as the Town of Islip CDA's resale provisions exceed all minimum affordability periods regardless of total amount of HOME funds investment.

Total HOME Investment Period of Affordability

Under \$15,000	5 Years
\$15,000 to \$40,000	10 Years
Over \$40,000	15 Years

Period of affordability is determined by the total investment of HOME funds in the unit.

The seller must receive a "fair return" on their investment. "Fair return to seller" includes (1) the reimbursement of the original owner's down payment at the time of the original purchase, if any; (2) the verified costs of capital improvements to the property, if any; and (3) principal amortized on the

senior debt during the period of ownership. Sales price cannot exceed a price that is affordable to households at or below 80% of the area median income (AMI).

The Town defines "affordable price" as a price at or below the amount that a low income individual/family (at or below 80% AMI) in which the individual/family is paying no more than 41% percent of their total monthly income for the payment of mortgage principal, interest, taxes and insurance.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Town does not anticipate using any HOME funds for refinancing of existing debt secured by multifamily housing at this time.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Standard policies and procedures for evaluating individuals' and families' eligibility for assistance.

Must be currently homeless or at risk of homelessness as defined in 24 CFR §576.2.

- Case files must include a completed eligibility form and certification (which meets HUD specifications) that the household meets the eligibility criteria.
 - For households meeting the definition of "at risk of homelessness," case files must include all documentation required by 24 CFR §576.500.
 - For each individual and family determined ineligible to receive ESG assistance, the record must include documentation of the reason for that determination.
 - Records must be kept for each program participant that document: (1) the services and assistance provided to that program participant; (2) compliance with requirements under 24 CFR §576.100-106 and §576.401; and (3) where applicable, compliance with the termination of assistance under §576.402.
 - Eligible uses of funds include: rental application fees; security deposits; last month's rent; utility payments (and deposits); moving cost assistance; and short-term tenant-based rental assistance. Funds may be paid only to a third-party provider. They may not be paid directly to the person applying for assistance.
2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, and mainstream service and housing providers.

Providers of ESG homelessness prevention and rapid re-housing assistance must:

- Make assistance available to all eligible Town of Islip households.
 - Participated in the Continuum of Care coordinated entry system, accepting one hundred percent of referrals from the Long Island Coalition for the Homeless.
 - Provide clear guidance to other Town of Islip providers about eligibility requirements and how to access assistance.
 - Communicate with coordinated entry staff about referral acceptance or rejection via submission of appropriate forms.
 - Participated in annual training and complete annual feedback surveys about the coordinated entry system.
 - Undertake targeted outreach to providers who serve victims of domestic violence, and create clear pathways for their clients to access assistance.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Process for Making Sub-Awards

After coordination with the Long Island Coalition for the Homeless, Lead Agency for Continuum of Care, and with the completion of various funding RFP cycles and numerous sub recipient agreements with various eligible nonprofit organizations, the Town of Islip CDA has concluded that Family Service League of Suffolk, Inc. will be the sole recipient (100%) of FY2023 and all subsequent ESG allocations, as they clearly possess the qualifications, knowledge and most importantly the capacity to expend ESG funds in an expeditious manner and to meet the urgent needs of eligible individuals/families requesting this type of assistance.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Homeless Participation Requirement

The RFP prepared by the Town of Islip CDA informs potential applicants of the requirement for consultation with homeless or formerly homeless individuals in considering and making policies and

decisions regarding facilities, services, or other assistance. In their responses to the RFP, applicants must provide details of their plan to meet this requirement.

Based upon the informal discussions between the Town of Islip CDA and potential applicants, it appears as though most already have procedures in place for “consumers” to be involved with program design and implementation.

5. Describe performance standards for evaluating ESG.

Performance Standards

Rapid Re-Housing

- Goal is to reduce the number of homeless households, both sheltered and unsheltered, in the Town of Islip.
- The expected outcome is that at least 50% of the households assisted will remain stably housed in permanent rental units at least six months after the last ESG assistance is provided.

Homelessness Prevention

- Goal is to reduce the number of households facing imminent homelessness in the Town of Islip.
- The expected outcome is that at least 50% of the households assisted will remain stably housed in permanent housing at least six months after the last ESG assistance is provided.

Shelter Operations

- Goal which is subject to the expenditure limit in § 576.100(b), will reimburse an eligible organization for costs incurred providing assistance to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelter for homeless families and individuals, and operating shelters.