Town of Islip
Suffolk County
New York

DRAFT Consolidated Annual Performance and Evaluation Report

July 1, 2025 – June 30, 2026

Islip Town Supervisor:
Angie M. Carpenter

Town Clerk	**Islip Town Board**		**Receiver of Taxes**
Linda D. Vavricka	**Michael J. McElwee Jr.**	**Jorge Guardrón**	**Andy Wittman**
	Dawnmarie Kuhn	**John M. Lorenzo**	

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The following section indicates the accomplishments in the Town of Islip within the Program Year from July 1, 2025 through June 30, 2026 using the three HUD Entitlement Grant sources (CDBG, HOME, and ESG), and supplemental funds provided for COVID-19 relief initiatives (CDBG-CV). These accomplishments are grouped according to the "Priority Needs" set forth in the Town's Consolidated Plan.
During the reporting period the Town of Islip was able to:

1. Expand Housing Opportunities for Very Low and Other Low Income Renters
2. Improve Housing for Very Low and Other Low Income Homeowners
3. Expand Owner Occupied Housing Opportunities for Very Low and Other 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 and Other Special Needs Populations
9. Continue implementation of a substantial urgent need effort started in 2020 to address the Nation-Wide pandemic through the Agency's COVID-19 Related Relief Public Service Initiatives to mitigate the spread of COVID-19

Actual accomplishments for the year ended June 30, 2026 are listed in Table 1.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: $ / HOME: $	Homeowner Housing Added	Household Housing Unit	8	1	12%	4	1	25%
Code Enforcement	Code Enforcement	CDBG: $	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	4500	1746	39%	1100	1746	159%
Commercial Rehabilitation	Non-Housing Community Development	CDBG: $	Facade treatment/business building rehabilitation	Business	15	4	27%	5	4	80%
Comply with Program Administrative Requirements	Administration	CDBG: $ / HOME: $ / ESG:	Other	Other	0	0	-	0	0	-
Down-payment Assistance	Affordable Housing	CDBG: $	Direct Financial Assistance to Homebuyers	Households Assisted	4	0	0%	4	0	0%
ESG Homelessness Prevention & Rehousing	Homeless Non-Homeless Special Needs	ESG: $	Homelessness Prevention and Rapid Rehousing	Persons Assisted	80	8	10%	25	8	32%
ESG Emergency Shelter	Homeless	ESG: $	Homeless Person Overnight Shelter	Persons Assisted	500	744	149%	300	744	248%

HOME CHDO Projects	Affordable Housing	HOME: $	Homeowner Housing Added	Household Housing Unit	5	0	0%	3	0	0%
Homeless Housing	Homeless	CDBG: $	Housing for Homeless added	Household Housing Unit	4	0	0%	0	0	-
Housing Rehabilitation	Owner Occupied Housing Rehabilitation	CDBG: $	Homeowner Housing Rehabilitated	Household Housing Unit	30	6	20%	14	6	43%
Public Facilities and Improvements	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	600	0	0%	373	0	0%
Public Services	Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8000	3120	39%	2500	3120	125%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In general, the Town of Islip continues to make significant strides in addressing each of the needs identified in the Consolidated Plan. Every project and 100% of all grant funds expended during this and previous grant years has been designed to address these needs. Aside from grants made directly to the Town of Islip or the CDA, the Town has also provided "Certifications of Consistency" to many non-profit organizations seeking funding under the annual HUD Super NOFA. In addition, it has assisted non-profits in applying for funds under the New York State HOME, Housing Trust Fund and Affordable Housing Corporation programs, the Federal Home Loan Bank of New York Affordable Mortgage Program, Youth-Build and others.

In short, 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 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-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 lower income families. At the same time, a blighted and de-stabilizing influence in the neighborhood is eliminated. Second, for prospective homebuyers who cannot save sufficient funds for a down payment on their own, the CDA's Rent with Option to Buy Program provides them an opportunity to save funds through mandatory 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 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 United Way of Long Island, Habitat, and many others have already been documented elsewhere in this report. For the July 1, 2025 through June 30, 2026 reporting period CDBG funds assisted 3,120 youths and adults through public service programs, issued 1,746 Code Violations, assisted six (6) income eligible homeowners with home repairs and provided four (4) businesses with assistance and/or facade improvements. Under the CDA's Affordable Housing Program, one (1) home was rehabilitated and sold using HOME and CDBG funding, one (1) rental unit was rehabilitated and rented, and three (3) affordable housing units were under development through HOME. And under the CDBG program, renovation work was accomplished at an additional three (3) properties which will be sold during the next program year and design work continued at an additional four (4) properties. Remaining CDBG-CV funds were used to assist 355 individuals through CDBG-CV public service programs.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	ESG	HOPWA
White	2053		0	0
Black or African American	725		0	0
Asian	68		0	0
American Indian or American Native	13		0	0
Native Hawaiian or Other Pacific Islander	40		0	0
Total			**0**	**0**
Hispanic	2220		0	0
Not Hispanic	1270		0	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

The table above, which is provided through the IDIS template, does not contain categories for other races or individuals/families that identify as more than one race. Therefore, the following table has been added to reflect all individuals and families served in 2025.

	CDBG	HOME	ESG	HOPWA
White	2053		0	0
Black or African American	725		0	0
Asian	68		0	0
American Indian or American Native	13		0	0
Native Hawaiian or Other Pacific Islander	40		0	0
Other/Multi-Racial	591		0	0
Total	**3113**	**11**	**0**	**0**
Hispanic	2220		0	0
Not Hispanic	1270		0	0

Narrative

CDBG Funds were utilized for Affordable Housing, Home Repair, Commercial Rehabilitation, Public Services, and Code Enforcement activities.

Under the CDA's Affordable Housing Program, one (1) home was rehabilitated and sold under the HOME program (with assistance from CDBG funding), one (1) rental unit was rehabilitated and rented, and three (3) affordable housing units were under development. Under the CDBG Affordable Housing Program renovation work was accomplished at an additional three (3) properties which will be sold during the next program year and design work continued at an additional four (4) properties.

Remaining CDBG-CV funds were used to assist 355 individuals through CDBG-CV public service programs.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	4,862,365.92	2,530,758.91
HOME	public - federal	510,258.95	314,529.64
HOPWA	public - federal	0	0
ESG	public - federal	150,531.00	112,875.49

Table 3 - Resources Made Available

Narrative

The following is a summary of expenditures and accomplishments f/y/e June 30, 2026:

Community Development Block Grant (CDBG)

1. Thirteen (13) public service proposals were funded and completed serving 3,120 youths and adults with a total expenditure of $312,172.68.
2. One thousand seven hundred and forty-six (1,746) Code Enforcement violations were issued with a total expenditure of $100,000.00.
3. Six (6) owner-occupied homes renovations were completed under the Agency's Home Repair Program and CHIP Program at a cost of $251,484.82.
4. Four (4) businesses were assisted with facade improvements under the Commercial Rehabilitation Program with a total expenditure of $33,149.81.
5. Expenditures of $1,324,226.99 were made through the CDA’s Affordable Housing Program. One (1) home was rehabilitated and sold under the Affordable Housing Program (also using HOME funding), one (1) rental unit was rehabilitated and rented, renovation work was accomplished at three (3) properties and expected to be sold during the 2026 Program Year, and design work continued at four (4) properties that will be included in the Affordable Housing Program.
6. Planning and administrative costs incurred by the Agency during the reporting period totaled $509,724.61.

Home Investment Partnerships Program (HOME)

1. $26,000 in HOME CHDO funding was expended on rental home rehabilitation.
2. HOME funding totaling $206,573.88 was used towards new housing development.
3. Administrative costs incurred by the Agency during the reporting period totaled $81,955.76.

Emergency Solutions Grant (ESG)

1. Homelessness prevention expenditures totaled $33,968.00.
2. Shelter activity expenditures totaled $66,053.59

3. Administrative costs incurred by the Agency during the reporting period totaled $12,853.90

Community Development Block Grant - CV (CDBG-CV)

1. Public services expenditures used to prevent, prepare for, and respond to COVID were $212,827.51.
2. Expenditures of $240,000 were used for a Public Facilities and Improvement project providing upgrades to College Woods Playground.
3. Administrative costs incurred by the Agency during the reporting period totaled $84,077.08.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
BAY SHORE, BRENTWOOD AND CENTRAL ISLIP	60	60	

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG and HOME program funds were allocated toward activities in Bay Shore, Brentwood and Central Islip as these communities have high concentrations of blighted and foreclosed residences in need of immediate rehabilitation and have a significant number of individuals and/or families living at or below 80% of the area median income.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The HOME Program requires a 25% match of funds from non-Federal sources. In Islip, HOME funds are currently being used for acquisition and substantial rehabilitation of single family homes. The CDA typically anticipates the following sources of non-federal resources as matching funds for HOME:

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

The CDA provided the funding and our not for profit partners provided the matching assets in the form of real property. Other non-federal public resources that may be available to the 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
- Secured Loan Rental Housing Program (80/20)
- SONYMA

The Town of Islip 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 the RFP. 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 24 CFR §576.201 will be accepted. Matching fund documentation will be required from the subrecipient(s) before any reimbursements will be made. For fiscal year 2025, the Town of Islip had an excess match carry forward of $3,230,081.87 (see below - Fiscal Year Summary - HOME Match). During the reporting period the Town of Islip met its requirement by realizing $150,180.73 in foregone taxes on homes in its affordability program.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$3,230,081.87
2. Match contributed during current Federal fiscal year	$150,180.73
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	$3,380,262.60
4. Match liability for current Federal fiscal year	$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$3,380,262.60

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
1445	08/01/25		101,372.19					101,372.19
1479	07/28/25		48,808.54					48,808.54

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	0	0	0
Number	0	0	0
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

OMB Control No: 2506-0117 (exp. 09/30/2021)

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	23	8
Number of Special-Needs households to be provided affordable housing units	0	0
Total	23	**8**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	4	0
Number of households supported through Rehab of Existing Units	12	8
Number of households supported through Acquisition of Existing Units	7	0
Total	23	**8**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The single most contributing factor in meeting our goals is the high cost of housing and/or land including: lack of suitable undeveloped land, high land and construction costs, high property tax burden (especially on low- and moderate-income households), and high homeownership and rental costs. Although these are major impediments, we believe that the Town of Islip reasonably met and/or exceeded our planned goals due to the following:

Actions Utilized to Overcome the Impediment

- Continue assisting in the financing of affordable housing projects.
- Continue to work to increase the supply of affordable rental units throughout the Town, particularly large size units for low and extremely low-income families, by encouraging developers to construct affordable rental housing via the Town’s inclusionary zoning regulations.

- Continue to use under-developed, under-utilized, and other sites for the construction of affordable housing.
- Adopt the New York State First Time Homebuyers property tax exemption, which provides a limited tax exemption (on local, but not county or school taxes) for first time homebuyers.
- Increase efforts to provide housing, especially affordable housing, on publicly-owned (e.g., Town, County, State) lands that become available or are deemed a surplus.
- Prioritize affordable housing projects in areas with high housing cost burdens.
- Prioritize affordable housing projects serving populations identified as having a high cost burden, specifically, elderly, disabled, and the growing disabled population with non-physical disabilities.

During the program year grant funds were utilized as follows:

Community Development Block Grant (CDBG)

1. One (1) homeowner rehabilitation project was completed and the house sold under the Affordable Housing Program (also assisted with HOME funding).
2. One (1) rental rehabilitation project was completed and rented to an income eligible household.
3. Renovation work was accomplished at three (3) properties expected to be sold during the next program year.
4. Design work continued at four (4) sites that will be included in the Affordable Housing Program.
5. Six (6) owner occupied homes renovations were completed under the Agency's Home Repair and CHIP Program.

Home Investment Partnership Program (HOME)

1. One (1) homeowner rehabilitation project was completed and the house sold under the Affordable Housing Program (also assisted with CDBG funding).
2. Three (3) affordable units were under development through the HOME Program.

Emergency Solutions Grant (ESG)

1. Eight (8) individuals were assisted with homelessness prevention.
2. Zero (0) individuals were assisted with rapid re-housing.
3. Seven hundred forty-four (744) individuals were assisted with emergency shelter.

Discuss how these outcomes will impact future annual action plans.

The Town of Islip has and will continue to strive to stabilize and improve the quality of our neighborhoods. Due to the fact that the Town of Islip is designated as a high-cost area coupled with decreased funding, it will be difficult to maintain a high level of accomplishments as the need for affordable housing far exceeds the amount of funding made available to participating jurisdictions.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	0
Low-income	2	0
Moderate-income	3	1
Total	6	1

Table 13 – Number of Households Served

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Town of Islip encourages the work of groups who are dedicated to providing housing assistance for people with special needs and/or who are homeless. The CDA, utilizing CDBG funds, has been supporting an enrichment and skills development program for Mercy Haven, Inc. (Residential Empowerment and Achievement Program - R.E.A.P.) homeless clients for many years. Residual HOPWA funds (program income) have been used and will continue to be used in accordance with HUD regulations and guidance. ESG funds are used for shelter operations, rapid re-housing, and homelessness prevention.

Addressing the emergency shelter and transitional housing needs of homeless persons

The CDA has provided numerous grants in previous program years to assist in upgrading and rehabilitating homes owned by not-for-profit housing providers. Those providers include the Family Service League, Interfaith Nutrition Network, Suffolk County Coalition Against Domestic Violence, Suburban Housing, United Veterans Beacon House and Mercy Haven. The Town of Islip has made efforts to fund and/or support a wide variety of programs for persons with special needs in order 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. Furthermore, public services are provided that deal with persons in each of these housing types, including but not limited to employment training, day care and traditional social work.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Major components of the CoC’s strategic planning objectives to end chronic homelessness includes 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.

The vast majority of homeless housing and homeless services are provided by non-profit organizations using grant funds other than those covered in this application. Specific Town of Islip financial assistance includes 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 is targeted to blighted sites, where the reinvestment and change in ownership will improve the community as it provides needed housing.

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

Housing units should be located throughout the entire Town of Islip to avoid 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 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

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

The 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 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.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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

- 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.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Engagement in inter-municipal cooperation will occur when and where appropriate.

Actions taken 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.

Actions taken to provide assistance to troubled PHAs

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

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

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.

In order to improve housing for physically disabled adults, continuing efforts will be made to advertise the availability of programs which address handicapped accessibility.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

CDA continues to reduce lead-based paint hazards by using the following:

- Implementation of HUD’s Lead Based Paint Poisoning Prevention Act’s regulations (24 CFR Part 35).
- Utilized CDBG and related funds for residential rehabilitation of homeowner and rental housing units.
- Replace abandoned and deteriorating housing with new construction, to the extent possible.
- Test for lead-based paint, coordinate testing information with the County Department of Health and enforce lead-based paint abatement.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The CDA continues to target public services to support efforts to reduce the number of poverty level families through its CDBG program. Most of the public service funds in Islip were utilized by 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. Most public service funds were 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 provided homeless preventive assistance to low income individuals and families with children, especially those with incomes below 30% of area median.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The CDA continues to be a part of an extensive networking group to provide affordable housing and other public services in the Town of Islip. During fiscal year 2025, the CDA met with numerous agencies to discuss these services and their efforts to continue to expand to meet the populations in need. Pursuant to the Town's code with regard to Affordable Housing, a maximum of 20% of all units built in a development must be maintained as affordable units.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

As described above, the CDA has developed ongoing relationships with various nonprofits organizations, governmental departments, and private organizations. The CDA will continue to foster these relationships and bridge any gaps in an effort to enhance coordination between the applicable agencies providing public and private housing as well as social service programs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Town updated its Analysis of Impediments in 2025 which identified five impediments and indicated actions to affirmatively further fair housing. The identified impediments are:

1. High cost of housing and/or land
2. Deficiencies in the existing housing stock/limited affordable rental and specialized housing and funding options
3. Fair lending policies, practices, and disparities
4. Overall discrimination in the local housing market
5. Minimal understanding of fair housing rights, requirements, and responsibilities, especially relative to the specialized needs of persons with disabilities

The Analysis of Impediments is integrated into the Annual Action Plan review process. On an annual basis, the Town reviews the impediments to fair housing choice and the actions to overcome those impediments and reports any actions taken into the Annual Action Plan.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Town of Islip CDA is responsible for monitoring performance toward the accomplishment of Annual Plan goals. The CDA is currently responsible for implementation of most of the programs listed in the Annual Plan and has regular contact with all of the other involved departments, non-profit organizations and community groups. The CDA, as the monitoring agency for the Town, monitors its own projects on a daily basis through its normal management and administrative procedures. It submits a Consolidated Annual Performance and Evaluation Report and other interim and annual reports to HUD which include information received from sub-recipients on an annual basis. The Housing Authority provides the CDA with its accomplishment and project status data on an annual basis.

The CDA and the Town's Planning and Development Department are in contact with other housing not-for-profit organizations and private developers who incorporate affordable units into their developments. These groups are invited to attend public hearings and provide statistics needed for various reports. The CDA occasionally contacts non-profit agencies to discuss local needs and availability of resources.

The CDA advertises in local papers for minority and women-owned contractors to add to our list of pre-approved bidders. The Town encourages its general contractors to utilize minority sub-contractors.

The HOME "Affirmative Marketing" section is generally the CDA's plan for minority business outreach. These procedures are used by the CDA for all of its programs, and results are monitored annually to measure effectiveness. The CDA utilizes its website along with regional and local newspapers to notify the public of HOME Programs. Churches and other groups are notified by mailings.

Throughout the strategy implementation part of this Plan, the likely accomplishments over the next five years were quantified in accordance with HUD's emphasis on performance measures. The CDA has adopted the performance measurement system established by HUD and the various national community development advocacy organizations, and reports on these in consolidated annual performance and evaluation reports, including outcomes and indicators for each proposed activity.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

On September 12, 2026, a notice was published in Newsday stating that the Consolidated Annual Performance and Evaluation Report was prepared and was available for review at the CDA office and on Agency's website on September 15. Citizens were given at least fifteen days from the date of the notice to submit comments for inclusion herein. A summary of any citizen comments that were received will be provided to HUD at the close of the official fifteen day comment period. (Proof of Advertisement is attached.)

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The jurisdiction has not made any program objective changes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The Town of Islip CDA owns 7 HOME assisted, 36 CDBG assisted permanent rental units as well as 28 New York State funded rental units, owned and operated by Islip's Housing Development Fund Company, Inc for a total of 72 rental units. The other CDA owned HOME/CDBG houses are either rented out temporarily under the Rent-With-Option to-Buy Program, or have been sold immediately under the Direct Sale Program. All permanent rental homes are inspected on an annual basis by the Town of Islip Housing Authority for compliance with Section Eight housing quality standards. These inspections often indicate the need for minor (and occasionally major) maintenance work, appliance replacements, and other updates which have been performed by CDA staff and/or contractors hired by the CDA. All units have passed Housing Quality Standards inspections with written notice being sent to the tenant and the CDA indicating the results of those inspections. With regard to the Rent-With-Option-to-Buy houses, the contract of sale gives the CDA the right to inspect the units at any time upon reasonable notice. All units are inspected prior to deeding and windshield surveys are performed by rehabilitation personnel working on other projects in the neighborhoods. When the windshield survey reveals deficient maintenance or other problems, a full inspection is scheduled as soon as possible. Finally, responsibility for inspection of HOME/CDBG assisted units owned by non-profit housing providers rests upon the non-profit itself. When the CDA staff performs a monitoring of the subrecipient, however, a request is made to view some of the assisted units. The not-for-profit housing providers that the Agency works with are aware of how important it is to the Town that their assisted units become assets to the community, rather than bare-bones shelters that are eyesores.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

In accordance with Section 92.350 and 92.351 of HOME regulations, the Town has been following its policy of non-discrimination and equal opportunity in housing and in advancing the participation of minority and women-owned businesses in its program activities. Each bid that has been published for construction work related to HOME Program houses specifically states that minority and woman owned contractors are encouraged to participate. In preparation for the home lottery that was held on October 2, 2024, advertisements were placed in Newsday, Able News, and Bilingual News. We also notified local service agencies including several involved with veterans, attended various home buying and community expos, and posted the entire application package on our website. Approximately 200 applications were sent to persons who contacted the CDA directly and an additional 100 were given to our not-for-profit partners for distribution. A link to the lottery application was also posted on the CDA website. A total of 36 applications were received, 12 of which appeared to meet all of the program requirements for affordable housing. Three homes were sold during the reporting period and two clients are in contract. The Agency is still receiving inquiries regarding the Affordable Housing Homeownership Program and has established a waitlist to be used in the sale of future homes. The CDA will hold a new lottery in the Spring of 2027. CDA statistics regarding beneficiaries of its affordable housing programs indicate that minorities and female headed households are well represented. The racial/ethnic breakdown of applicants throughout the various reports attached hereto clearly indicate effective affirmative marketing by the Town to the applicable groups.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During the reporting period $350,473.61 in HOME Program Income was received, of which $55,758.49 was expended on eligible projects, with another $7,410.60 expended on HOME Administration.

Following are the 2025 HOME expenditures:

1. $26,000 in HOME CHDO funding was expended on rental home rehabilitation.
2. HOME funding totaling $206,573.88 was used towards new housing development.
3. Administrative costs incurred by the Agency during the reporting period totaled $81,955.76.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The 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-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 incomes over $65,000. At the same time, a blighted and de-stabilizing influence in the neighborhood is eliminated. Second, for prospective homebuyers who cannot save sufficient funds for a down payment on their own, the 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 Suffolk County Community Development Consortium and the Towns of Islip, Babylon and Huntington. Through this program, homebuyers meeting HUD's low income guidelines and working for participating employers, 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. Fortunately, Suffolk County has been able to secure funds from the New York State Affordable Housing Corporation that can subsidize the down-payment by an additional

$5,000, and can also provide up to $20,000 for necessary repairs for the qualified new homebuyers. 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 Family Service League, Long Island Housing Partnership, Central Islip Civic Council, Mercy Haven, Suburban Housing, United Way of Long Island, Habitat for Humanity and many others have already been documented elsewhere in this report.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0	0
Tenant-based rental assistance	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

PY2017 was the final year the Town of Islip received Formula Funding for the HOPWA Program. All remaining 2017 HOPWA Entitlement Funds have been expended. We are currently working with the United Way of Long Island (Program Sponsor) to development a new HOPWA Project(s) to expend applicable Program Income Funds.

For Program Year 2018, the Town of Brookhaven-NY was designated the new EMSA for the HOPWA Program and will report on accomplishments accordingly.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 16 – Qualitative Efforts - Number of Activities by Program

OMB Control No: 2506-0117 (exp. 09/30/2021)

Narrative

HUD’s Section 3 program requires grantees to direct employment, training, and contracting opportunities to low-income individuals and the businesses that employ these persons within their community.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	ISLIP TOWNSHIP
Organizational DUNS Number	068034438
UEI	
EIN/TIN Number	116001931
Identify the Field Office	NEW YORK
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Islip/Babylon/Huntington/Suffolk County CoC

ESG Contact Name

Prefix	Ms
First Name	Julia
Middle Name	
Last Name	MacGibbon
Suffix	
Title	Executive Director

ESG Contact Address

Street Address 1	15 Shore Lane
Street Address 2	
City	Bay Shore
State	NY
ZIP Code	-
Phone Number	6316651185
Extension	18
Fax Number	6316650036
Email Address	jmacgibbon@islipcda.org

ESG Secondary Contact

Prefix	Mr
First Name	Kevin
Last Name	Crean
Suffix	
Title	Director of Affordable Housing and Project Development
Phone Number	6316651185

Extension	15
Email Address	kcrean@islipcda.org

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: ISLIP TOWNSHIP
City: Islip
State: NY
Zip Code: 11751, 3651
DUNS Number:
UEI: GN6VH4SY6JN7
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: 150,531.00