

# Inc. Village of Hempstead Community Development Agency Annual Report

**June 1, 2023- May 31, 2024**

## Introduction

Inc. Village of Hempstead Community Development Agency (CDA) Mission Statement- To plan, execute, and effectuate projects, programs, and policies which address community revitalization; prevent and/or arrest conditions that create blight and deterioration; develop a viable community; create opportunities for economic development, affordable housing, and a better quality of life for the residents of the Village of Hempstead.

## Agency Organizational Chart

*Agency Chairman*

Mayor Waylyn Hobbs, Jr.

*Agency Members and Officers*

Mayor Waylyn Hobbs, Jr., Chairman Ubah Mohammed, Vice-Chairperson Keria L. Blue, Member

Rosanne Small-Morgan, Member Curtis Watts, Member

Danielle Oglesby, Commissioner

Tina Lake, Program Coordinator/ Board Secretary

Sarian Parker, Executive Assistant/Acting Board Secretary

 Melva Morales, Part-time Community Resource Officer

*Committees*

*Audit and Finance Committee:*

Mayor Waylyn Hobbs, Jr., Chairman Keria L. Blue, Member

Ubah Mohammed, Member

*Governance Committee:*

Mayor Waylyn Hobbs, Jr., Chairman Rosanne Small-Morgan, Member Curtis Watts, Member

## Major Initiatives

*CDBG Program Accomplishments*

The Agency applies every year on behalf of the Village of Hempstead to Nassau County Office of Community Development for U.S. Housing and Urban Development Community Development Block Grant Program (CDBG) funding. The Agency is a member of the Nassau County Consortium. Funding is available annually to communities that are awarded from September 1st to August 31st. Agency staff attend the Nassau County Office of Community Development public hearing annually to be informed of any changes to the program. CDA applied for the Village of Hempstead’s 50th year CDBG funding including a budget for the upcoming fiscal year. The Agency’s proposed agreement is prepared by the Commissioner and approved by the Board after a CDA Public Hearing. Activities included in the application must meet the national objectives of the program (benefiting low- and moderate-income person defined as below 80% of Nassau County's median income) and/or aiding in the prevention or elimination of blight. Nassau County has reviewed the Village of Hempstead’s application and has made suggestions to HUD for funding. CDA anticipates receiving our 50th year CDBG funding contract award in September 2024. CDA staff works closely with our public services to provide services to the community. CDA schedules meetings to prepare public service providers for the federal requirements under the community development block grant every year in February and March. The Agency held a CDBG public hearing and Workshop in February 2024. Starting in 2022, the Agency requires all public service organizations to sign a funding agreement with the CDA. The Agency staff performs site visits to monitor the progress of each funded program.

*Residential Rehabilitation*

The Village of Hempstead Community Development Agency (CDA) is pleased to offer Community Development Block Grant (CDBG) funds for income eligible residents for home repairs, energy conservation, remediation of code violations and to make handicap accommodations for homes in the Village of Hempstead. Funding is available only to homeowners who have lived in their homes to be improved for a minimum of one (1) year who meet income guidelines and are current in the payment of Nassau County and Village of Hempstead taxes. Applications can be found on the Agency’s website. CDA has assisted eight homeowners in the reporting period.

*Commercial Rehabilitation*

Ongoing maintenance and improvement to businesses within the Village of Hempstead is key to the Community Development Agency. CDA’s goal is to encourage merchants to renovate or spruce-up their storefronts, attract new businesses, and strengthen existing ones creating a pleasant walkable community for everyone. To help achieve these goals CDA offers a Sign and or Awning Grant, up to a maximum of $2,500.00 per business, as a contribution towards a new sign and or awning available to businesses. Applications are available on the CDA website.

*Acquisition*

CDA continues to work towards removing blight and providing affordable housing to Hempstead residents. In 2023, CDA was awarded HOME funds through the Nassau County Office of Community Development to rehabilitate a home. In February 2024, CDA completed the rehabilitation of 40 Byrd Street, Hempstead. CDA strives to create safe and affordable housing in the Village of Hempstead. 40 Byrd Street will be sold to a first-time homeowner through an affirmative marketing plan with the help of Long Island Housing Partnership. The public is informed of ongoing projects via the Agency’s website, CDA Board meetings, through newspaper publications and social media.

*Community Beautification*

CDA uses Community Development Block Grant funding to perform clean up events in the Village of Hempstead. In coordination with Village of Hempstead Beautification, the Department of Public Works, the Police, and many volunteers, we can create and maintain flower beds, clean up litter, and paint equipment around the community. Some of our annual volunteers include the Adelphi University Freshman Community Action Program, the Adelphi Gives Back Committee, Village of Hempstead Beautification, and local public service organizations.

CDA received a NYS Urban Forestry Council (NYSUFC) Quick Start Grant to hold a Village of Hempstead Arbor Day Celebration in April 2023. The Village of Hempstead Arbor Day Celebration consisted of planting three Swamp White Oak trees at the Village of Hempstead Park, Denton Green located on James A. Garner Way in Hempstead, New York. The three Swamp White Oak trees were funded by the NYS Urban Forestry Council (NYSUFC) Quick Start Grant in efforts to becoming a designated Tree City USA Community. The Arbor Day event provided community members and students an opportunity to become involved in improving the environment. The Inc. Village of Hempstead partnered with the Hempstead Union Free School District, Economic Opportunity Commission (EOC) of Nassau County Community Action Program, and the Adelphi University STEP/LPP Program. The Village of Hempstead Arbor Day Celebration consisted of a total of forty-six K-12 students, along with many parents, and local teachers and school administrators. In 2024, the Village of Hempstead was designated as a Tree City USA Community. CDA celebrated Arbor Day 2024 by planting two apple trees at the Hempstead Community Garden with help from Mary Crosson and her volunteers.

*Brownfield Opportunity Areas (BOA)*

The Village of Hempstead has received the NYS Department of State Brownfield Opportunity Areas (BOA) designation. CDA has been selected to continue planning efforts in the Downtown Overlay Zone through the NYS DOS Brownfield Opportunity Area program for pre- development activities to establish an innovation district known as the Empowerment District. CDA is working with AKRF and MUD to market up to three locations in the Village of Hempstead for an incubator space to provide workforce development. A Community Collaborative Session was held on April 17, 2024, at Kennedy Park. Over fifty community members came and shared their ideas regarding the connectivity framework and redevelopment of strategic sites located downtown.

*Restore NY*

The Village of Hempstead received an award in 2023 from Restore NY to provide economic development funds to assist with the Conifer development on Main Street. This project will create 228 workforce units and new commercial space downtown. In 2024, CDA assisted the Village to apply for $3 million for the demolition of the Cooper Street garage to create mixed use housing south of Jackson Street.

*Long–Term Financial Planning*

The revitalization of the downtown area along with the potential of affordable housing projects village-wide are key components of the Agency’s commitment to long-term fiscal responsibility, accountability, and efficiency. The financial plan includes projections of the Agency’s activities, related sources and uses of funding, including but not limited to CDBG and grant assistance. The goal is to encourage, sustain and develop economic stability and growth. CDA administers the Village’s Local Contracting Center and Jobs and Business Center program. Crescent Consulting has been retained to oversee OSHA courses for local men and women to assist with job placement for downtown development projects. Over the past year Crescent has provided seventeen local residents with jobs through the Village’s local hiring policy and has provided thirty referrals.

*Relevant Financial Policies*

To achieve the goal of providing outstanding, cost-effective services, the Agency applies best management practices and policies. Such financial management practices have been identified by the Authority Budget Office (“ABO”) and the Office of the State Comptroller. The Agency’s policies include the following: Procurement, Investment, Bylaws, Code of Ethics, Employee Compensation Policy, and Whistle Blower Policy. Additional information regarding these policies may be found on the Agency’s website.

*Annual Plan*

The Board reviews, approves, amends, and publishes an annual budget. The budget provides the Board, the Village, members of the public, and other interested parties with an overview of the Agency’s status of budgeted revenues, expenditures, and adjustments. The CDBG Agreement and the Annual Budget reflect the Agency’s approach to the fiscal management process.

*Financial Reporting and Compliance*

The Audit and Finance Committee oversees the financial reporting activities, results of operations, internal controls, and planned and long-term Agency commitments. The Audit and Finance Committee oversees and monitors the Agency’s compliance with current laws and regulations and applicable ethical standards, as well as conflicts of interest and fraud policies. The Audit and Finance Committee is composed of the Chairman and two board members.

*Inc. Village of Hempstead Community Development Agency List of Properties*

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| **Section** | **Block** | **Lot(s)** | **Street Address** |
| 34 | 401 | 70 | 38 Thorne Avenue |
| 34 | 378 | 192 and 14 | 21-27 Linden Avenue |
| 34 | 378 | 88, 89, 90, and 91 | Linden Avenue |
| 34 | 360 | 717 | 172-174 South Franklin Street |
| 34 | 248 | 140 and 141 | 34-36 James L.L. Burrell Avenue |
| 34 | 244 | 1360, 1361, 1362, and 1363 | 1 Remsen Avenue |
| 34 | 224 | 21 | 40 Byrd Street |
| 34 | 289 | 158 | 118 Terrace Avenue |