

**MINUTES
TOWN OF ISLIP
COMMUNITY DEVELOPMENT AGENCY
PUBLIC HEARING
JANUARY 28, 2026
5:00 PM**

The meeting was opened at 5:00 p.m., by Chairwoman Debra Cavanagh. Present for the Town of Islip Community Development Board of Directors was Debra Cavanagh. Present for the Town of Islip was Supervisor Angie Carpenter, Councilwoman Kuhn and Councilman Guadron. Present for the CDA was Executive Director, Julia MacGibbon, Affordable Housing and Project Development Director, Kevin Crean, General Counsel Robert Fuchs and Program Administrator Robert Balina.

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

List of other attendees is as follows:

<u>NAME</u>	<u>ORGANIZATION</u>
Liz Perry	HALI
Robert Kuri	Consultant
Liz Fiordalasis	Day Haven
Doug Hirst	Long Island Housing Partnership
Catherine Albanese	Family Service League
Scott Soloman	VHB Engineering, Surveying, Landscape Architecture and Geology, P.C
Barbara Raymond	Town of Islip
Desi Wagner	Town of Islip
MaryAnn Pfeiffer	West Islip Youth Enrichment Services, Inc.
Ernesto Hernandez	LGBT Network

The Town of Islip Supervisor, Angie Carpenter welcomed all attendees and thanked the CDA for administering the programs on behalf of the Town and turned the meeting over to Julia MacGibbon, Executive Director, for opening remarks. The Executive Director then turned the meeting to Kevin Crean. Mr. Crean then explained the purpose of the meeting was to report on progress, to give citizens an opportunity to comment, to present new proposals and to discuss community development and housing needs in general, as well as any Fair Housing needs. This first public hearing is an important step to gather information for the Town of Islip CDA's 2026 Annual Action Plan. Kevin reminded the attendees that the performance from the 6/30/25 CAPER is available on the CDA's website and Town of Islip CDA's Relocation and Anti-Displacement Policy is available on the CDA's website. Hard copies of both of these documents are available for review at the meeting.

Minutes Annual Public Hearing 1-28-2026

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

- The five-year consolidated plan identifies the unified vision for community development actions to be undertaken during a five-year period (2025-2029). This hearing is for the Second Annual Action Plan of the five year plan.
- A review of the programs that the Islip CDA administers (Community Development Block Grant, HOME Investment Partnerships Program and the Emergency Solutions Grants Program).
- To be able to properly plan and assess the home and community needs, the Town of Islip CDA holds meetings with stakeholders to assess needs for homeless, non-homeless, special needs, housing authorities, barriers to affordable housing and community development needs.
- The 2026 grant funding is expected to be flat funded however the amount cannot be estimated at this time. Congress will need to act on a federal budget and HUD has generally 30 days after that to announce funding amounts under the programs.
- Eligible activities for each of the programs and the deadlines to spend the grants.
 - Public services are requested to submit claim vouchers quarterly and program accomplishments no later than July 31st.
- The New Final Rule for HOME was published January 6, 2025.
- Fair Housing Rule, Analysis of Impediments to Fair Housing, Section 3, Build America/Buy America and other Federal requirements
- Review of the 2026 application process for public services and important dates.
- Deadline for submission of proposals is March 6, 2026
- 2026 applications are located on the CDA's website
- 2nd Public Hearing will be held on March 4, 2026 at 5:00 p.m.
- Public Comment is requested for:
 - Housing needs in Islip Town
 - Community Development needs in Islip Town

Minutes Annual Public Hearing 1-28-2026

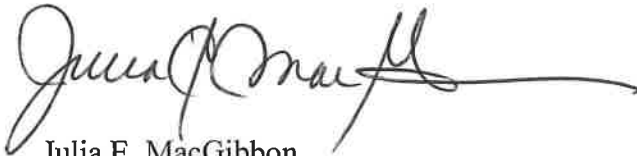
Public Session

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

- | | | |
|----|--------------------|--|
| 1. | Catherine Albanese | Family Service League |
| 2. | Doug Hirst | Long Island Housing Partnership |
| 3. | Liz Fiordalasis | Day Haven |
| 4. | MaryAnn Pfeiffer | West Islip Youth Enrichment Services, Inc. |
| 5. | Ernesto Hernandez | LGBT Network |

There being no more speakers, the meeting closed at 5:46 p.m.

Respectfully Submitted,



Julia E. MacGibbon
Executive Director

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PUBLIC HEARING
**FY 2026 CD & Housing Needs
& Consultation Meeting for
Town of Islip Community Development Agency (CDA)
Wednesday, January 28, 2026**



ANGIE CARPENTER

SUPERVISOR
TOWN OF ISLIP

DEBRA CAVANAGH

CHAIRPERSON
ISLIP COMMUNITY DEVELOPMENT AGENCY

JULIA E. MAC GIBBON

EXECUTIVE DIRECTOR
ISLIP COMMUNITY DEVELOPMENT AGENCY

Islip Town Community Development Agency



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



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



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

Five-Year Consolidated Plan

The FY2026 Funding Round is the second year under the current Five-Year Consolidated Plan submitted by the Islip CDA in 2025

1st – FFY 1999 – 2004

2nd – FFY 2005 – 2009

3rd – FFY 2010 – 2014

4th – FFY 2015 – 2019

5th – FFY 2020 – 2024

6th – FFY 2025 – 2029



PUBLIC HEARING

FY 2026 CD & Housing Needs

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

Annual Action Plan for FFY2026



2026 Formula Funding Outlook

Appropriations Update

Jan. 2026: House & Senate Appropriations Committees released details of a negotiated HUD budget that funds the CDBG & HOME Programs at FY2025 levels.

A “Continuing Resolution” that funds the federal government expires on January 30th.

Congress will likely approve a year-long CR if agreement cannot be met on the funding limits for the spending bills



President Gerald R. Ford signs into law the Housing and Community Development Act of 1974.



2026 Available Funding

Anticipates Level Funding from Prior Year

◆ **CDBG Program - \$1,750,000**

❖ *PY 2025 Allocation = \$1,758,897*

◆ **HOME Program - \$500,000**

❖ *PY 2025 Allocation = \$510,259*

◆ **ESG Program - \$150,000**

❖ *PY 2025 Allocation = \$150,531*

CDBG Eligible Activities

CDBG

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

570.201

- Acquisition of Real Property for an eligible purpose
SUBJECT TO HUD REVIEW RE: EMINENT DOMAIN
- Disposition of Real Property for an eligible purpose
- Public facilities and improvements
- Clearance activities
- Public Services
- Payment of non-Federal (matching) share of other federal programs
- Relocation related to CDBG-funded activity
- Housing services
- Homeownership assistance

CDBG Eligible Rehabilitation and Preservation Activities

◆ 570.202 Eligible Rehabilitation and Preservation Activities include:

- Residential Rehabilitation
- Commercial Rehabilitation
- Code enforcement
- Historic Preservation
- Renovation of closed buildings

Special Economic Development

◆ 570.203 Special Economic Development

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

National Objective Compliance

Every activity under the CDBG Program must meet one of the three broad national objectives of the program

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

National Objective Compliance



Current income limits became effective
in June 2025.



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



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



Activity Timeliness & Targeted Completions

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

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

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

HOME Investment Partnerships Program

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

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



HOME Eligible Activities

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

➤ Incentives to develop and support affordable rental and homeownership through:

- ❖ Acquisition
- ❖ New construction
- ❖ Reconstruction
- ❖ Rehabilitation of non-luxury housing

HOME Investment Partnerships Program

Final Rule Published January 6, 2025

Project Completion Deadline

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

HOME Investment Partnerships Program

Final Rule Published January 6, 2025

CHDO Capacity Requirements

- ❖ To qualify as a CHDO, organization must have **paid** staff with housing development experience
- ❖ “Demonstrated Capacity” requirement may be met through the use of staff and by designees of certain nonprofit organizations serving on the board.
- ❖ Islip CDA must certify that the organization meets the definition of a CHDO & has capacity to own, develop or sponsor housing each time it commits funds

HOME Eligible Housing Must Be Permanent or Transitional

◆ Need for Workforce, Senior, & Disabled Housing

Priority will be given to projects that:

- ✓ Result in increased ownership and rental housing units
- ✓ Are located in high opportunity areas and near public transit
- ✓ Result in increased number of units accessible to disabled populations
- ✓ Must demonstrate firm financial commitment of other funding sources

Emergency Solutions Grants Program

Eligible Activities

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

Five-Year Consolidated Plan

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

Includes:

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

Five-Year Consolidated Plan

Identified 9 Priorities

- 1. Expand Housing Opportunities**
- 2. Improve Housing**
- 3. Expand First-Time Homebuyer Opportunities**
- 4. Facilitate Housing for Homeless
& Special Needs Populations**
- 5. Expand Employment Opportunities
for Low/Mod Persons**

Five-Year Consolidated Plan

Identified 9 Priorities

- 6. Stabilize & Improve Neighborhoods**
- 7. Improve Access to Public Facilities**
- 8. Address the Needs of Disadvantaged Children**
Low/Mod Families & Special Needs Populations
- 9. Continue Regulatory Compliance & Planning**

Fair Housing



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

Section 3

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

Section 3 applies to:

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

Build America/Buy America



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

Applies to HUD programs that provide funding for the construction, maintenance, alteration, or repair of infrastructure as defined in BABA.



Essentially all iron, steel, manufactured products, and construction materials used in the project are subject to a domestic content procurement preference, which means that those items and materials were produced in the United States.



Other Federal Requirements

- ◆ National Environmental Policy Act (NEPA)
- ◆ Davis-Bacon Wage Rates
- ◆ Uniform Relocation Assistance and Real Property Acquisition Policies Act
CDA's policy available upon request
- ◆ HUD Lead-Based Paint Regulations

PY 2026 Application Process

January 28 – Public Hearing – Needs Hearing

January 28 – Funding Applications Available

- CDBG – Public Services

- CDBG – Homeless Housing Improvements

- HOME – Affordable Housing Development/Improvements

- ESG – Homeless Shelter Operations & Improvements

- ESG – Homeless Prevention and Rapid Re-Housing Programs

March 4 – Public Hearing – Issuance of Draft Annual Action Plan

March 4 – April 3 – 30-Day Comment Period on Draft Plan

March 6 – Funding Applications Due to CDA

April 9 – CDA Board Votes on Draft Plan

April 21 – Town Board Votes on Draft Plan

May 15 – Submit Draft Annual Action Plan to HUD

26 July 1 – Start of CDA's 2026 Program Year

PY 2026 Application Process



**FUNDING APPLICATIONS
AVAILABLE AT CDA WEBSITE:
www.IslipCDA.org**

Activity Timelines & Targeted Completions

Public Service Activities

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

Public Service Funding Agreements will cover the same timeframe.

PY2026 funds **CANNOT** be used to reimburse expenses incurred prior to July 1, 2026.

Application Process

Important Dates:

March 4th Preliminary Funding decisions made and Draft Action Plan expected to be available for comment

March 6th Final applications should be submitted to CDA

May 15th Planned Submission to HUD

July 1st 2026 Program Year Start Date

Public Comment

Public comment is requested for:

1. Housing Needs in Islip Town
2. Community Development Needs in Islip Town
3. HOME-ARP Priorities and Specific Needs of the Homeless

Public Comment

Written comments can be sent to:

Julia MacGibbon, Executive Director

JMacGibbon@IslipCDA.org

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

KCrean@IslipCDA.org

Islip Community Development Agency
15 Shore Lane, Bay Shore, NY 11706