

# Appendix B – Housing Compliant Data

1. New York State Division of Human Rights
2. Suffolk County Human Rights  
Commission
3. Long Island Housing Services

# TOWN OF ISLIP COMMUNITY DEVELOPMENT AGENCY



## BOARD OF DIRECTORS

Debra Cavanagh, Chairperson  
Jarett Gandolfo • Timothy Morris • Manuel Troche • Maria Vidal



Julia E. MacGibbon, *Executive Director*  
Kevin J. Crean, *Director of Affordable Housing and Program Development*  
Renee C. Sumpter, *Chief Financial Officer*

October 29, 2024

Mr. Froebel Chungata, Regional Director  
New York State Division of Human Rights  
250 Veterans Memorial Highway, Suite 2B-49  
Hauppauge, NY 11788

Re: Fair Housing Claims for the Town of Islip, Suffolk County for the Period of 2020 to 2023

Dear Mr. Chungata,

The Town of Islip is currently in the process of updating its Analysis of Impediments to Fair Housing Choice. We have hired the planning and community development firm VHB to assist us in that preparation. In order to prepare the Analysis of Impediments, we are requesting fair housing complaint data for the Town (both incorporated and non-incorporated areas) for the period January 1, 2020, through December 31, 2023.

The data should be gathered for the entire Town as well as individual areas within the Town (e.g. Brentwood, Islandia). If possible, the data should include: (1) total number of complaints and basis of the complaint for each of the protected classes of race, color, religion, sex, national origin, disability and familial status; and, (2) disposition of complaints by categories including no probable cause, conciliation, lack of jurisdiction, probable cause, or withdrawn.

If cases were determined to have probable cause and referred to Administrative Law Judges for adjudication, please provide any available information regarding adjudication. If a single complaint was filed on more than one basis, please provide the information such that it counts as one complaint but identifies the several different bases that were being claimed. For example, zip code 00000, year 2020, one complaint, basis: race, color, familial status.

Please provide the data by e-mail as well as a hard copy. My email address is [jmacgibbon@islipcda.org](mailto:jmacgibbon@islipcda.org). Please call me at (631) 665-1185 if there are any questions regarding this request. We look forward to receiving the information as soon as possible and appreciate your assistance.

Sincerely,

Julia E. MacGibbon  
Executive Director, Town of Islip Community Development Agency

cc: Gina Martini, AICP (VHB Engineering, Surveying, Landscape Architecture and Geology, P.C., Consultants to the Town)



## Division of Human Rights | FOIL Records Access Center

### Main Menu

- Home
- FAQs
- Submit a FOIL Request
- My Records Center
- Logout

### FAQs

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What is my right to appeal a FOIL determination?

What browsers are supported to access this site?

What is the average turnaround time to complete a FOIL request?

Is there a charge or fee for records?

Which payment methods does the Division accept?

## Submit a FOIL Request

**Reference No:** R000292-111224

**Logged in as:** jmacgibbon@islipcda.org

This message confirms receipt of your request. Your request was received in this office on 11/12/2024 and given the reference number R000292-111224 for tracking purposes.

**Records Requested:** See attached letter

We will provide you with an acknowledgement letter within 5 business days.

You can monitor the progress of your request in the [My Records Center](#) and you will receive an email when your request has been completed.

# TOWN OF ISLIP COMMUNITY DEVELOPMENT AGENCY



## BOARD OF DIRECTORS

Debra Cavanagh, Chairperson  
Jarett Gandolfo • Timothy Morris • Manuel Troche • Maria Vidal



Julia E. MacGibbon, *Executive Director*  
Kevin J. Crean, *Director of Affordable Housing and Program Development*  
Renee C. Sumpter, *Chief Financial Officer*

October 29, 2024

Ms. Dawn A. Lott, Executive Director  
Suffolk County Human Rights Commission  
P.O. Box 6100  
Hauppauge, NY 11788

Re: Fair Housing Claims for the Town of Islip, Suffolk County for the Period of 2020 to 2023

Dear Ms. Lott,

The Town of Islip is currently in the process of updating its Analysis of Impediments to Fair Housing Choice. We have hired the planning and community development firm VHB to assist us in that preparation. In order to prepare the Analysis of Impediments, we are requesting fair housing complaint data for the Town (both incorporated and non-incorporated areas) for the period January 1, 2020, through December 31, 2023.

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Please provide the data by e-mail as well as a hard copy. My email address is [jmacgibbon@islipcda.org](mailto:jmacgibbon@islipcda.org). Please call me at (631) 665-1185 if there are any questions regarding this request. We look forward to receiving the information as soon as possible and appreciate your assistance.

Sincerely,

Julia E. MacGibbon  
Executive Director, Town of Islip Community Development Agency

cc: Gina Martini, AICP (VHB Engineering, Surveying, Landscape Architecture and Geology, P.C., Consultants to the Town)

**COUNTY OF SUFFOLK**



**EDWARD P. ROMAINE**  
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF LAW  
**HUMAN RIGHTS COMMISSION**

**DAWN A. LOTT, Esq.**  
EXECUTIVE DIRECTOR

**LYNDA PERDOMO-AYALA, LMSW**  
CHAIRPERSON

December 10, 2024

Via E-mail: [jmacgibbon@islipcda.org](mailto:jmacgibbon@islipcda.org)

& Regular Mail

Town of Islip Community Development Agency  
15 Shore Lane  
Bay Shore, NY 11706  
Attn: Julia E. MacGibbon,  
Executive Director

Re: Town of Islip Fair Housing Complaints, 2020 - 2023

Dear Ms. MacGibbon:

Pursuant to Public Officers Law §89 (3), please be advised that this office does not have any records responsive to your request after a diligent search.

Sincerely,

*Dawn A. Lott*

DAWN A. LOTT

YOU HAVE THE RIGHT TO APPEAL A DENIAL OF YOUR APPLICATION IN WRITING TO THE OFFICE OF THE SUFFOLK COUNTY ATTORNEY WITHIN THIRTY (30) DAYS OF SUCH DENIAL. CONTACT THE FOIL APPEALS OFFICER, SUFFOLK COUNTY ATTORNEY, H. LEE DENNISON BUILDING, P.O. BOX 6100, HAUPPAUGE, NEW YORK 11788. THE FOIL APPEALS OFFICER MUST RESPOND IN WRITING WITHIN TEN (10) BUSINESS DAYS OF RECEIPT OF YOUR APPEAL. PLEASE ATTACH A COPY OF THE DECISION AND YOUR ORIGINAL REQUEST.

# TOWN OF ISLIP COMMUNITY DEVELOPMENT AGENCY



## BOARD OF DIRECTORS

Debra Cavanagh, Chairperson  
Jarett Gandolfo • Timothy Morris • Manuel Troche • Maria Vidal



Julia E. MacGibbon, *Executive Director*  
Kevin J. Crean, *Director of Affordable Housing and Program Development*  
Renee C. Sumpter, *Chief Financial Officer*

October 29, 2024

Mr. Ian Wilder, Executive Director  
Long Island Housing Services  
640 Johnson Avenue, Suite 8  
Bohemia, NY 11716

Re: Fair Housing Claims for the Town of Islip, Suffolk County for the Period of 2020 to 2023

Dear Mr. Wilder,

The Town of Islip is currently in the process of updating its Analysis of Impediments to Fair Housing Choice. We have hired the planning and community development firm VHB to assist us in that preparation. In order to prepare the Analysis of Impediments, we are requesting fair housing complaint data for the Town (both incorporated and non-incorporated areas) for the period January 1, 2020 through December 31, 2023.

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Please provide the data by e-mail as well as a hard copy. My email address is [jmacgibbon@islipcda.org](mailto:jmacgibbon@islipcda.org). Please call me at (631) 665-1185 if there are any questions regarding this request. We look forward to receiving the information as soon as possible and appreciate your assistance.

Sincerely,

Julia E. MacGibbon  
Executive Director, Town of Islip Community Development Agency

cc: Gina Martini, AICP (VHB Engineering, Surveying, Landscape Architecture and Geology, P.C., Consultants to the Town)



# Long Island Housing Services, Inc.

640 Johnson Avenue, Suite 8, Bohemia, New York 11716-2624  
631-567-5111 ~ info@LIFairHousing.org ~ www.LIFairHousing.org  
*Protecting Civil Rights for Long Islanders since 1969*



December 19, 2024

Julia E. MacGibbon, Executive Director  
Town of Islip Community Development Agency  
15 Shore Lane  
P.O. Box 5587  
Bay Shore, NY 11706  
[jmacgibbon@islipcda.org](mailto:jmacgibbon@islipcda.org)

#### Board of Directors

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Robert Schonfeld, Esq.

Hon. Vivian Vilorio-Fisher

Beth M. Wickey, Esq.

Via mail and e mail

Dear Ms. MacGibbon,

Please consider this letter as a response to your request dated November 12, 2024. Long Island Housing Services, Inc. (LIHS) maintains data on fair housing allegations and complaints for clients who have requested our intervention on matters concerning fair housing. We do not have information relevant to all the complaints that may have been filed through government enforcement authorities. For comprehensive statistics on fair housing data pertaining to residents of the Town of Islip housing providers or real estate operators conducting business in the Town, I would suggest that you also contact the U.S. Department of Justice Office for Civil Rights and Fair Housing Enforcement, the U.S. Department of Housing and Urban Development's Fair Housing and Equal Opportunity Office serving NYS (Region II), the New York State Division of Human Rights, the Suffolk County Human Rights Commission, the NYS Attorney General's Civil Rights Bureau and the NYS Department of State which also receive complaints against licensed real estate operators.

During the period January 1, 2020, through December 31, 2023, LIHS has investigated forty nine (49) allegations of discrimination related to the Town of Islip. The bases of these allegations are source of income sixteen (16), disability physical fifteen (15) mental seven (7), familial status three (3), national origin four (4) marital status three (3), sex one (1). Four (4) cases were conciliated to benefit the client prior to filing a formal complaint. LIHS investigated and filed seventeen (17) complaints during the time frame. Several of the seventeen (17) cases had more than one (1) basis. Fourteen (14) cases were based on source of income, four(4) cases based on familial status, three (3)cases based on disability, two (2) cases based on national origin, two (2) cases based on citizenship one (1) case based on race, and one case (1) case based on age. One (1) case was filed in Federal Court. Two (2) cases were filed with the U.S. Department of Housing and Urban Development. Fourteen (14) cases were filed with the New York State Division of

Platinum  
Transparency  
2023

**Candid.**

PROUD COMMUNITY PARTNER OF



United Way of Long Island

A 501(c)(3) nonprofit  
Fair Housing agency

*Our mission is the elimination of unlawful housing discrimination  
and promotion of decent and affordable housing through advocacy and education.*

Human Rights. All the cases were settled to benefit the client with monetary damages.

I hope this information is helpful to you. If you need any additional information or clarification, I can be reached via e mail [Harriet@lifairhousing.org](mailto:Harriet@lifairhousing.org). My direct telephone number is 631-716-5890. I am in the office Tuesday- Thursday of each week.

Sincerely,

Harriet Spiegelman  
Fair Housing Investigator

C: Ian Wilder Executive Director



# Appendix C – Public Participation

# MEETING SIGN-IN SHEET

Purpose	2025 5- Year Consolidated Plan/ 2025 Annual Action Plan AI to Fair Housing Town and County Commissioners Meeting	Meeting Date:	January 16, 2025 - 2:00 p.m.
	Town of Islip CDA	Place/Room:	111 West Main Street, BS

	Name	Organization	Phone	E-Mail
1	Jessica Joyce	Town of Islip-Planning	631-224-5450	Joyce@islipny.gov
2	John Walser	ToI Eco Dev	631-224-5512	jwalser@islipny.gov
3	Tom Owens	TOI DPW/PARKS	631-224-5610	tuwens@islipny.gov
4	Deirdre Wahlberg	TOI Parks	631-224-5414	dwahlberg@islipny.gov
5	Frank Rotschinsky	Suffolk Co. OP Disabil	631-853-8333	Frank.Rotschinsky@SuffolkCounty.ny.gov
6	Kevin Crean	Islip CDA	631-665-1185	KCrean@Islipcda.org
7	Lindsay Drotman	VHAB		ldrotman@vhb.com
8	Jill Gallant	VHAB	914-467-6619	jgallant@vhb.com
9	Julia MacGibbon	Islip CDA	631-665-1185	jmacgibbon@islipcda.org
10	Renee Sumpter	Islip CDA	631-665-1185	rsumpter@islipcda.org
11				
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16				
17				
18				

# NEWSDAY AFFIDAVIT OF PUBLICATION

TOWN OF ISLIP COMM DEVELOPMENT  
15 SHORE LANE  
BAY SHORE, NY 11706-0416

STATE OF NEW YORK)

Legal Notice No.

0021895876

:SS.:


COUNTY OF ERIE)

The undersigned, being duly sworn, says that such person is a duly authorized custodian of records of Newsday LLC, the publisher of Newsday, a daily newspaper published in Melville, County of Suffolk, State of New York, and circulated in Nassau, Suffolk, and Queens Counties, and that the Legal Notice of which the annexed is a true copy, was published in the following editions/counties of said newspaper on the following dates:

Tuesday

February 25, 2025

Suffolk

By: 

Print Name: Samantha Robinson

Authorized Designee of Newsday LLC, Publisher of Newsday

**SWORN** to before me this  
25 Day of February, 2025.



Notary Public

**Connor Wack**  
Notary Public - State of New York  
No. 01WA0024608  
Qualified in Erie County  
Commission Expires 05/10/2028

**Ad Content**

Legal Notice # 21895876

**Legal Notice  
Drafts of the Town of Islip  
2025-2029 Consolidated Strategy and Plan  
2025 Annual Plan and  
Update to the Analysis of Impediments to Fair Housing**

The Town of Islip Community Development Agency (CDA) has prepared drafts of its 2025-2029 Consolidated Strategy and Plan, the Fiscal Year 2025 Annual Plan and the Analysis of Impediments to Fair Housing Submission for Housing and Community Development Programs. The following three HUD grant programs are included: 1) Community Development Block Grant (CDBG); 2) Home Investment Partnerships Program (HOME) and 3) Emergency Solutions Grants (ESG).

The aforementioned draft documents will be available for review at the Bay Shore-Brightwaters Public Library, Brentwood Public Library, Central Islip Public Library, Islip Public Library, Sayville Public Library, East Islip Public Library, and CDA Office at 15 Shore Lane, Bay Shore, NY as well as on the CDA website at [www.islipcda.org](http://www.islipcda.org) on March 5, 2025.

Based on the needs and priorities established in the Consolidated Strategy and Plan, the Town, with citizen participation, has determined that its funding may best be utilized in the following ways to address those needs and priorities:

Community Development Block Grant (ESTIMATE)	\$ 1,541,500.00
Code Enforcement	\$ 95,700.00
Housing Rehabilitation	\$ 358,700.00
Commercial Rehabilitation	\$ 23,900.00
Planning & Management	\$ 71,700.00
Administration	\$ 406,600.00
Public Services	\$ 358,700.00
Public Facilities & Improvements	\$ 95,700.00
Affordable Housing	\$ 980,500.00
<b>*TOTAL</b>	<b>\$ 2,391,500.00</b>

\*(including \$850,000 Program Income Estimate)  
HOME (ESTIMATE Grant of \$453,600 and program income estimate of \$350,000) \$ 803,600.00  
Construction/rehabilitation of homes for sale/ resale to first-time low-income buyers, acquisition/rehabilitation of homes to rent to low-income residents, Employer Assisted Housing, Downpayment Assistance, and housing by CHDO's.

Emergency Solutions Grants (ESTIMATE) \$ 138,200.00  
Homelessness prevention, rapid re-housing, shelter operations and provision of services for homeless persons through non-profit agencies.

The drafts of the 2025-2029 Consolidated Strategy and Plan, the Fiscal Year 2025 Annual Plan and the Analysis of Impediments to Fair Housing Submission for Housing and Community Development Programs will be presented at a public hearing on Wednesday, March 5, 2025 at 5:00 p.m. in the Town Board Room at Islip Town Hall followed by a 30-day comment period. Written comments will be accepted by the CDA at 15 Shore Lane, P.O. Box 5587, Bay Shore, NY 11706 for 30 days following the public hearing ending April 4, 2025.

Copies of the final 2025-2029 Consolidated Strategy and Plan, the Fiscal Year 2025 Annual Plan and the Analysis of Impediments to Fair Housing Submission for Housing and Community Development Programs will be available for review at the Community Development Agency Office and at [www.islipcda.org](http://www.islipcda.org) no later than the mandatory HUD deadline.

Julia E. MacGibbon, Executive Director  
Renee C. Sumpter, Chief Financial Officer  
Town of Islip Community Development Agency

**NEWSDAY PROOF**

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Advertiser: TOWN OF ISLIP COMM DEVELOPMENT

# NEWSDAY AFFIDAVIT OF PUBLICATION

TOWN OF ISLIP COMM DEVELOPMENT  
15 SHORE LANE  
BAY SHORE, NY 11706-0416

STATE OF NEW YORK)

Legal Notice No.

0021891959

:SS.:

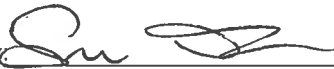
COUNTY OF ERIE)

The undersigned, being duly sworn, says that such person is a duly authorized custodian of records of Newsday LLC, the publisher of Newsday, a daily newspaper published in Melville, County of Suffolk, State of New York, and circulated in Nassau, Suffolk, and Queens Counties, and that the Legal Notice of which the annexed is a true copy, was published in the following editions/counties of said newspaper on the following dates:

Thursday

January 16, 2025

Suffolk

By  \_\_\_\_\_

Print Name: Samantha Robinson

Authorized Designee of Newsday LLC, Publisher of Newsday

**SWORN** to before me this  
16 Day of January, 2025.

 \_\_\_\_\_

Notary Public

**Connor Wack**  
Notary Public - State of New York  
No. 01WA0024608  
Qualified in Erie County  
Commission Expires 05/10/2028

## **Ad Content**

**Legal Notice # 21891959**

### **PUBLIC NOTICE**

The Town of Islip Community Development Agency will hold a public hearing to receive input on drafting the Town's 2025-2029 Consolidated Strategy and Plan, the Fiscal Year 2025 Annual Plan and the Analysis of Impediments to Fair Housing Submission for Housing and Community Development Programs for the following three HUD grant programs: 1) Community Development Block Grant; 2) Home Investment Partnerships Program and 3) Emergency Solutions Grant.

In addition, the CDA will make available for review its most recent Consolidated Annual Performance and Evaluation Report and Budget Amendments. If you are hearing impaired or visually challenged and require special accommodations to attend this meeting, please call the Agency so that arrangements can be made to accommodate your needs.

The first public hearing will be held on Wednesday, January 29, 2025 at 5:00 p.m. in the Town Hall Board Room at Islip Town Hall, 655 Main Street, Islip, New York.

Proposals for projects will be accepted at this time and until 5:00 p.m. on Wednesday, February 26, 2025.

The draft of the 2025-2029 Consolidated Strategy and Plan, the Fiscal Year 2025 Annual Plan and the Analysis of Impediments to Fair Housing Submission for Housing and Community Development Programs will be presented at a second hearing on Wednesday, March 5, 2025 at 5:00 p.m. in the Town Board Room at Islip Town Hall followed by a 30-day comment period.

Copies of the draft plan will be made available on the Agency website: [www.islipcda.org](http://www.islipcda.org) on March 5, 2025.

For further information, call the CDA at 631-665-1185.

Julia E. MacGibbon  
**EXECUTIVE DIRECTOR**  
Town of Islip  
Community Development  
Agency

## **NEWSDAY PROOF**

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**Advertiser: TOWN OF ISLIP COMM DEVELOPMENT**

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Let's Learn Spanish

4.42



## COMPLETA LA ORACIÓN COMPLETE THE SENTENCE



Hurón | Ferret



Truco | Trick



Amistad  
Friendship

### PRÁCTICA / PRACTICE

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PISEVN	□ □ □ □ □ □ □ □
TANBATL	□ □ □ □ □ □ □ □
TNEAMRDNO	□ □ □ □ □ □ □ □ □ □
ULLCSAO	C A L L O U S ✓
TWHAS	□ □ □ □ □ □
EDPMAO	□ □ □ □ □ □ □ □
TNUHSCA	□ □ □ □ □ □ □ □
LMQUA	□ □ □ □ □ □

Hint: DESTOICO, PENSATIVO, FLAGRANTE, ADORNO, INSENSIBLE, HILERA, POMADA, INCONDICIONAL, ESCRÚPULO

Aide: Ayudante Aid: Ayuda

Pronunciación: eyd eyd

- The amount of this \_\_\_\_\_ is derisory.
- Coral es una buena \_\_\_\_\_ para la meditación.
- ¿El \_\_\_\_\_ es elegible para trabajar?
- The general's \_\_\_\_\_ arrived with an dispatch.
- El gobierno ha anunciado \_\_\_\_\_.
- Yolanda learned a lot working as an \_\_\_\_\_.
- Only the additional \_\_\_\_\_ should be paid.
- Su \_\_\_\_\_ dijo que se fue del evento.

### ATENCIÓN PÚBLICO

La Agencia de Desarrollo Comunitario de la Ciudad de Islip llevará a cabo una audiencia pública para recibir comentarios sobre la redacción de la Estrategia y Plan Consolidado 2025-2029 de la Ciudad, el Plan Anual del Año Fiscal 2025 y el Análisis de Impedimentos para la Presentación de Vivienda Justa para Programas de Vivienda y Desarrollo Comunitario para los siguientes tres programas de subvenciones de HUD: 1) Subvención en Bloque para el Desarrollo Comunitario; 2) Programa de Asociaciones de Inversión en Vivienda y 3) Subvención para Soluciones de Emergencia.

Además, la CDA pondrá a disposición para su revisión su Informe Anual Consolidado de Desempeño y Evaluación más reciente y las Enmiendas al Presupuesto. Si usted tiene una discapacidad auditiva o visual y necesita adaptaciones especiales para asistir a esta reunión, llame a la Agencia para que se puedan hacer los arreglos necesarios para satisfacer sus necesidades.



La primera audiencia pública se llevará a cabo el miércoles 29 de enero de 2025 a las 5:00 p.m. en la Sala de Juntas del Ayuntamiento de Islip, 655 Main Street, Islip, Nueva York.

Las propuestas de proyectos se aceptarán en este horario y hasta las 5:00 pm horas del miércoles 26 de febrero de 2025.

El borrador de la Estrategia y Plan Consolidado 2025-2029, el Plan Anual para el Año Fiscal 2025 y el Análisis de Impedimentos para la Presentación de Vivienda Justa para los Programas de Vivienda y Desarrollo Comunitario se presentarán en una segunda audiencia el miércoles 5 de marzo de 2025 a las 5:00 p.m. en la Sala de Juntas del Ayuntamiento de Islip, seguida de un período de comentarios de 30 días.

Las copias del borrador del plan estarán disponibles en el sitio web de la Agencia: www.islipcda.org el 5 de marzo de 2025.

Para obtener más información, llame a la CDA al 631-665-1185.

Julia E. MacGibbon  
EXECUTIVE DIRECTOR  
Town of Islip  
Community Development Agency

## Criss Cross!

BILINGÜE

HACIA ABAJO

DOWN

- El mundo del espectáculo
- Animador
- Rojo
- Estrellato

HORIZONTALES

ACROSS

- Chisme
- Celebridad
- Paparazzi
- Fama
- Atractivo

Palabras en español,  
respuestas en Inglés.

Words in Spanish,  
answers in English.



## Public Notice – The Town of Islip Community

Jan 21, 2025

The Town of Islip Community Development Agency will hold a public hearing to receive input on drafting the Town’s 2025-2029 Consolidated Strategy and Plan, the Fiscal Year 2025 Annual Plan and the Analysis of Impediments to Fair Housing Submission for Housing and Community Development Programs for the following three HUD grant programs: 1) Community Development Block Grant; 2) Home Investment Partnerships Program and 3) Emergency Solutions Grant.

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For further information, call the CDA at 631-665-1185.

Julia E. MacGibbon  
EXECUTIVE DIRECTOR  
Town of Islip  
Community Development Agency

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# MEETING SIGN-IN SHEET

<b>Purpose</b>	Annual Public Hearing – 30-day comment	<b>Meeting Date:</b>	January 29 <sup>th</sup> and March 5 <sup>th</sup> 2025 @ 5:00 p.m.
	Town of Islip CDA	<b>Place/Room:</b>	Town Hall

	Name	Organization	Phone	E-Mail
1	Kevin Crean	Islip CDA		KCrean@IslipCDA.org
2	Mara Vasquez	Islip CDA		mvasquez@Islipcda.org
3	Ginger O'Neill	Pranto		goneilla@prantokongisland.org
4	Robert Balina	Islip CDA		rbalina@islipcda.org
5	Renee Sumpter	Islip CDA		rsumpter@islipcda.org
6	Vul Chamberlain	Family Service		vchamberlain@psl-1.org
7	Jill Gallant	VHB		jgallant@vhb.com
8	George Fabricatore	CDLI		gfabricatore@cdli.org
9	Natalie Charles	Resident Islip CDA	Grace Alternative to Incarceration, Inc.	nateeshwar@yahoo.com
10	Joseph Charles	Resident		Joseph.Charles@live.com
11	Susan Shiloni	Literacy Suffolk		sshiloni@literacysuffolk.org
12	Thomas G... ..	LIHS		thomas.g...@lihs
13	Ernesto Hernandez	LGBT Network		Ernesto.Hernandez@LGBTNetwork.org
14	Amanda G... ..	LGBT Network		ag...@lgbtnetwork.org
15	Mary Ann... ..	YES		MaryAnn...@yesnews.net
16	Alexandra Velez	Wings of Empowerment		alexandra.velez@hotmail.com
17	Maria Vidal	CDA		
18				
19				

# MEETING SIGN-IN SHEET - SPEAKERS

<b>Purpose</b>	Annual Public Hearing - 30-day comment	<b>Meeting Date:</b>	January 29 <sup>th</sup> and March 5 <sup>th</sup> 2025 @ 5:00 p.m.
	Town of Islip CDA	<b>Place/Room:</b>	Town Hall

	Name	Organization	Phone	E-Mail
1	Ginger O'Neill	Pronto	9143141818	vaneilla pronto@longisland.org
2	Val Chubinski	FSL	470-6979	vchubinski@ps1-1.org
3	Susan Shiloni	Literacy Suffolk	631-286-1649	sshiloni@literacysuffolk.org
4	George Fabricatore	CDLI	631-764-9816	gfabricatore@cdli.org
5	<del>Tom</del>			
6	Ernesto Hernandez	LCBT Network	631-6652300	
7	Tom Goddard	LIHS		
8	May Ann Pfeiffer	YES	631-571-5172 x369	map@yesnews.net
9	MARC SOTO	LIBA DG JUSTICE FOUNDATION	917 655 7686	marcsoto@igadk.org
10	Joseph Charles	Resident / Grace Alternative to Incarceration	347-359-8470	Justice Foundation.org
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**MINUTES  
TOWN OF ISLIP  
COMMUNITY DEVELOPMENT AGENCY  
PUBLIC HEARING  
JANUARY 29, 2025  
5:00 PM**

The meeting was opened at 5:00 p.m., by Chairwoman Debra Cavanagh. Present for the Town of Islip Community Development Board of Directors was Debra Cavanagh, Manuel Troche and Maria Vidal. Present for the Town of Islip was Supervisor Angie Carpenter. Present for the CDA was Affordable Housing and Project Development Director, Kevin Crean, Chief Financial Officer, Renee Sumpter, Program Administrator, Maria Vasquez, and Program Administrator, Robert Balina.

An extensive mailing was distributed to local civic and business groups, not-for-profits and Village Consortium members. In addition, advertisements were placed in Newsday, The Bilingual News and Able News to notify all interested parties of the public hearing. In addition, the Community Development Agency posted a notification on its website <https://islipcda.org/>.

List of other attendees are as follows:

<u>NAME</u>	<u>ORGANIZATION</u>
Ernesto Hernandez	LGBT Network
Amanda Geist	LGBT Network
Alexandra Velez	Flutterflies Corp. / Wings of Empowerment
George Fabricatore	Community Development Long Island
Jill Gallant	VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.
Ginger O'Neill	Pronto of Long Island, Inc.
Valerie Chamberlain	Family Service League
Susan Shiloni	Literacy Suffolk, Inc.
Thomas Goddard	Long Island Housing Services, Inc.
Joeseph Charles	Resident / Grace Alternative to Incarceration, Inc.
Natalie Charles	Resident / Grace Alternative to Incarceration, Inc.
Marc Soto	Liga De Justicia Foundation
MaryAnn Pfeiffer	West Islip Youth Enrichment Services, Inc.

**Public Hearing**  
**January 29, 2025**  
**Page 2**

The Town of Islip Supervisor, Angie Carpenter welcomed all attendees and thanked the CDA for administering the programs on behalf of the Town and turned the meeting over to Debra Cavanagh, Chairwoman for opening remarks. The Chairwoman then turned the meeting to Kevin Crean, who introduced the CDA Board Members and staff and stated that Spanish translation was available. Kevin then explained the purpose of the meeting was to report on progress, to give citizens an opportunity to comment, to present new proposals and to discuss community development and housing needs in general, as well as any Fair Housing needs. This first public hearing is an important step to gather information for the Town of Islip CDA's 2025-2029 Consolidated Plan, the 2025 Annual Action Plan and the Analysis of Impediments to Fair Housing. Kevin reminded the attendees that the performance from the 6/30/24 CAPER is available on the CDA's website and Town of Islip CDA's Relocation and Anti-Displacement Policy is available on the CDA's website. Hard copies of both of these documents are available for review at the meeting.

Kevin Crean reviewed a brief presentation. See highlights below and the attached presentation slides:

- The five-year consolidated plan identifies the unified vision for community development actions to be undertaken during a five-year period (2025-2029). This is the 6<sup>th</sup> consolidated plan the Town of Islip CDA has developed.
- A review of the programs that the Islip CDA administers (Community Development Block Grant, HOME Investment Partnerships Program and the Emergency Solutions Grants Program)
- To be able to properly plan and assess the home and community needs, the Town of Islip CDA holds meetings with stakeholders to assess needs for homeless, non-homeless, special needs, housing authorities, barriers to affordable housing and community development needs.
- To gather information for the Fair Housing Plan and Analysis to Impediments to Fair Housing, the Town of Islip CDA is requesting that government, civic and local non-profit organizations and residents of the Town fill out a survey (hard copies of the surveys are available at this meeting, links are available on the CDA's website and a QR code is available to scan). These surveys are available in English and Spanish and the CDA requests this be filled out by February 1, 2025.
- The 2025 grant funding is expected to be reduced however the amount can not be estimated at this time. Congress will need to take action on a federal budget by March 14<sup>th</sup> and HUD has generally 30 days after that to announce funding amounts under the programs.
- Eligible activities for each of the programs and the deadlines to spend the grants.
  - Public services are requested to submit claim vouchers quarterly and program accomplishments no later than July 31<sup>st</sup>.
- The New Final Rule for HOME was published January 6, 2025.
- Fair Housing Rule, Analysis of Impediments to Fair Housing, Section 3, Build America/Buy America and other Federal requirements
- Review of the 2025 application process for the public services and important dates
- Deadline for submission of proposals is February 26, 2025
- 2025 applications are located on the CDA's website

**Public Hearing**  
**January 29, 2025**  
**Page 3**

- Public comment is requested for:
  - Housing needs in Islip Town
  - Community Development needs in Islip Town
  - Impediments to Fair Housing in Islip Town

Public Session

All attendees of the Public Meeting were invited to speak about their projects or issues. The following individuals addressed the Board:

- |    |                     |   |
|----|---------------------|---|
| 1. | Ginger O'Neill      | Pronto of Long Island, Inc.                         |
| 2. | Valerie Chamberlain | Family Service League                               |
| 3. | Susan Shiloni       | Literacy Suffolk, Inc.                              |
| 4. | George Fabricatore  | Community Development of Long Island                |
| 5. | Ernesto Hernandez   | LGBT Network  |
| 6. | Thomas Goddard      | Long Island Housing Services, Inc.                  |
| 7. | MaryAnn Pfeiffer    | West Islip Youth Enrichment Services, Inc.          |
| 8. | Marc Soto           | Liga De Justicia Foundation                         |
| 9. | Joeseeph Charles    | Resident / Grace Alternative to Incarceration, Inc. |

There being no more speakers, the meeting closed at 6:10 p.m.

Respectfully Submitted,



Renee Sumpter  
Assistant Secretary

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# PUBLIC HEARING

**FY 2025 CD & Housing Needs  
& Consultation Meeting for**

**5-Year Consolidated Plan and 2025 Annual Action Plan  
Analysis of Impediments to Fair Housing**

**Town of Islip Community Development Agency (CDA)**

**Wednesday, January 29, 2025**



**DEBRA CAVANAGH**

CHAIRPERSON  
ISLIP COMMUNITY DEVELOPMENT AGENCY

**ANGIE CARPENTER**

SUPERVISOR  
TOWN OF ISLIP

**JULIA E. MAC GIBBON**

EXECUTIVE DIRECTOR  
ISLIP COMMUNITY DEVELOPMENT AGENCY

# Islip Town Community Development Agency

Islip Town is an Entitlement Community under the U.S. Department of Housing and Urban Development's Consolidated Programs

The Town receives annual allocations of funding under the following programs, which are administered through its Community Development Agency (CDA):

- ❖ Community Development Block Grant Program (CDBG)
- ❖ HOME Investment Partnerships Program (HOME)
- ❖ Emergency Solutions Grants Program (ESG)

# ISLIP TOWN COMMUNITIES



## HAMLETS (32)

### VILLAGES (4)

Brightwaters  
Islandia  
Ocean Beach  
Saltaire

Atlantique  
Bay Shore  
Bayport  
Blue Point  
Bohemia  
Brentwood  
Central Islip  
Connetquot  
Corneille Estates  
Deer Park  
Dunewood  
East Islip  
Fair Harbor  
Fire Island  
Great River  
Hauppauge

Holbrook  
Holtsville  
Islip  
Islip Terrace  
Kismet  
Lonelyville  
Nesconset  
Oakdale  
Patchogue  
Robbins Rest  
Ronkonkoma  
Sachem  
Sayville  
Seaview  
West Islip  
West Sayville





# Five-Year Consolidated Plan

Collaborative Process aimed at identifying a unified vision for community development actions to be undertaken during the Five Year Period

Includes:

- Strategic Plan
  - ❖ Analysis of data and needs
  - ❖ Establishes priorities and goals for Five-Year Period
- Fair Housing Plan/Analysis of Impediments
- Annual Action Plan
  - ❖ Activity/Project Information for Year 1

# Five-Year Consolidated Plan

The FY2025 Funding Round is the first year under the new Five-Year Consolidated Plan being developed by the Islip CDA in 2025

1<sup>st</sup> – FFY 1999 – 2004

2<sup>nd</sup> – FFY 2005 – 2009

3<sup>rd</sup> – FFY 2010 – 2014

4<sup>th</sup> – FFY 2015 – 2019

5<sup>th</sup> – FFY 2020 – 2024

6<sup>th</sup> – FFY 2025 – 2029

# Five-Year Consolidated Plan

Meetings With Various Stakeholders to Assess:  
Housing & Community Development Needs

Homeless

Non-Homeless

Special Needs

Housing Authorities

Barriers to Affordable Housing

Community Development Needs

# **Fair Housing Plan/ Analysis of Impediments to Fair Housing Choice**

Concurrently with the preparation of the  
Five-Year Consolidated Plan  
the CDA is preparing an  
Update to its Fair Housing Plan and  
Analysis of Impediments to Fair Housing Choice

# Fair Housing Plan/ Analysis of Impediments to Fair Housing Choice

Encuesta de Vivienda Justa para  
Residentes de la Ciudad de Islip



CDA Fair Housing Surveys  
are available on CDA  
website:

[www.IslipCDA.org](http://www.IslipCDA.org)

Please respond by:  
February 1, 2025

Town of Islip Fair Housing Survey  
for Residents



# Fair Housing Plan/ Analysis of Impediments to Fair Housing Choice

A separate CDA Fair Housing Survey is available for Government, Civic and Non-Profit organizations

Please respond by:  
February 1, 2025



# PUBLIC HEARING

## **Five-Year (FY 2025-29) Consolidated Plan and Fair Housing Plan**

### **Analysis of Impediments to Fair Housing**

Today will begin the public participation process  
in the development of the:

**5-Year (2025 – 2029) Consolidated Plan  
and  
Annual Action Plan for FFY2025**

# PUBLIC HEARING

## Five-Year (FY 2025-29) Consolidated Plan and Fair Housing Plan

### Analysis of Impediments to Fair Housing

Public comment is requested on:

1. Housing Needs in the Town of Islip
2. Community Development Needs in the Town of Islip
3. Fair Housing Needs in the Town of Islip



# Public Hearing Schedule



**Public Hearing #1**

**Needs Hearing**

**Jan. 29<sup>th</sup>**



**Public Hearing #2**

**Presentation of Draft Plan**

**March 5<sup>th</sup>**



**Written comments can be submitted at anytime.**



# **2025 Annual Action Plan**

The 2025-29 Consolidated Plan  
will include a 1-Year Action Plan Covering FY2025

The 2025 Program Year Begins July 1, 2025

# 2025 Formula Funding Outlook

## Appropriations Update

On December 20<sup>th</sup>, Congress passed a Continuing Resolution (CR) to extend federal spending and avert a government shutdown.

The CR extends the government funding through March 14, 2025.

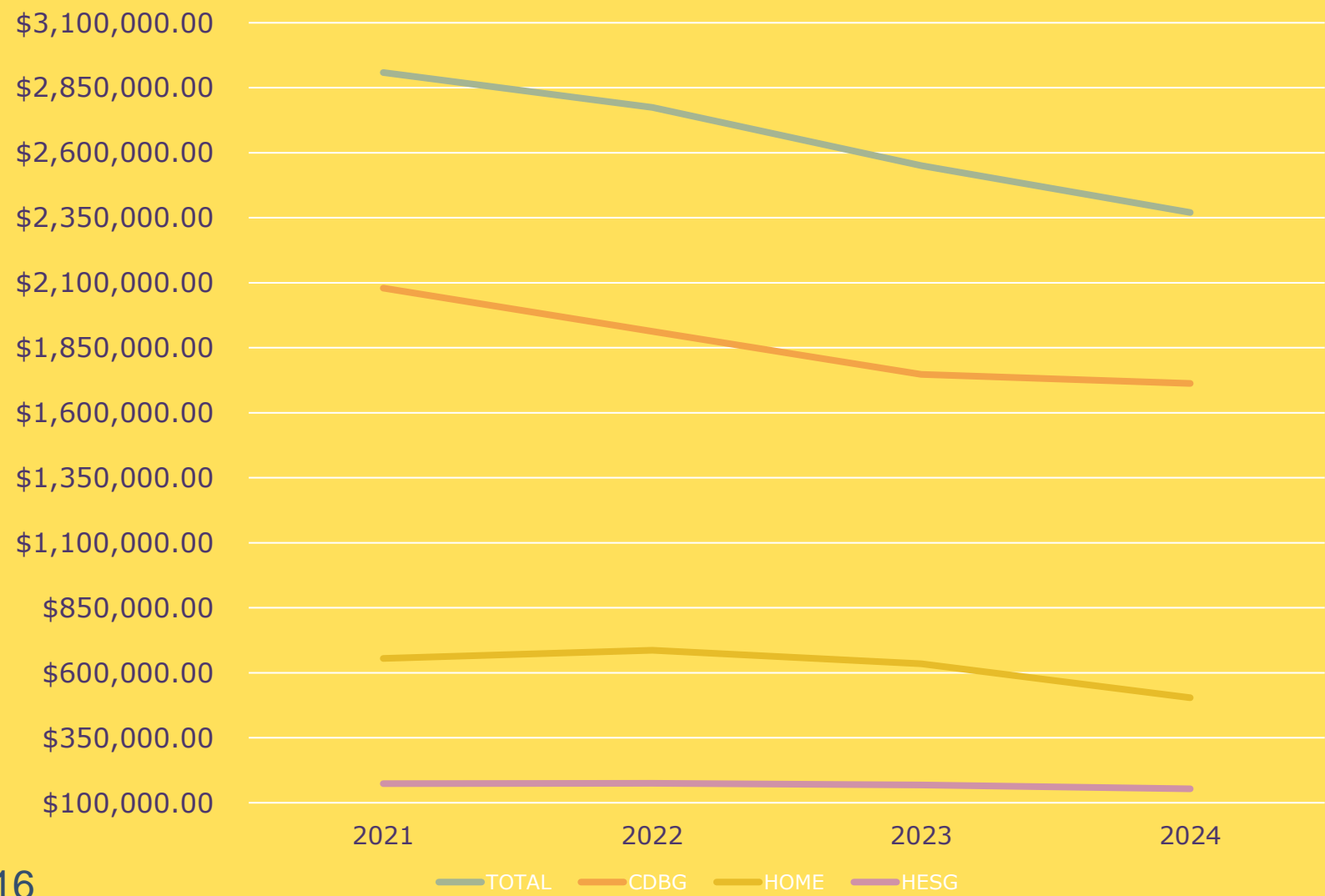
The new 119<sup>th</sup> Congress will need to take action on a federal budget before March 14<sup>th</sup> to avert a federal government shutdown.

HUD generally has 30 days after the approval of a budget to generate and announce formula funding amounts under its programs.

# **\* 2025 Anticipated \*** **Available Funding**

	<b>FY 2024</b>	<b>FY 2025</b>	
<b>CDBG</b>	\$1,712,771	TBD	Severe Cuts Expected
<b>HOME</b>	\$503,950	TBD	Severe Cuts Expected
<b>HESG</b>	\$153,578	TBD	Severe Cuts Expected

# Islip CDA Funding Trends 2021-2024



	% Change 2021-24
CDBG	-21.41%
HOME	-30.04%
HESG	-13.16%
TOTAL	-22.71%

Program	\$ Change 2021-24
CDBG	-\$366,638
HOME	-\$151,406
HESG	-\$20,210
TOTAL	-\$538,254

# Islip Town Community Development Agency

## HUD Formula Grants

- ❖ Community Development Block Grant Program (CDBG)
- ❖ HOME Investment Partnerships Program (HOME)
- ❖ Emergency Solutions Grants Program (ESG)

Funding Applications  
Available Today!

# CDBG Eligible Activities

Eligible activities under the CDBG Program can be found in the regulations at 24 CFR 570.201 – 206. These activities include:

## 570.201

- Acquisition of Real Property for an eligible purpose  
SUBJECT TO HUD REVIEW RE: EMINENT DOMAIN
- Disposition of Real Property for an eligible purpose
- Public facilities and improvements
- Clearance activities
- Public Services
- Payment of non-Federal share
- Relocation
- Housing services
- Homeownership assistance

# CDBG Eligible Rehabilitation and Preservation Activities

570.202 Eligible Rehabilitation and Preservation Activities include:

- Residential Rehabilitation
- Commercial Rehabilitation
- Code enforcement
- Historic Preservation
- Renovation of closed buildings
- Lead-based paint activities





# Special Economic Development



## 570.203 Special Economic Development

- Direct Assistance to Businesses
- Job Creation and/or Retention
  - Primarily Benefit Low/Mod Persons

# National Objective Compliance

To qualify for CDBG Program funding, each eligible activity must also meet one of the three broad national objectives of the program

- Benefit to low- and moderate-income persons
- Prevention or elimination of slums and blight
- Meet a community need having a particular urgency

# National Objective Compliance

Current income limits became effective  
in June 2024.

New income limits will be posted to our website  
and distributed to program administrators  
when issued by HUD.

All CDBG grantees must use the new income  
limits when qualifying an individual or household  
for CDBG assistance.

# Activity Timeliness & Targeted Completions

Public Service activities are funded for one-year terms (July 1 – June 30).

Program administrators are requested to submit claim vouchers at least quarterly to ensure timeliness of expenditures.

Program accomplishments are due to CDA no later than July 31<sup>st</sup> to allow for timely submission of Annual Performance Report to HUD.

# **HOME Investment Partnerships Program**

## **Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990**

The Town of Islip is  
a participating jurisdiction  
under the HOME Program.

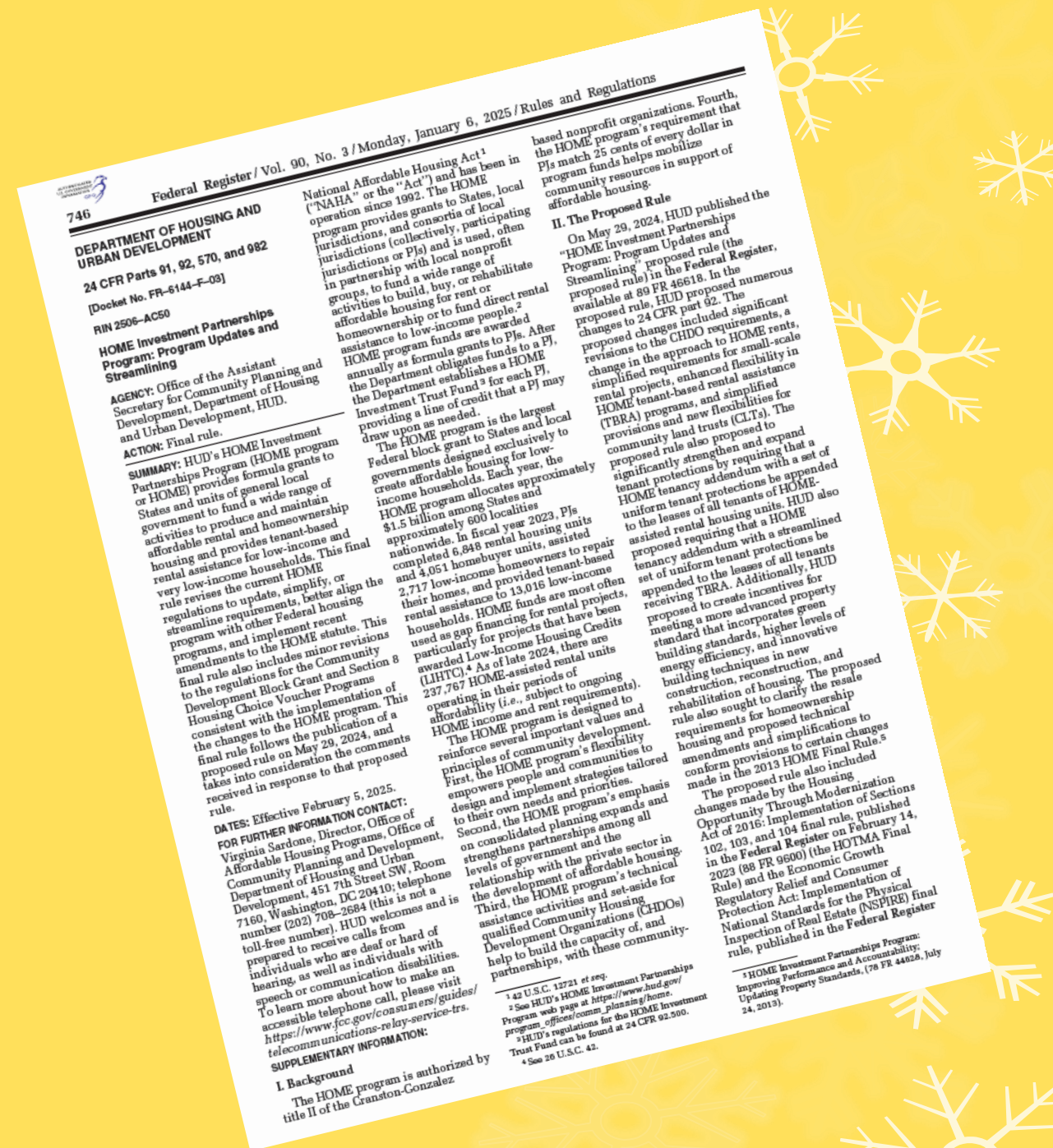
# HOME Investment Partnerships Program

## New Final Rule

Published January 6, 2025

Minor changes to:

- ❖ CHDO requirements
- ❖ Long-term compliance monitoring
- ❖ Environmental cost eligibility



746

Federal Register / Vol. 90, No. 3 / Monday, January 6, 2025 / Rules and Regulations

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

24 CFR Parts 91, 92, 570, and 982

[Docket No. FR-6144-F-03]

RIN 2506-AC50

HOME Investment Partnerships Program: Program Updates and Streamlining

AGENCY: Office of the Assistant Secretary for Community Planning and Development, Department of Housing and Urban Development, HUD.

ACTION: Final rule.

**SUMMARY:** HUD's HOME Investment Partnerships Program (HOME program) provides formula grants to States and units of general local government to fund a wide range of affordable rental and homeownership activities to produce and maintain affordable rental and homeownership assistance for low-income and very low-income households. This final rule revises the current HOME regulations to update, simplify, or streamline requirements, better align program with other Federal housing programs, and implement recent amendments to the HOME statute. This final rule also includes minor revisions to the regulations for the Community Development Block Grant and Section 8 Housing Choice Voucher Programs consistent with the implementation of the changes to the HOME program. This proposed rule on May 29, 2024, and final rule follows the publication of a proposed rule on May 29, 2024, and takes into consideration the comments received in response to that proposed rule.

**DATES:** Effective February 5, 2025.

**FOR FURTHER INFORMATION CONTACT:** Virginia Sardone, Director, Office of Affordable Housing Programs, Office of Community Planning and Development, Department of Housing and Urban Development, 451 7th Street SW, Room 7160, Washington, DC 20410; telephone number (202) 708-2684 (this is not a toll-free number). HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. To learn more about how to make an accessible telephone call, please visit <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

**SUPPLEMENTARY INFORMATION:**

**I. Background**  
The HOME program is authorized by title II of the Cranston-Gonzalez

National Affordable Housing Act<sup>1</sup> ("NAHA" or the "Act") and has been in operation since 1992. The HOME program provides grants to States, local jurisdictions, and consortia of local jurisdictions (collectively, participating jurisdictions or PJs) and is used, often in partnership with local nonprofit groups, to fund a wide range of activities to build, buy, or rehabilitate affordable housing for rent or homeownership or to fund direct rental assistance to low-income people.<sup>2</sup> HOME program funds are awarded annually as formula grants to PJs. After the Department establishes a HOME Investment Trust Fund<sup>3</sup> for each PJ providing a line of credit that a PJ may draw upon as needed.

The HOME grant to States and local governments designed exclusively to create affordable housing for low-income households. Each year, the HOME program allocates approximately \$1.5 billion among States and approximately 600 localities nationwide. In fiscal year 2023, PJs completed 6,848 rental housing units and 4,051 homebuyer units, assisted 2,717 low-income homeowners to repair their homes, and provided tenant-based rental assistance to 13,016 low-income households. HOME funds are most often used as gap financing for rental projects, particularly for projects that have been awarded Low-Income Housing Credits (LIHTC).<sup>4</sup> As of late 2024, there are 237,767 HOME-assisted rental units operating in their periods of ongoing affordability (i.e., subject to ongoing HOME income and rent requirements).

The HOME program is designed to reinforce several important values and principles of community development. First, the HOME program's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities. Second, the HOME program's emphasis on consolidated planning expands and strengthens partnerships and the relationship with the private sector in the development of affordable housing. Third, the HOME program's technical assistance activities and set-aside for qualified Community Housing Development Organizations (CHDOs) help to build the capacity of, and partnerships, with these community-

<sup>1</sup> 42 U.S.C. 12721 et seq.  
<sup>2</sup> See HUD's HOME Investment Partnerships Program web page at [https://www.hud.gov/program\\_offices/comm\\_planning/home](https://www.hud.gov/program_offices/comm_planning/home).  
<sup>3</sup> HUD's regulations for the HOME Investment Trust Fund can be found at 24 CFR 92.500.  
<sup>4</sup> See 26 U.S.C. 42.

based nonprofit organizations. Fourth, the HOME program's requirement that PJs match 25 cents of every dollar in program funds helps mobilize community resources in support of affordable housing.

### II. The Proposed Rule

On May 29, 2024, HUD published the "HOME Investment Partnerships Program: Program Updates and Streamlining" proposed rule (the proposed rule) in the Federal Register, available at 89 FR 46618. In the proposed rule, HUD proposed numerous changes to 24 CFR part 92. The proposed changes included significant revisions to the CHDO requirements, change in the approach to HOME rents, simplified requirements for small-scale rental projects, enhanced flexibility in HOME tenant-based rental assistance (TBRA) programs, and simplified provisions and new flexibilities for community land trusts (CLTs). The proposed rule also proposed to significantly strengthen and expand tenant protections by requiring that a set of HOME tenancy addendum with a set of uniform tenant protections be appended to the leases of all tenants of HOME-assisted rental housing units. HUD also proposed requiring that a streamlined set of uniform tenant protections be appended to the leases of all tenants receiving TBRA. Additionally, HUD proposed to create incentives for meeting a more advanced green building standards, higher levels of energy efficiency, and innovative building techniques in new construction, reconstruction, and rehabilitation of housing. The resale rule also sought to clarify the requirements for homeownership housing and proposed technical amendments and simplifications to conform provisions to certain changes made in the 2013 HOME Final Rule.<sup>5</sup>

The proposed rule also included changes made by the Housing Opportunity Through Modernization Act of 2016: Implementation of Sections 102, 103, and 104 final rule, published in the Federal Register on February 14, 2023 (88 FR 9600) (the HOTMA Final Rule) and the Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of the Physical Standards for the Physical Inspection of Real Estate (NSPIRE) final rule, published in the Federal Register

<sup>5</sup> HOME Investment Partnerships Program: Improving Performance and Accountability: Updating Property Standards, (78 FR 44628, July 24, 2013).

# HOME Eligible Activities

Eligible activities under the HOME Program can be found in the regulations at 24 CFR 92.205. These activities include:

- Incentives to develop and support affordable rental and homeownership through:
  - ❖ Acquisition
  - ❖ New construction
  - ❖ Reconstruction
  - ❖ Rehabilitation of non-luxury housing

# HOME Investment Partnerships Program

## HOME-Assisted Housing Must be Permanent or Transitional Housing

### Project Completion Deadline

- ◆ Any project that has not been completed within 4 years of date of commitment will be considered terminated before completion and HOME funds invested must be repaid

### Long-Term Affordability

- ◆ All HOME-assisted projects are subject to long-term affordability requirements that vary between 5 and 20 years, depending on project type and amount of HOME financing provided

All projects are also subject to environmental and underwriting criteria as well as beneficiary income restrictions.



# HOME Investment Partnerships Program

## **15% of HOME Funds Are Budgeted for Projects Owned or Developed By Community Housing Development Organizations**

Among other requirements, CHDO's must:

- ❖ Be a 501(c)(3) or (c)(4) non-profit
- ❖ Have among its purposes the provision of decent housing that is affordable to low-income and moderate-income persons
- ❖ Maintain accountability to low-income community residents
- ❖ Have a demonstrated capacity for carrying out housing projects assisted with HOME funds.

Islip CDA must certify that the organization meets the definition of a CHDO & has capacity to own, develop or sponsor housing each time it commits funds








# Criteria for HOME Project Selection

- Proven experience in developing housing and organizational capacity to undertake proposed development.
- Financial capacity to complete the proposed project including existing funding commitments.
- Readiness to proceed, including evidence of site control.
- Experience with the HOME Program and/or other public housing grant programs.
- Applications that are thorough and demonstrate the ability to complete the project within 24-months of award.
- Proposals that include a well designed and implemented affirmative fair housing marketing plan for initial and ongoing occupancy.

# Emergency Solutions Grants Program



## Eligible Activities

- **Street Outreach:** funds may cover costs related to essential services for unsheltered persons (including emergency health or mental health care, engagement, case management, and services for special populations).
  - **Emergency Shelter:** funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as services for the residents (including case management, child care, education, employment assistance and job training, legal, mental health, substance abuse treatment, transportation, and services for special populations)
  - **Homelessness Prevention and Rapid Re-Housing:** both components fund housing relocation and stabilization services (including rental application fees, security deposits, utility deposits or payments, last month's rent and housing search and placement activities). Funds may also be used for short- or medium-term rental assistance for those who are at-risk of becoming homeless or transitioning to stable housing.
  - **HMIS:** funds may be used to pay the costs for contributing data to the HMIS designated by the Continuum of Care for the area. Eligible activities include (computer hardware, software, or equipment, technical support, office space, salaries of operators, staff training costs, and participation fees).
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# Fair Housing

- ❖ Subrecipients and Contractors are responsible for implementing their projects in compliance with all local, state and federal laws and regulations regarding civil rights, fair housing and equal opportunity.
- ❖ Subrecipients or Contractors are required to actively enforce the provisions of such statutes and regulations and develop strategies for addressing the requirements.
- ❖ Subrecipients and Contractors must take affirmative steps to promote fair and equal access to housing without regard to race, color, religion, gender, age, national origin, disability, or familial status

# Analysis of Impediments to Fair Housing

The Analysis of Impediments to Fair Housing (AI) is a **comprehensive analysis of fair housing issues and related planning goals for a community.**

The AI incorporates

- ❖ HUD-provided data,
- ❖ Local data,
- ❖ Policy analysis, and
- ❖ Community input

# Affirmatively Furthering Fair Housing



- ❖ The CDA is preparing an update to its Analysis of Impediments to Fair Housing to be submitted to HUD Along with its Consolidated Plan. Public input is being sought on this process.
- ❖ Through its AI, the CDA will identify fair housing issues facing the Town, using both data provided by HUD and local knowledge, and then commit to taking responsive actions.

# Section 3

Section 3 of the Housing and Urban Development Act of 1968, requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the project area.

Section 3 applies to:

- ❖ Contracts and subcontracts awarded on projects for which HUD's share or project costs exceeds \$200,000
- ❖ Recipients whose projects do not fall under Section 3 are nonetheless encouraged to comply with the Section 3 preference requirements

# Build America/Buy America

BABA was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act.

- ❖ Applies to HUD programs that provide funding for the construction, maintenance, alteration, or repair of infrastructure as defined in BABA.
- ❖ Essentially all iron, steel, manufactured products, and construction materials used in the project are subject to a domestic content procurement preference, which means that those items and materials were produced in the United States.
- ❖ These requirements are fully applicable for projects funded using PY2025 funds and later.



# Other Federal Requirements



- ◆ National Environmental Policy Act (NEPA)
- ◆ Davis-Bacon Wage Rates
- ◆ Uniform Relocation Assistance and Real Property Acquisition Policies Act
- ◆ HUD Lead-Based Paint Regulations

# Tentative PY 2025 Schedule

January 29 – Public Hearing – Needs Hearing

January 29 – Funding Applications Available

CDBG – Public Services

CDBG – Homeless Housing Improvements

HOME – Affordable Housing Development/Improvements

ESG – Emergency Shelter, Homeless Prevention & Rapid Re-Housing Programs

January 30 – Mandatory CDBG Public Services Meeting

via Zoom – to address application & procedures

February 26 – Funding Applications Due to CDA

March 5 – Public Hearing – Issuance of Draft Annual Action Plan

March 5 – April 4 – 30-Day Comment Period on Draft Plan

April 10 – CDA Board Votes on Draft Plan

May 13 – Town Board Votes on Draft Plan

May 15 – Submit Draft Annual Action Plan to HUD

July 1 – Start of CDA's 2025 Program Year

# **PY 2025 Application Process**

**FUNDING APPLICATIONS  
AVAILABLE AT CDA WEBSITE:**

[www.IslipCDA.org](http://www.IslipCDA.org)

# Activity Timelines & Targeted Completions

## Public Service Activities

The CDA's Program Year runs from July 1 – June 30.

Public Service Funding Agreements will cover the same timeframe.

PY2025 funds **CANNOT** be used to reimburse expenses incurred prior to July 1, 2025.

Requirements of CDBG Public Services & CDA Procedures to be covered at virtual Meeting scheduled for tomorrow – January 30<sup>th</sup>.

# Application Process

## Important Dates:

- February 26<sup>th</sup> – Final applications should be submitted to CDA
- March 5<sup>th</sup> – Final decisions made and Draft Action Plan expected to be available for comment
- May 15<sup>th</sup> – Planned Submission to HUD
- July 1<sup>st</sup> – 2025 Program Year Start Date

# Public Comment

Public comment is requested for:

1. Housing Needs in Islip Town
2. Community Development Needs in Islip Town
3. Impediments to Fair Housing in Islip Town

# Public Comment

Written comments can be sent to:

Julie MacGibbon, Executive Director

[JMacGibbon@IslipCDA.org](mailto:JMacGibbon@IslipCDA.org)

Kevin J. Crean, Director of Affordable Housing  
& Project Development

[KCrean@IslipCDA.org](mailto:KCrean@IslipCDA.org)

Islip Community Development Agency

15 Shore Lane, Bay Shore, NY 11706

# CDA Fair Housing Surveys

Please respond by:  
February 1, 2025

## Residents Survey

Town of Islip Fair Housing Survey  
for Residents



Encuesta de Vivienda Justa para  
Residentes de la Ciudad de Islip



Town of Islip Fair Housing Survey  
for Government, Civic, or Non-  
Profit Organizations





# Appendix D – Fair Housing Questionnaires



**Fair Housing Survey for Government, Civic, or Non-Profit Organizations**

1. Name of Organization:

\_\_\_\_\_

2. What Type of Organization do you Represent?

Government \_\_\_\_\_

Civic \_\_\_\_\_

Non-Profit \_\_\_\_\_

Other: \_\_\_\_\_

3. What is the Mission of your Organization? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Based on your knowledge or experience, what types of housing do residents express a need for? (Check all that apply)

- Affordable Housing \_\_\_\_\_
- Senior Housing \_\_\_\_\_
- Rental Housing \_\_\_\_\_
- Homeownership \_\_\_\_\_
- Condominiums \_\_\_\_\_
- Townhouses \_\_\_\_\_
- Subsidized Housing \_\_\_\_\_
- Accessible Housing \_\_\_\_\_
- Other: \_\_\_\_\_

\_\_\_\_\_



5. Have residents expressed difficulty in finding affordable housing options in the Town of Islip?

Yes\_\_\_\_ No\_\_\_\_

If yes, what segments of the population find it most difficult?  
(i.e., seniors, millennials, persons with disabilities)

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6. Identify barriers to building affordable housing in the Town of Islip: (Check all that apply)

- Zoning \_\_\_\_\_
- Housing approval process \_\_\_\_\_
- Local regulations \_\_\_\_\_
- High cost of construction \_\_\_\_\_
- Lending practices \_\_\_\_\_
- Lack of available land \_\_\_\_\_
- Property insurance practices \_\_\_\_\_
- Other barriers to building affordable housing \_\_\_\_\_

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7. Identify other impediments to fair housing in the Town of Islip:

- Inadequacy of fair housing education and outreach \_\_\_\_\_
- Local perception of fair housing/NIMBY-ism \_\_\_\_\_
- Language and cultural barriers \_\_\_\_\_
- Availability of housing accessible to persons with disabilities \_\_\_\_\_
- Section 8 participation \_\_\_\_\_
- Substandard/Aging housing \_\_\_\_\_
- Existence of lead-based paint in housing \_\_\_\_\_
- Lack of units suitable for families \_\_\_\_\_
- Insufficient affordable rental units \_\_\_\_\_
- Lack of sufficient public transportation between housing and jobs \_\_\_\_\_



- Other barriers \_\_\_\_\_  
\_\_\_\_\_

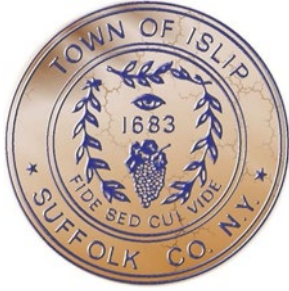
8. Based on your knowledge or experience, are discriminatory practices or policies found in the Town of Islip with regards to housing? Yes \_\_\_\_ No \_\_\_\_ Do Not Know \_\_\_\_

If yes, how often do these practices occur?

Very Often \_\_\_\_ Occasionally \_\_\_\_ Rarely \_\_\_\_

9. Based on your knowledge or experience, on what basis is housing discrimination likely to occur? (Check all that apply)

- Race \_\_\_\_\_
- Color \_\_\_\_\_
- Gender \_\_\_\_\_
- Creed \_\_\_\_\_
- Religion \_\_\_\_\_
- Marital Status \_\_\_\_\_
- Families with Children \_\_\_\_\_
- Sexual Orientation \_\_\_\_\_
- Age \_\_\_\_\_
- National Origin \_\_\_\_\_
- Veteran Status \_\_\_\_\_
- Victim of Domestic Violence \_\_\_\_\_
- Source of Income \_\_\_\_\_
- Group Identity \_\_\_\_\_
- Gender Expression \_\_\_\_\_
- Disability \_\_\_\_\_ (Type of disability \_\_\_\_\_)
- Do Not Know \_\_\_\_\_
- Other \_\_\_\_\_



10. Based on your experience, do people who have been discriminated against report the incident? (Check all that apply)

- Yes \_\_\_\_\_
- No, because they do not know where to report it \_\_\_\_\_
- No, because they do not think it will make any difference \_\_\_\_\_
- No, because they are afraid of retaliation \_\_\_\_\_
- No, because they think it is too much trouble \_\_\_\_\_
- No, because of other (Please specify) \_\_\_\_\_

11. Identify other thoughts/issues with regards to fair and affordable housing in the Town of Islip:

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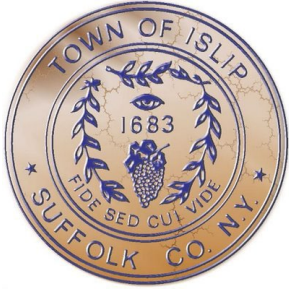
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Please fill out this questionnaire today and submit to the Town of Islip staff or return via mail or e-mail by **February 1<sup>st</sup>** to:

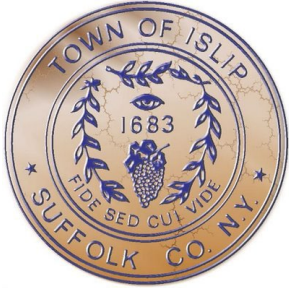
Julia E. MacGibbon, Executive Director, Town of Islip Community Development Agency  
Town of Islip  
15 Shore Lane, P.O. Box 5587  
Bay Shore, NY 11706

Or email to: [jmacgibbon@islipcda.org](mailto:jmacgibbon@islipcda.org)



**Encuesta de Vivienda Justa para Residentes de la Ciudad de Islip**

1. En qué comunidad vive? \_\_\_\_\_
  
2. Qué tipos de vivienda necesita usted o su comunidad? (marque todas las que corresponden)
  - Viviendas económicas \_\_\_\_\_
  - Viviendas para personas mayores \_\_\_\_\_
  - Viviendas de alquiler \_\_\_\_\_
  - Propiedad de la vivienda \_\_\_\_\_
  - Condominios \_\_\_\_\_
  - Viviendas adosadas \_\_\_\_\_
  - Viviendas subsidiadas \_\_\_\_\_
  - Viviendas accesibles \_\_\_\_\_
  - Otros: \_\_\_\_\_
  
3. Es difícil conseguir opciones de viviendas económicas en la Ciudad de Islip?  
Si \_\_\_ No \_\_\_  
  
Si la respuesta es "si", a cuáles grupos de la población les resulta más difícil? (por ejemplo, personas mayores de edad, millennials, personas con discapacidad)  
\_\_\_\_\_  
\_\_\_\_\_
  
4. Alguna vez ha sido víctima de discriminación en el acceso a la vivienda?  
Si \_\_\_ No \_\_\_
  
5. Quien cree que le discriminó? Si su respuesta es no, por favor diríjase a la respuesta #10.
  - Arrendador/Administrador de la propiedad \_\_\_\_\_
  - Agente de Bienes Raíces \_\_\_\_\_
  - Prestamista Hipotecario \_\_\_\_\_
  - Asegurador Hipotecario \_\_\_\_\_
  - Personal de la Ciudad y/o Condado \_\_\_\_\_
  - Propietario Queriendo Vender \_\_\_\_\_
  - Otro: \_\_\_\_\_

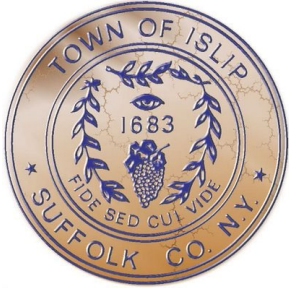


6. Donde ocurrió el acto de discriminación?

- Complejo de Apartamentos \_\_\_\_\_
- Edificio de Usos Múltiples \_\_\_\_\_
- Un Desarrollo de Vivienda Pública o Subvencionada \_\_\_\_\_
- Vecindario de Casas Residenciales \_\_\_\_\_
- Al aplicar a programas de la ciudad y/o condado \_\_\_\_\_
- Otro: \_\_\_\_\_

7. Sobre qué base cree usted que ha sido discriminado? (marque todas las que corresponden)

- Raza \_\_\_\_\_
- Color \_\_\_\_\_
- Género \_\_\_\_\_
- Credo \_\_\_\_\_
- Religión \_\_\_\_\_
- Estado Civil \_\_\_\_\_
- Familia con Niños \_\_\_\_\_
- Orientación Sexual \_\_\_\_\_
- Edad \_\_\_\_\_
- Nacionalidad de Origen \_\_\_\_\_
- Estatus de Veterano \_\_\_\_\_
- Víctima de Violencia Doméstica \_\_\_\_\_
- Fuente de Ingresos \_\_\_\_\_
- Identidad de Grupo \_\_\_\_\_
- Expresión de Género \_\_\_\_\_
- Discapacidad \_\_\_\_\_
- No sé \_\_\_\_\_
- Otro: \_\_\_\_\_



8. Si fue discriminado, reportó el incidente? (marque todas las que corresponden)

- Si \_\_\_\_\_
- No, porque no supe a donde reportarlo \_\_\_\_\_
- No, porque no pensé que hiciera una diferencia \_\_\_\_\_
- No, por miedo a represalia \_\_\_\_\_
- No, porque era demasiado complicado \_\_\_\_\_
- No, por otras causas (por favor especifique cuales) \_\_\_\_\_

9. Si usted es propietario, está usted en proceso de embargo o en peligro de ser embargado?

- No \_\_\_\_\_
- Si, debido a pérdida de fuente de ingresos (desempleo) \_\_\_\_\_
- Si, porque no pude refinanciar a una tasa más baja \_\_\_\_\_
- Si, porque no pude refinanciar a una tasa fija \_\_\_\_\_
- Si, porque se solicitaba un pago final elevado \_\_\_\_\_
- Si, debido al incremento significativo de otros costos de la vivienda (por ejemplo, seguro de la vivienda, impuestos de la vivienda, servicios) \_\_\_\_\_
- Si, debido a otras causas (por favor especifique cuales) \_\_\_\_\_

10. Identifique los impedimentos para construir u obtener viviendas económicas en la Ciudad de Islip. (marque todas las que correspondan)

- Zonificación \_\_\_\_\_
- Permisos de construcción \_\_\_\_\_
- Regulaciones locales \_\_\_\_\_
- Altos costos de la construcción \_\_\_\_\_
- Políticas de préstamos \_\_\_\_\_
- Falta de terrenos disponibles \_\_\_\_\_
- Políticas de seguros inmobiliarios \_\_\_\_\_
- Otras barreras para la construcción de viviendas asequibles: \_\_\_\_\_

\_\_\_\_\_





11. Identifique otros impedimentos para el acceso a la vivienda en la Ciudad de Islip:

- Insuficiencia en la educación y divulgación sobre la vivienda justa \_\_\_\_\_
  - Percepción de la comunidad local respecto de viviendas económicas \_\_\_\_\_
  - Barreras culturales y del lenguaje \_\_\_\_\_
  - Disponibilidad de vivienda accesible para personas con discapacidad \_\_\_\_\_
  - Participación en el programa de “Section 8” por parte de arrendadores locales \_\_\_\_\_
  - \_\_\_\_\_
  - Vivienda en condiciones subestándar y/o envejecida \_\_\_\_\_
  - Existencia de pintura a base de plomo en las viviendas \_\_\_\_\_
  - Falta de unidades adecuadas para familias \_\_\_\_\_
  - Insuficiencia de unidades de alquiler asequibles \_\_\_\_\_
  - Falta de suficiente transporte público entre la vivienda y el lugar de empleo \_\_\_\_\_
  - Otros impedimentos \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

12. Identifique otras ideas y/o problemas con respecto a la vivienda justa y asequible en la Ciudad de Islip:

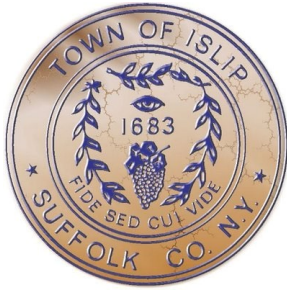
\_\_\_\_\_

\_\_\_\_\_

Por favor, complete este cuestionario hoy y envíelo al personal de la Ciudad de Islip o devuélvalo por correo postal o electrónico antes del 1 de febrero a:

Julia E. MacGibbon, Executive Director,  
Town of Islip Community Development Agency  
15 Shore Lane, P.O. Box 5587  
Bay Shore, NY 11706

O envíe un correo electrónico a: [jmacgibbon@islipcda.org](mailto:jmacgibbon@islipcda.org)



**Fair Housing Survey for the Town of Islip Residents**

1. What community do you live in? \_\_\_\_\_

2. What types of housing do you or your community need? (Check all that apply)

- Affordable Housing \_\_\_\_\_
- Senior Housing \_\_\_\_\_
- Rental Housing \_\_\_\_\_
- Homeownership \_\_\_\_\_
- Condominiums \_\_\_\_\_
- Townhouses \_\_\_\_\_
- Subsidized Housing \_\_\_\_\_
- Accessible Housing \_\_\_\_\_
- Other: \_\_\_\_\_

3. Is it difficult to find affordable housing options in the Town of Islip? Yes \_\_\_\_\_ No \_\_\_\_\_

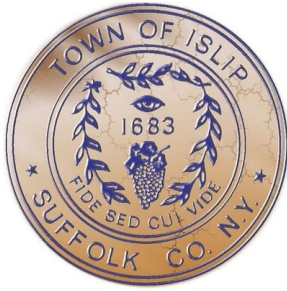
If yes, what segments of the population find it most difficult?  
(i.e. seniors, millennials, persons with disabilities)

\_\_\_\_\_

4. Have you ever experienced discrimination in housing? Yes \_\_\_\_\_ No \_\_\_\_\_

5. Who do you believe discriminated against you? If your answer is no, please skip to question #10.

- Landlord/Property Manager \_\_\_\_\_
- Real Estate Agent \_\_\_\_\_
- Mortgage Lender \_\_\_\_\_
- Mortgage Insurer \_\_\_\_\_
- Town/County Staff \_\_\_\_\_
- Homeowner Looking to Sell \_\_\_\_\_
- Other: \_\_\_\_\_

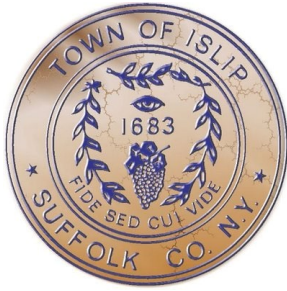


6. Where did the act of discrimination occur?

- An Apartment Complex \_\_\_\_\_
- A Mixed-Use Building \_\_\_\_\_
- A Public or Subsidized Housing Development \_\_\_\_\_
- A Single-Family Neighborhood \_\_\_\_\_
- When Applying for Town/County Programs \_\_\_\_\_
- Other: \_\_\_\_\_

7. On what basis do you believe you were discriminated against? (Check all that apply)

- Race \_\_\_\_\_
- Color \_\_\_\_\_
- Gender \_\_\_\_\_
- Creed \_\_\_\_\_
- Religion \_\_\_\_\_
- Marital Status \_\_\_\_\_
- Families with Children \_\_\_\_\_
- Sexual Orientation \_\_\_\_\_
- Age \_\_\_\_\_
- National Origin \_\_\_\_\_
- Veteran Status \_\_\_\_\_
- Victim of Domestic Violence \_\_\_\_\_
- Source of Income \_\_\_\_\_
- Group Identity \_\_\_\_\_
- Gender Expression \_\_\_\_\_
- Disability \_\_\_\_\_
- Do Not Know \_\_\_\_\_
- Other: \_\_\_\_\_



8. If you were discriminated against, did you report the incident? (Check all that apply)

- Yes \_\_\_\_\_
- No, because I did not know where to report it \_\_\_\_\_
- No, because I did not think it would make any difference \_\_\_\_\_
- No, because I was afraid of retaliation \_\_\_\_\_
- No, because it was too much trouble \_\_\_\_\_
- No, because of other (Please specify) \_\_\_\_\_

9. If you own your own home, are you in the process of foreclosure or at risk of foreclosure?

- No \_\_\_\_\_
- Yes, because of loss of income/unemployment \_\_\_\_\_
- Yes, because I was unable to refinance to a lower interest rate \_\_\_\_\_
- Yes, because I was unable to refinance to a fixed rate loan \_\_\_\_\_
- Yes, because a balloon payment was required \_\_\_\_\_
- Yes, because of significant increases in other housing costs (e.g., insurance, taxes, utilities, etc.) \_\_\_\_\_
- Yes, because of other (Please specify) \_\_\_\_\_

10. Identify barriers to building affordable housing in the Town of Islip. (Check all that apply)

- Zoning \_\_\_\_\_
- Building permit/Local approval process \_\_\_\_\_
- Local regulations \_\_\_\_\_
- High cost of construction \_\_\_\_\_
- Lending practices \_\_\_\_\_
- Lack of available land \_\_\_\_\_
- Property insurance practices \_\_\_\_\_
- Other barriers to building affordable housing: \_\_\_\_\_  
\_\_\_\_\_

11. Identify other impediments to housing opportunities in the Town of Islip:

- Inadequacy of fair housing education and outreach \_\_\_\_\_
- Local perception of fair housing/NIMBY-ism \_\_\_\_\_
- Language and cultural barriers \_\_\_\_\_
- Availability of housing accessible to persons with disabilities \_\_\_\_\_
- Section 8 participation by area landlords \_\_\_\_\_
- Substandard/aging housing \_\_\_\_\_
- Existence of lead-based paint in housing \_\_\_\_\_
- Lack of units suitable for families \_\_\_\_\_
- Insufficient affordable rental units \_\_\_\_\_
- Lack of sufficient public transportation between housing and jobs \_\_\_\_\_
- Other barriers \_\_\_\_\_

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12. Identify other thoughts/issues with regards to fair and affordable housing in the Town of Islip:

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Please fill out this questionnaire today and submit to the Town of Islip staff or return via mail or e-mail by **February 1<sup>st</sup>** to:

Julia E. MacGibbon, Executive Director, Town of Islip Community Development Agency  
Town of Islip  
15 Shore Lane, P.O. Box 5587  
Bay Shore, NY 11706

Or email to: [jmacgibbon@islipcda.org](mailto:jmacgibbon@islipcda.org)