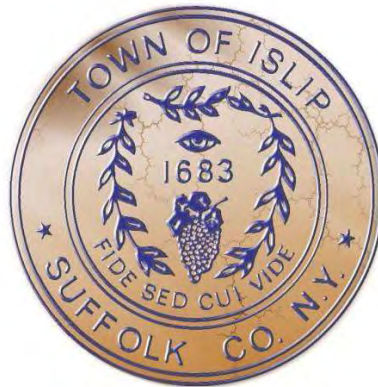


Town of Islip
Suffolk County
New York

2026 Draft Annual Action Plan
*Consolidated Strategy and Plan Submission for
Housing and Community Development Programs*

July 1, 2026 – June 30, 2027



Islip Town Supervisor:
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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. Department 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, 2026 to June 30, 2027 should be read in conjunction with Town's 2025 to 2029 Consolidated Plan.

The Annual and Consolidated Plan includes a 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 Grants 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 its Strategic and Annual Plans. All of the Town's 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 has identified nine priorities addressing housing and community needs, as outlined in the 2025 to 2029 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 ESG program assists homeless families and individuals to secure and maintain rental housing 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. Public service funds are typically awarded to agencies that serve low and moderate income youths, individuals with special needs, seniors, and other programs as various needs arise.

Community improvement activities such as storefront façade improvements, code enforcement, and upgrades to public facilities are also funded through the CDBG program. Most of these projects focus on the Town's struggling downtown areas.

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 continues to make significant strides in addressing each of the needs identified in the 2025 to 2029 Consolidated Plan. Every project and 100% of all grant funds expended during previous grant years have been designed to address these needs. The Town of Islip CDA continuously monitors its past performance for effectiveness and uses past performance to assist in determining goals and projects. Activities have been implemented with an eye toward identified needs, and no stone has gone unturned in the quest for program resources.

This is especially true in the case of affordable housing:

The Town of Islip CDA has a four-pronged strategy in its actions to create affordable housing opportunities. First, it acquires and rehabilitates or reconstructs vacant, boarded up homes which require repairs too extensive to make the home readily marketable to a low to moderate income homebuyer. By holding a first mortgage at a low interest rate, plus one or more "soft" second mortgages on a home that has already been totally renovated, it can make housing affordable to families with low to moderate incomes. At the same time, a blighted and destabilizing influence in the neighborhood is eliminated.

Second, for prospective homebuyers who cannot save sufficient funds for a down payment on their own, the Town of Islip CDA's Rent With Option to Buy program provides them an opportunity to save

funds through mandatory escrow payments included in their rent. Through this program, many families who might never have had the opportunity to purchase a home are becoming homeowners.

Third, families with insufficient down-payment funds can be assisted through the Employer Assisted Housing Program run jointly by the Long Island Housing Partnership and funded by the Suffolk County Community Development Consortium and the Towns of Islip, Babylon and Huntington. Through this program, homebuyers meeting HUD's low-income guidelines and employed by participating companies, can receive up to \$12,000 in HOME funds and \$3,000 or more in employer funds toward the down-payment on their new home.

The fourth prong in the provision of affordable housing is the work by not-for-profit housing organizations. Each has a different technique but uses the funds wisely in the production of housing. The actions and achievements of Habitat for Humanity, Long Island Housing Partnership, Mercy Haven, Community Development Corporation of Long Island, Options for Community Living, United Way and others are supported when possible and monitored by the Town of Islip CDA only when funding is provided.

These programs have been an integral strategy of the Town of Islip CDA for several years and have successfully resulted in providing affordable housing opportunities for low to moderate income residents.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Public hearings were held on January 28, 2026 and March 4, 2026, with a governmental input meeting hosted on January 22, 2026. The public hearings were held in the Town Hall Board Room at Islip Town Hall, 655 Main Street, Islip, New York.

Consultation with other government agencies is paramount to an effective coordinated effort. As the lead agency, the Town of Islip CDA has obtained input on the Annual Plan with the Town of Islip Housing Authority; Town of Islip Department of Planning and Development; Town of Islip Supervisor's Office; Town of Islip Office of Economic Development; Town of Islip Department of Public Works; and Suffolk County Division of People with Disabilities. There were also consultations with many not-for-profit agencies.

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 and provided additional supporting data as requested. The public hearings were attended by the general public and representatives of not-for-profit groups either currently supported by or considering applying for future support by the Town of Islip CDA. 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

No comments or views were dismissed.

7. Summary

The Town of Islip, with an estimated population of 339,938 (per the Census Bureau's 2020 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 Program, HOME Investment Partnerships Program, and Emergency Solutions Grants Program.

Twenty-two of the Town's 71 census tracts were designated as low and moderate income according to HUD CPD maps. Median household income in the Town is \$130,132 however, over one third (41%) of the Town's households earns less than 80% (low to moderate income) of the area median income.

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. According to the 2020-2024 ACS, the Town of Islip median contract rent is \$2,2100 and the median value of owner-occupied units is \$535,300. Of low to moderate income households, 71% have a housing cost burden greater than 30% of income, and 32% have a housing cost burden greater than 50% of income. Housing cost burden remains a significant housing problem in the Town of Islip for most income levels, however, those earning the least are most likely to be affected.

Community Development Needs

Generally, the Town of Islip is focusing its efforts toward community revitalization in low and moderate income neighborhoods. Identified needs include downtown and commercial revitalization. Special attention is also given to public service programs offered by not-for-profit agencies which operate in low and moderate income communities and/or serve low and moderate income clients.

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 |
| 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 Annual Action Plan and administering the CDBG, HOME and ESG grant programs for the Town of Islip. For Program Year 2026 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 to design and implemented activities to prevent, prepare for and respond to the COVID-19 pandemic, as funding is still available for CDBG-CV until September 30, 2026. Funding received by the Town under the American Rescue Plan Act is generally administered directly by the Town.

Consolidated Plan Public Contact Information

Town of Islip Community Development Agency

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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 Annual Action 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 obtained input on the Annual Action Plan with the Town of Islip Housing Authority; Town of Islip Department of Planning and Development; Town of Islip Department of Parks, Recreation, and Cultural Affairs; Town of Islip Office of Economic Development; Town of Islip Department of Public Works; Suffolk County Community Development Office, and Suffolk County Division of People with Disabilities. There were also consultations with many not-for-profit agencies, including the Family Service League, Long Island Housing Partnership, Day Haven, Youth Enrichment Services (YES), and LGBT Network.

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 staff reviews all received applications for conformance with 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 of individual programs and projects. Potential applicants of funding for programs addressing the needs of the homeless are made aware 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 funding applications, applicants must provide details of their plan to meet this requirement. Most organizations have procedures in place for their clients 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

The Town of Islip CDA partners with local non-profit organizations on the administration of ESG funding. The Family Service League) possess the qualifications, knowledge, and capacity to expend ESG funds in an expeditious manner and to meet the urgent needs of eligible individuals and families requesting assistance. The Town of Islip CDA consults with the Long Island Coalition for the Homeless, as lead agency for the Continuum of Care (CoC), when determining how to allocate ESG funding.

The Town of Islip CDA, with input from the CoC and HUD, has prepared comprehensive standards for providing ESG assistance, summarized below:

- 1) Policies and procedures for evaluating individuals' and families' eligibility for assistance.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) Performance standards for ESG activities as follows:
 - Rapid Re-Housing – the goal is to reduce the number of homeless households, both sheltered and unsheltered, in the Town of Islip.
 - Homelessness Prevention – the goal is to reduce the number of households facing imminent homelessness in the Town of Islip.
 - Shelter Operations – the goal is to renovate buildings to be used as emergency shelter for homeless families and individuals, and fund operating costs of homeless 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 | 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 Homelessness Strategy 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 discussed housing and service needs of the community and regularly consult with the Town of Islip CDA regarding homelessness needs and strategy. |
| 2 | Agency/Group/Organization | LGBT Network |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Health 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 LGBT Network attended the Annual Plan public hearing. They discussed housing and service needs of the community. |
| 3 | 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 discussed housing and service needs of the community. |
| 4 | 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 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 Long Island Housing Partnership attended the Annual Plan public hearing. They discussed housing and service needs of the community. |
| 5 | Agency/Group/Organization | Day Haven Adult Day Services |
| | Agency/Group/Organization Type | Services-Elderly Persons Services-Health |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs 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 Day Haven attended the Annual Plan public hearing. They discussed housing and service needs of the community. |

Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were specifically excluded from the Annual Action Plan 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 Consolidated Plan / Annual Action Plan regarding homelessness. |

Table 3 – Other local / regional / federal planning efforts

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

The citizen participation process is intended to provide for and to encourage citizens to participate in the development of the Annual Action Plan and any substantial amendment to the Plan and the performance report. The citizen participation process is designed especially to encourage participation by low and moderate income persons and also by residents of predominately low and moderate income neighborhoods. The Town of Islip CDA encourages all residents of the Town, including residents of public and publicly assisted housing developments, non-English speaking persons, and other low-income residents, to participate in the planning of HUD funded activities.

The following methods were used to encourage the citizen participation: advertisements, two public hearings, and a governmental 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 | 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 | |

| 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) |
|------------|----------------------------|--|--|---|--|---------------------|
| 2 | Governmental Input Meeting | Municipal Agencies | Town and County Commissioner's Meeting on January 22, 2026 was attended by 15 people. All Town and County agencies involved with community services were sent invitations to attend. | Attendees discussed housing and community development needs from the perspective of their individual departments and responsibilities. | None | |
| 3 | 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> | A Public Hearing was held on January 28, 2026. Approximately 15 people attended. | All attendees were invited to speak. Several representatives of non-profit organizations discussed their program needs and the needs of the communities they serve. | None | |

| 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) |
|------------|------------------|--|--|------------------------------|--|---------------------|
| 4 | 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> | A Public Hearing was held on March 4, 2026 with no attendance. | None | None | |

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 estimated to be available to the Town of Islip during PY2026.

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 Housing Public Improvements Public Services | 1,758,932.00 | 800,000.00 | 0.00 | 2,558,932.00 | 4,837,941.00 | 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 | 491,768.65 | 400,000.00 | 0.00 | 891,768.65 | 1,713,737.00 | 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. |

| 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 | 154,589.00 | 0.00 | 0.00 | 154,589.00 | 195,810.00 | To provide Short and Medium-Term Financial Assistance, Housing Relocation, Shelter Operations, and Stabilization Services. |

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

HOME funding is currently used for acquisition and substantial rehabilitation of single-family homes, as well as for newly constructed homes and down-payment assistance under an Employer Assisted Housing Program. The HOME Program Regulations at 24CFR 92.218 require that HOME funds must be matched from non-federal sources by the contribution of “not less than 25 percent of the funds” utilized. The Town of Islip CDA thus requires that recipients of HOME funding identify eligible sources of match to be used for funded projects at the time of funding

commitment. Reports on the actual use of such funds are required at project completion. For HOME funded projects developed by Town of Islip CDA directly, the CDA will track the contributed HOME match.

Sources of anticipated HOME match will include but are not limited to:

- The amount of taxes, fees, and charges that are normally and customarily charged but waived, forgone or deferred in a manner that achieves affordability of HOME-assisted housing.
- The cost of on-site and off-site infrastructure directly related and required to accommodate the development of the HOME-assisted affordable housing and that is not federally funded.
- The difference between the appraised value, before the HOME assistance is provided and minus any debt burden, lien or other encumbrance, of land or other real property, not acquired with Federal resources, and the sale price to a HOME-eligible homebuyer.
- Other forms of eligible HOME match may include state, local and private grants, as well as multifamily and single-family project bond financing, and committed proceeds of Low-Income Housing Tax Credits that are not repaid with revenue from an affordable housing project.

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

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 provide a great savings in development.

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 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town of Islip CDA 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.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|------------------------|------------|----------|---------------------------------------|---|---|---|---|
| 1 | Affordable Housing | 2025 | 2029 | Affordable Housing | BAY SHORE, BRENTWOOD AND CENTRAL ISLIP Townwide | Expand Housing Opportunities First Time Homebuyer Opportunities Housing for Homeless/Special Needs Stabilize and Improve Neighborhoods | CDBG: \$1,088,332 HOME: \$728,826.48 | Homeowner Housing Added: 3 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted |
| 2 | Housing Rehabilitation | 2025 | 2029 | Owner Occupied Housing Rehabilitation | BAY SHORE, BRENTWOOD AND CENTRAL ISLIP Townwide | Improve Housing Stabilize and Improve Neighborhoods | CDBG: \$350,000 | Homeowner Housing Rehabilitated: 10 Household Housing Unit |
| 3 | Public Services | 2025 | 2029 | Non-Housing Community Development | BAY SHORE, BRENTWOOD AND CENTRAL ISLIP | Expand Housing Opportunities Public Services | CDBG: \$383,800 | Public service activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-------------------------------------|--|---|-------------------|---|
| 4 | Code Enforcement | 2025 | 2029 | Code Enforcement | BAY SHORE, BRENTWOOD AND CENTRAL ISLIP | Stabilize and Improve Neighborhoods | CDBG: \$100,000 | Housing Code Enforcement/Foreclosed Property Care: 1,100 Household Housing Unit |
| 5 | Commercial Rehabilitation | 2025 | 2029 | Non-Housing Community Development | BAY SHORE, BRENTWOOD AND CENTRAL ISLIP | Stabilize and Improve Neighborhoods | CDBG: \$25,000 | Facade treatment/business building rehabilitation: 5 Business |
| 6 | Public Facilities and Improvements | 2025 | 2029 | Non-Housing Community Development | BAY SHORE, BRENTWOOD AND CENTRAL ISLIP Village Consortium (Villages of Islandia, Brightwaters, Saltaire, and Ocean Beach | Improve Public Facilities Handicapped Accessibility | CDBG: \$100,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 373 Persons Assisted |
| 7 | HOME CHDO Projects | 2025 | 2029 | Affordable Housing | Townwide | Expand Housing Opportunities First Time Homebuyer Opportunities | HOME: \$73,765.30 | Homeowner Housing Added: 1 Household Housing Unit |
| 8 | ESG Homelessness Prevention & Rehousing | 2025 | 2029 | Homeless Non-Homeless Special Needs | Townwide | Housing for Homeless/Special Needs | ESG: \$142,995 | Homelessness Prevention: 25 Persons Assisted Homeless Person Overnight Shelter: 300 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|----------------|-------------------------|------------------------------------|---|------------------------|
| 9 | Comply with Program Administrative Requirements | 2025 | 2029 | Administration | Townwide Administration | Regulatory Compliance and Planning | CDBG: \$511,800 HOME: \$89,176.87 ESG: \$11,594 | 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, making the purchase of housing more affordable, and making additional housing available for homeless families and renovating existing shelters. |
| 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 | Public Services |
| | Goal Description | Enhance the suitability of the living environment by making public services available to low income residents and homeless families. |
| 4 | Goal Name | Code Enforcement |
| | Goal Description | Enhance the suitability of the living environment by performing code enforcement to sustain the housing stock. |
| 5 | 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. |

| | | |
|---|-------------------------|--|
| 6 | Goal Name | Public Facilities and Improvements |
| | Goal Description | Enhance the suitability of the living environment by making infrastructure more accessible and improving public facilities and infrastructure, including public parks, playgrounds and senior and recreation facilities, to sustain the community and enhance quality of life. |
| 7 | Goal Name | HOME CHDO Projects |
| | Goal Description | Address the need for decent housing by creating additional affordable rental or ownership housing. |
| 8 | Goal Name | ESG Homelessness Prevention & Rehousing |
| | Goal Description | Address the need for decent housing by helping to prevent homelessness and re-housing homeless families by providing short and medium term financial assistance, housing relocation and stabilization services, and shelter operations assistance. |
| 9 | 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 priorities identified in the Strategic Plan outlined in the 2025-2029 five-year Consolidated Plan form the framework of the Town’s Annual Action Plan for achieving its housing and community development objectives.

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 low income first-time homebuyers.
4. Facilitate the location of housing for the homeless and households with specialized 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, seniors, 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 and Management |
| 5 | Program Administration |
| 6 | Public Services |
| 7 | Public Facilities and Improvements |
| 8 | Affordable Housing |
| 9 | HOME - Acquisition / Rehabilitation / New Construction |
| 10 | HOME - CHDO Projects |
| 11 | HOME - Administration |

| | |
|----|--|
| 12 | ESG - HP/RRH/Shelter Operations/Admin HESG |
|----|--|

Table 7 - Project Information

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

The allocation priorities match the priority needs identified in the 2025-2029 Consolidated Plan. Obstacles to addressing underserved needs include lack of available funding and the barriers to affordable housing discussed in the Consolidated Plan.

AP-38 Project Summary
Project Summary Information

| | | |
|----------|--|---|
| 1 | Project Name | Code Enforcement |
| | Target Area | BAY SHORE, BRENTWOOD AND CENTRAL ISLIP |
| | Goals Supported | Code Enforcement |
| | Needs Addressed | Improve Housing Stabilize and Improve Neighborhoods |
| | Funding | CDBG: \$100,000.00 |
| | 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 | 6/30/2028 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 1,100 Households |
| | Location Description | Within the Bay Shore, Brentwood and Central Islip Targeted Areas. |
| | Planned Activities | Comprehensive enforcement of housing and fire code statutes and related ordinances in Low and Moderate target areas of Bay Shore, Brentwood and Central Islip by the Code Enforcement Division of the Town Attorney's Office. |
| 2 | 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: \$350,000.00 |
| | 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 loans to low-income homeowners town wide. |
| | Target Date | 6/30/2028 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 10 Households |
| | Location Description | Within the municipal jurisdiction of the Town of Islip. |
| | Planned Activities | Home Repair Program funding provided in the form of grants and/or 0% interest installment 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: \$25,000.00 |
| | Description | Grants to privately owned businesses for architectural services, signs awnings, and small facade improvements in the target area of Bay Shore, Brentwood, and Central Islip business districts. |
| | Target Date | 6/30/2028 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 5 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 and Management |
| | Target Area | Townwide Administration |
| | Goals Supported | Comply with Program Administrative Requirements |

| | | |
|---|--|--|
| | Needs Addressed | Regulatory Compliance and Planning |
| | Funding | CDBG: \$76,800.00 |
| | Description | Planning - Long range program planning and general management. |
| | Target Date | 6/30/2028 |
| | 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 | Planning: Long range program planning and general management of the CDBG program. |
| 5 | Project Name | Program Administration |
| | Target Area | Townwide Administration |
| | Goals Supported | Comply with Program Administrative Requirements |
| | Needs Addressed | Regulatory Compliance and Planning |
| | Funding | CDBG: \$435,000.00 |
| | Description | Office upkeep, staffing, benefits, equipment, program related and audit expenses. The amount allocated to administration planning and management is within the 20 percent cap of the CDBG grant allocation in addition to program income generated from outstanding loan and mortgage payments and rental income from the Town of Islip CDA owned rental properties. |
| | Target Date | 6/30/2028 |
| | 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 CDBG program. |
| | Project Name | Public Services |

| | | |
|---|--|---|
| 6 | Target Area | BAY SHORE, BRENTWOOD AND CENTRAL ISLIP |
| | Goals Supported | Public Services |
| | Needs Addressed | Stabilize and Improve Neighborhoods Public Services |
| | Funding | CDBG: \$383,800.00 |
| | 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. The amount allocated to public services will comply with the cap on such activities imposed by the CDBG program. The total can be no more than 15% of the annual grant allocation and program income generated from outstanding loan and mortgage payments and rental properties from Town of Islip CDA owned properties. |
| | Target Date | 6/30/2028 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 10 to 15 organizations will be funded. |
| | 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. Project also includes \$67,200 for project delivery of public services. |
| 7 | Project Name | Public Facilities and Improvements |
| | Target Area | BAY SHORE, BRENTWOOD AND CENTRAL ISLIP Village Consortium (Villages of Islandia, Brightwaters, Saltaire, and Ocean Beach) |
| | Goals Supported | Public Facilities and Improvements |
| | Needs Addressed | Improve Public Facilities Stabilize and Improve Neighborhoods Handicapped Accessibility |
| | Funding | CDBG: \$100,000.00 |

| | | |
|----------|--|--|
| | Description | Improvements to public infrastructure in Bay Shore, Brentwood, and Central Islip - commercial area improvements with lighting, parking lots, and sidewalks. In addition, accessibility improvement in Village Consortium (Villages of Brightwaters, Islandia, Ocean Beach, and Saltaire). |
| | Target Date | 6/30/2028 |
| | Estimate the number and type of families that will benefit from the proposed activities | Based on total population in service area, which will be approximately 373 families. |
| | Location Description | Within the target areas of Bay Shore, Brentwood, Central Islip and Village Consortium (Villages of Islandia, Brightwaters, Saltaire, Ocean Beach). |
| | Planned Activities | Improvements to public infrastructure in Bay Shore, Brentwood, Central Islip and Village Consortium including commercial area improvements like lighting, parking lots, and sidewalks, and accessibility improvements. One to two projects a year in the Village Consortium depending on scope of project. |
| 8 | 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: \$1,088,332.00 |
| | 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 | 6/30/2028 |

| | | |
|---------------------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 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. Includes down payment assistance and homeless housing. |
| 9 | Project Name | HOME - Acquisition / 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: \$728,826.48 |
| | Description | Acquisition and rehabilitation 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 | 12/31/2028 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 4 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, construction, 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. |
| Project Name | HOME - CHDO Projects | |

| | | |
|--|--|--|
| 10 | Target Area | Townwide |
| | Goals Supported | Affordable Housing Housing Rehabilitation HOME CHDO Projects |
| | Needs Addressed | Expand Housing Opportunities Improve Housing Housing for Homeless/Special Needs Stabilize and Improve Neighborhoods |
| | Funding | HOME: \$73,765.30 |
| | Description | Funds provided to an eligible CHDO for an eligible HOME activity. |
| | Target Date | 12/31/2028 |
| | 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. |
| | 11 | Project Name |
| Target Area | | Townwide Administration |
| Goals Supported | | Comply with Program Administrative Requirements |
| Needs Addressed | | Regulatory Compliance and Planning |
| Funding | | HOME: \$89,176.87 |
| Description | | Administration activity costs for the HOME program. The amount allocated to HOME administration is within the 10% HOME administration cap in addition to program income generated from outstanding mortgage payments and rental income from Town of Islip CDA owned rental properties. |
| Target Date | | 12/31/2028 |
| 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 for the HOME program. |
| 12 | Project Name | ESG-HP/RRH/Shelter Operations/Admin HESG |
| | Target Area | Townwide Administration Townwide |
| | Goals Supported | 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: \$154,589 |
| | Description | 1. Provide short and medium term financial assistance, housing relocation and stabilization services. 2. Reimburse eligible organizations for costs related to shelter operations. 3. Town of Islip CDA ESG Administration Costs. |
| | Target Date | 6/30/2028 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 325 persons will benefit. |
| | Location Description | Within the municipal jurisdiction of the Town of Islip. |
| | Planned Activities | Provide short and medium term financial assistance, housing relocation and stabilization services, and reimburse eligible organizations. Homelessness Prevention, Rapid Re-Housing and emergency shelter services to be provided by eligible not-for-profit organizations. The allocation of costs and expenses are as follows: <ul style="list-style-type: none"> 1. Homelessness Prevention: \$28,599 2. Rapid Re-Housing Services: \$28,599 3. Shelter Operations: \$85,797 4. Town of Islip CDA Administrative Costs: \$11,594.00 |

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, with a substantial portion of that funding allocated to production of affordable housing through efforts 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 (Villages of Brightwaters, Islandia, Ocean Beach and Saltaire) for architectural barrier removal projects. The Town of Islip CDA makes every effort to identify opportunities for the development of affordable housing in areas outside those of low and moderate income concentration, subject to funding constraints.

The Town's Consolidated Plan for 2025 to 2029 contains a lengthy analysis of demographics, including a discussion of the areas in the Town with the highest concentrations of low-income populations. It also presents a comprehensive strategy toward addressing community development needs and identified gaps in the institutional structure.

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 2025 to 2029 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 priority needs identified in the 2025 to 2029 Consolidated Plan. Under the CDBG Program, it is anticipated that more than 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 downpayment assistance and employer assisted housing, and affordable homes), and all funds will benefit low and moderate income families

and individuals, though shelters may be located anywhere on Long Island.

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 | 0 |
| Non-Homeless | 17 |
| Special-Needs | 0 |
| Total | 17 |

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 | 10 |
| Acquisition of Existing Units | 4 |
| Total | 17 |

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 and Development Department, Suffolk County, and other organizations to find suitable building lots and vacant houses for construction or reconstruction by the Town of Islip or other agencies and developers. In addition, the Islip Housing Authority has a Section 8 Home Ownership Program. 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, Construction, 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 Town of Islip Housing Authority currently operates and maintains 360 units of RADPBV housing units (formerly Public Housing) throughout four separate locations. The Housing Authority also administers up to 1,044 Section 8 Housing Choice Vouchers. 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

Following are the specific actions planned during the next year by the Town of Islip Housing Authority to address the needs of RADPBV units:

- Solar energy initiative – work with NYSERDA to assess the feasibility of solar panels on all buildings including PHA main office.
- Continuous painting cycle at various properties.
- Staff safety training including active shooter drills.
- Ongoing Section 504/ADA reassessment plan.
- Improvement/implementation of security cameras and updated wifi.
Create a welcome environment at site community rooms by updating the locations with furnishings, games, etc., as well as voluntary monthly 'get togethers'.
LI Harvest Food Bank deliveries to sites monthly.
Update cyber security including penetration testing and firewall protections.
Ongoing site signage improvements.
Sealcoating of all parking areas and roadways as well as striping at all locations.
Motion sensor lighting for all public areas and maintenance shops.
- Complete minor walkway concrete repairs.
- Address fair housing rule about affirmatively furthering fair housing. Ongoing monitoring and continued affirmatively furthering fair housing.
- 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 disposition of aged fleet vehicles.
- Ongoing expansion initiatives for additional affordable housing within the Housing Authority's jurisdiction.
- Continue migration of hard copy filing system to electronic system consistent with HUD requirements.
- Perform annual full site inspections, requirement recently updated by HUD.
- Perform annual and interim certifications to adjust tenant portion of rent due to coincide with

income.

- Promote assistance programs available to help residents with utilities such as electric and wifi. Plans for additional improvements include pressure washing and landscaping improvements. Engagement in inter-municipal cooperation when and where appropriate.

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's case management staff initiate activities to share updated information with residents. 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.

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

Not applicable, the Housing Authority is not designated as troubled.

Discussion

The Housing Authority's overall strategy for improving its RADPBV program 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. 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.

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

Introduction

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 are the first components of the 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 families 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, Transitional Housing of Long Island and Haven House Bridges Inc., which provide shelter and services to families and individuals in crisis. Many non-profit groups, in conjunction with Suffolk County Department of Social Services, currently provide these types of programs.

Transitional shelters are another important component to addressing the needs of homeless. 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 CoC’s strategic planning objectives to end chronic homelessness include creating new permanent housing for chronically homeless individuals, increasing the percentage of

homeless persons staying in permanent housing, increasing the percentage of persons employed at program exit, and decreasing the number of homeless households with children.

Most homeless housing and services are provided by non-profit organizations using grant funds other than those covered through CDBG, HOME, and ESG. Specific Town of Islip financial assistance includes CDBG funding for acquisition and rehabilitation of homes to be used for permanent homeless housing. The entire annual ESG allocation is dedicated to addressing the operational needs of existing emergency shelters and providing individuals and families with Rapid Re-Housing and Homelessness Prevention services. In addition, tax foreclosed land is transferred, when appropriate, to non-profit organization for the development of 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 and Development 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 are 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 burdening neighborhoods with a large amount supportive housing, though 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 homelessness 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 CoC 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 its focus on rapid re-housing services. 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. Many 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-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 much of the Town is not sewered.

According to the New York State Commission on Property Tax Relief, New York State's real property taxes are among the highest in the nation. 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, because landlords need higher rents to pay their fixed costs.

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

- The shortage of suitable 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.
- Uncertainties in year to year federal spending and priorities.

The Town of Islip will continue to use HOME funding to create new affordable housing opportunities 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 leverage 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 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 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 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.

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 and Development 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. 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

The 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 Suffolk County

Department of Health Services, 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. Up to 15% 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 income, 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 2025 to 2029 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. This collaboration has allowed the Town of Islip CDA and other organizations to benefit the Town's communities in a more unified and effective way.

Discussion:

All projects listed in the Annual Plan go toward addressing the priority needs that were identified in the 2025 to 2029 Consolidated 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(I)(1,2,4)

Introduction:

Program Income

The Town anticipates receiving \$1,200,000 in program income through CDBG and HOME programs. Program income is generated from outstanding loans and mortgage payments as well as rental income from 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(I)(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 | \$800,000 |
| 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 | |
| 3. The amount of surplus funds from urban renewal settlements | |
| 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. | |
| 5. The amount of income from float-funded activities | |
| Total Program Income | \$800,000 |

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(I)(2)**

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

The Town 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 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. 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 CHDO Eligible Not-for-Profit Organizations with No Direct Homebuyer Assistance

The HOME Final Rule that went into effect on April 20, 2025 includes four options that HOME PJs may utilize for HOME Program Re-Sales. The four options are: (1) Itemized formula; (2) Appraisal formula; (3) Index formula; and (4) Fixed-rate formula. Although the Town does not anticipate utilizing the Re-Sale provision in its administration of the HOME Program, when necessary, the Town will impose the Fixed-rate formula option. The fixed rate to be used will be reviewed annually and will be adjusted as needed to reflect the five-year average change in home sales prices in Suffolk County. According to Zillow single-family home sale prices in Suffolk County increased 6.5% over the last year. The five-year average is closer to 8.14%. However, to ensure that program participants receive a fair return on their investment, the Town will use a figure of 5% in the Fixed-rate formula for HOME Re-Sale provisions if needed.

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 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 \$25,000 | 5 Years |
| \$25,000 to \$50,000 | 10 Years |
| Over \$50,000 | 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

As noted above, the HOME Final Rule that went into effect on April 20, 2025 includes four options that HOME PJs may utilize for HOME Program Re-Sales. The four options are: (1) Itemized formula; (2) Appraisal formula; (3) Index formula; and (4) Fixed-rate formula. Although the Town does not anticipate utilizing the Re-Sale provision in its administration of the HOME Program, when necessary, the Town will impose the Fixed-rate formula option. The fixed rate to be used will be reviewed annually and will be adjusted as needed to reflect the five-year average change in home sales prices in Suffolk County. According to Zillow single-family home sale prices in Suffolk County increased 6.5% over the last year. The five-year average is closer to 8.14%. However, to ensure that program participants receive a fair return on their investment, the Town will use a figure of 5% in the Fixed-rate formula for HOME Re-Sale provisions if needed.

Total HOME Investment Period of Affordability

| | |
|----------------------|----------|
| Under \$25,000 | 5 Years |
| \$25,000 to \$50,000 | 10 Years |
| Over \$50,000 | 15 Years |

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

Due to the growing costs of residential homes in the Town of Islip and Long Island generally, the

Town has opted to implement a Homeownership Value Limit of \$637,990.00 for a single-family home. The CDA determined 95 percent of the median area purchase price for single-family housing in the jurisdiction in accordance with procedures established at § 92.254(a)(2)(iii). Specifically, this purchase price was calculated based on a median sales price of \$671,569 as of February 1, 2025 (www.Zillow.com) (i.e. $\$671,569 \times 0.95 = \$637,990$) for single-family homes. This figure is for both new construction and existing homes.

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Rental housing projects funded by HOME Program Income will be used in compliance with HOME regulations.

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.

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

- Make assistance available to all eligible Town of Islip households.
 - Participate 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.
 - Participate 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 the Long Island 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 decided to partner with local non-profit organizations on the administration of ESG funding. The Family Service League of Suffolk, Inc. possesses 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.

Attachments

| Application for Federal Assistance SF-424 | | |
|---|---|--|
| * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision | * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> |
| * 3. Date Received: <input type="text"/> | 4. Applicant Identifier: B-26-MC-36-0116 | |
| 5a. Federal Entity Identifier: 363160 | 5b. Federal Award Identifier: <input type="text"/> | |
| State Use Only: | | |
| 6. Date Received by State: <input type="text"/> | 7. State Application Identifier: <input type="text"/> | |
| 8. APPLICANT INFORMATION: | | |
| * a. Legal Name: Town of Islip | | |
| * b. Employer/Taxpayer Identification Number (EIN/TIN): 11-6001931 | * c. UEI: GN6VH4SY6JN7 | |
| d. Address: | | |
| * Street1: 655 Main Street | <input type="text"/> | |
| Street2: | <input type="text"/> | |
| * City: Islip | <input type="text"/> | |
| County/Parish: Suffolk | <input type="text"/> | |
| * State: NY: New York | <input type="text"/> | |
| Province: | <input type="text"/> | |
| * Country: USA: UNITED STATES | <input type="text"/> | |
| * Zip / Postal Code: 11751-3132 | <input type="text"/> | |
| e. Organizational Unit: | | |
| Department Name: Town of Islip CDA | Division Name: <input type="text"/> | |
| f. Name and contact information of person to be contacted on matters involving this application: | | |
| Prefix: Ms. | * First Name: Julia | <input type="text"/> |
| Middle Name: E | <input type="text"/> | |
| * Last Name: MacGibbon | <input type="text"/> | |
| Suffix: | <input type="text"/> | |
| Title: Executive Director | | |
| Organizational Affiliation: Islip Community Development Agency | | |
| * Telephone Number: 631-665-1185 | Fax Number: 631-665-0036 | |
| * Email: jmacgibbon@islipcda.org | | |

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Housing and Urban Development

11. Assistance Listing Number:

14.218

Assistance Listing Title:

*** 12. Funding Opportunity Number:**

B-26-MC-36-0116

* Title:

Community Development Block Grant (CDBG)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

MULTIFACETED COMMUNITY DEVELOPMENT AND HOUSING REHABILITATION PROGRAMS AND SERVICING LOW AND MODERATE INCOME FAMILIES AND ELIMINATING CONDITIONS OF SLUMS AND BLIGHT

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

| | |
|---------------------|---|
| * a. Federal | <input type="text" value="1,758,932.00"/> |
| * b. Applicant | <input type="text"/> |
| * c. State | <input type="text"/> |
| * d. Local | <input type="text"/> |
| * e. Other | <input type="text"/> |
| * f. Program Income | <input type="text" value="800,000.00"/> |
| * g. TOTAL | <input type="text" value="2,558,932.00"/> |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

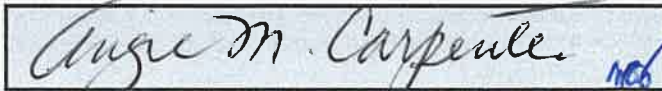
Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

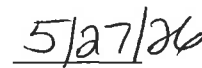
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official


Date

Islip Town Supervisor, Angie M. Carpenter

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2026-2027 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

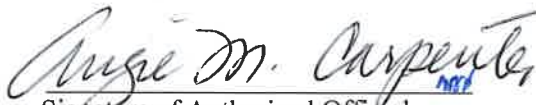
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

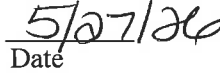
OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Handwritten signature of Angie M. Carpenter in blue ink.

Signature of Authorized Official

Handwritten date 5/27/20 in blue ink.

Date

Islip Town Supervisor, Angie M. Carpenter

Title

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

*** 2. Type of Application:**

- New
- Continuation
- Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

M-26-MC-36-0201

5a. Federal Entity Identifier:

363160

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Town of Islip

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

11-6001931

*** c. UEI:**

GN6VH4SY6JN7

d. Address:

*** Street1:**

655 Main Street

Street2:

*** City:**

Islip

County/Parish:

Suffolk

*** State:**

NY: New York

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

11751-3132

e. Organizational Unit:

Department Name:

Town of Islip CDA

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Julia

Middle Name:

E

*** Last Name:**

MacGibbon

Suffix:

Title:

Executive Director

Organizational Affiliation:

Islip Community Development Agency

*** Telephone Number:**

631-665-1185

Fax Number:

631-665-0036

*** Email:**

jmacgibbon@islipcda.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Housing and Urban Development

11. Assistance Listing Number:

14.239

Assistance Listing Title:

*** 12. Funding Opportunity Number:**

M-26-MC-36-0201

* Title:

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

TOWN OF ISLIP FY 2026 HOME INVESTMENT PARTNERSHIPS PROGRAM

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

| | |
|---------------------|---|
| * a. Federal | <input type="text" value="491,768.65"/> |
| * b. Applicant | <input type="text"/> |
| * c. State | <input type="text"/> |
| * d. Local | <input type="text"/> |
| * e. Other | <input type="text"/> |
| * f. Program Income | <input type="text" value="400,000.00"/> |
| * g. TOTAL | <input type="text" value="891,768.65"/> |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature of Authorized Official

5/27/24
Date

Islip Town Supervisor, Angie M. Carpenter
Title

| Application for Federal Assistance SF-424 | | | | | | | | | | | |
|---|--|-------------------------|---|----------------------|--|--|--|--|--------------|--|--|
| * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application | | | * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision | | | * If Revision, select appropriate letter(s): _____ * Other (Specify): _____ | | | | | |
| * 3. Date Received: _____ | | | 4. Applicant Identifier: E-26-MC-36-0116 | | | | | | | | |
| 5a. Federal Entity Identifier: 363160 | | | 5b. Federal Award Identifier: _____ | | | | | | | | |
| State Use Only: | | | | | | | | | | | |
| 6. Date Received by State: _____ | | | 7. State Application Identifier: _____ | | | | | | | | |
| 8. APPLICANT INFORMATION: | | | | | | | | | | | |
| * a. Legal Name: Town of Islip | | | | | | | | | | | |
| * b. Employer/Taxpayer Identification Number (EIN/TIN): 11-6001931 | | | * c. UEI: GN6VH4SY6JN7 | | | | | | | | |
| d. Address: | | | | | | | | | | | |
| * Street1: | | 655 Main Street | | | | | | | | | |
| Street2: | | _____ | | | | | | | | | |
| * City: | | Islip | | | | | | | | | |
| County/Parish: | | Suffolk | | | | | | | | | |
| * State: | | NY: New York | | | | | | | | | |
| Province: | | _____ | | | | | | | | | |
| * Country: | | USA: UNITED STATES | | | | | | | | | |
| * Zip / Postal Code: | | 11751-3132 | | | | | | | | | |
| e. Organizational Unit: | | | | | | | | | | | |
| Department Name: Town of Islip CDA | | | Division Name: _____ | | | | | | | | |
| f. Name and contact information of person to be contacted on matters involving this application: | | | | | | | | | | | |
| Prefix: | | Ms. | | * First Name: | | Julia | | | | | |
| Middle Name: | | E | | | | | | | | | |
| * Last Name: | | MacGibbon | | | | | | | | | |
| Suffix: | | _____ | | | | | | | | | |
| Title: | | Executive Director | | | | | | | | | |
| Organizational Affiliation: Islip Community Development Agency | | | | | | | | | | | |
| * Telephone Number: | | | 631-665-1185 | | | Fax Number: | | | 631-665-0036 | | |
| * Email: | | jmacgibbon@islipcda.org | | | | | | | | | |

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Housing and Urban Development

11. Assistance Listing Number:

14.231

Assistance Listing Title:

*** 12. Funding Opportunity Number:**

E-26-MC-36-0116

* Title:

EMERGENCY SOLUTIONS GRANT PROGRAM (ESG)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

EMERGENCY SOLUTIONS GRANT PROGRAM: OPERATION AND REHABILITATION OF SHELTERS, HOMELESSNESS PREVENTION, RAPID REHOUSING, AND PROVISION OF SERVICES FOR THE HOMELESS THROUGH NOT FOR PROFIT AGENCIES

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

| | |
|---------------------|---|
| * a. Federal | <input type="text" value="154,589.00"/> |
| * b. Applicant | <input type="text"/> |
| * c. State | <input type="text"/> |
| * d. Local | <input type="text"/> |
| * e. Other | <input type="text"/> |
| * f. Program Income | <input type="text"/> |
| * g. TOTAL | <input type="text" value="154,589.00"/> |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.


Signature of Authorized Official

5/27/26
Date

Islip Town Supervisor, Angie M. Carpenter

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Angie M. Carpenter

*Title: Islip Town Supervisor

*Applicant/Recipient Organization:

Town of Islip

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy):

Angie M. Carpenter amm

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

NEWSDAY AFFIDAVIT OF PUBLICATION

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

STATE OF NEW YORK)

Legal Notice No.

0021924333

: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 15, 2026

Suffolk

By: _____

Samantha Robinson

Print Name: _____

Authorized Designee of Newsday LLC, Publisher of Newsday

SWORN to before me this
20 Day of January, 2026.

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 # 21924333
PUBLIC NOTICE

The Town of Islip Community Development Agency will hold a public hearing to receive input on drafting the Town's Fiscal Year 2026 Annual Plan and updating the 2025-2029 Consolidated Strategy and Plan 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 28, 2026 at 5:00 p.m. in the Town Hall Board Room at Islip Town Hall, 655 Main Street, Islip, New York. Applications for proposals for projects will be available at the meeting and will be accepted until 5:00 p.m. on Friday, March 6, 2026.

The draft of the 2026 Annual Plan will be presented at a second hearing on March 4, 2026 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 at this meeting, at six (6) Public Libraries and on the Agency website: www.islipcda.org.

For further information, call the CDA at 631-665-1185.
Julia E. MacGibbon
EXECUTIVE DIRECTOR
Town of Islip
Community Development Agency

NEWSDAY PROOF

Ad Number: 0021924333

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.

0021927508

: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:

Saturday

February 21, 2026

Suffolk

By: _____



Samantha Robinson

Print Name: _____

Authorized Designee of Newsday LLC, Publisher of Newsday

Notary Public

SWORN to before me this
24 Day of February, 2026.

Sarah A. Perez
Notary Public - State of New York
No. 01PE0006459
Qualified in Erie County
Commission Expires 04/27/2027

Ad Content

Legal Notice # 21927508

**Legal Notice
Town of Islip
2026 Annual Action Plan**

The Town of Islip Community Development Agency (CDA) has prepared a draft of its Fiscal Year 2026 Annual Action Plan under its 2025-2029 Five Year Consolidated Strategy and Plan 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 draft 2026 Annual Action Plan 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 on March 4, 2026.

Based on the needs and priorities established in the Consolidated 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) | \$ 1,750,000.00 |
| Code Enforcement | \$ 100,000.00 |
| Housing Rehabilitation | \$ 398,000.00 |
| Commercial Rehabilitation | \$ 24,900.00 |
| Planning & Management | \$ 75,500.00 |
| Administration | \$ 433,500.00 |
| Public Services | \$ 382,500.00 |
| Public Facilities & Improvements | \$ 100,000.00 |
| Affordable Housing | \$ 1,034,600.00 |
| *TOTAL | \$ 2,550,000.00 |

*(including \$800,000 Program Income Estimate)
HOME (ESTIMATE Grant of \$500,000 and program income estimate of \$400,000) \$ 900,000.00

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 Grant (ESTIMATE) \$ 145,000.00
Homelessness prevention, rapid re-housing, shelter operations and provision of services for homeless persons through non-profit agencies.

The draft of the 2026 Annual Action Plan will be presented at a public hearing on Wednesday, March 4, 2026 at 5:00pm in the Town Board Room at Islip Town Hall followed by a 30-day comment period. Copies of the draft 2026 Annual Action Plan will be made available for review at this meeting and at the locations listed above and on the Agency website at www.islipcda.org on March 4, 2026. 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 3, 2026.

Copies of the final 2026 Annual Action Plan will be available for review at the CDA Office and at www.islipcda.org on May 15, 2026.

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

NEWSDAY PROOF

Ad Number: 0021927508

Advertiser: TOWN OF ISLIP COMM DEVELOPMENT

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 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