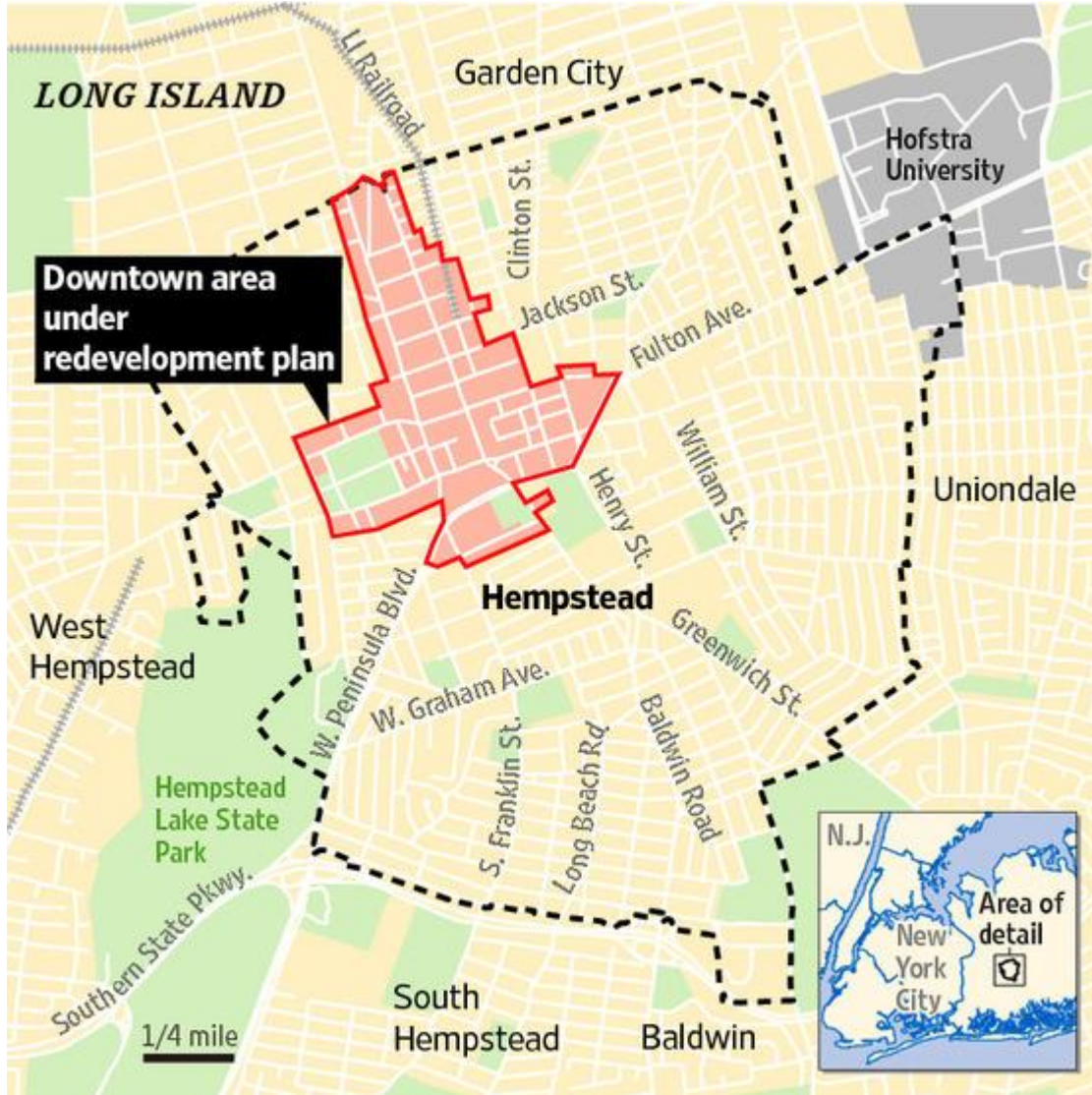


Incorporated Village of Hempstead Community Development Agency



Annual Report November 2020

Respectfully Submitted,
Charlene J. Thompson, Esq.
Commissioner

Introduction

The Incorporated Village of Hempstead Community Development Agency's function is to plan and implement programs involving the rehabilitation of both residential and commercial sectors of the Village, foster economic growth, provide assistance to community-based public service organizations, eliminate blight and improve opportunities for low and moderate-income residents.

The Community Development Agency (CDA) seeks to foster a more viable Village community by promoting integrated solutions for a healthy, safe and sustainable living environment. The CDA plans and implements programs to boost the Village economy, improve opportunities for Village residents and business owners, as well as support community-based public service organizations.

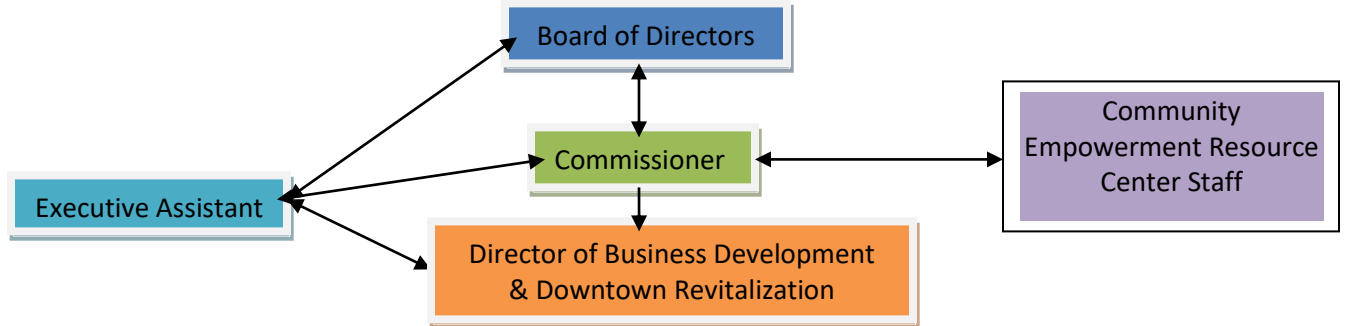
Mission Statement

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 Incorporated Village of Hempstead.

Commissioner's Vision

Under the direction of Mayor Don Ryan and the CDA's Board, Commissioner Charlene Thompson seeks to maximize the opportunities for economic empowerment of the residents of the Village as well as support the creation of jobs through local business growth and development. Commissioner Thompson sees the Agency as an engine to drive economic, housing and community development, job creation and revitalization for the Village. With the support of Mayor Ryan and the CDA's Board, Commissioner Thompson seeks to actively engage key community stakeholders to attract additional funding, leverage resources and promote opportunities for economic advancement for Village residents and local business owners. Commissioner Thompson will also work diligently to secure resources to eliminate barriers to existing revitalization efforts.

CDA Organizational Chart



Agency Board Members

Mayor Don Ryan, Chairperson
Tina Hodge-Bowles, Vice-Chairperson
Carmen Ayala, Member
Keria L. Blue, Member
Franz Nicolas, Member

Officers

Mayor Don Ryan, Chairman
Tina Hodge-Bowles, Vice-Chairman
Ricky Cooke, Director of Business Development and Downtown Revitalization/Agency Secretary
Sarian Parker, Executive Assistant/Acting Secretary

Committees

Audit and Finance Committee:

Mayor Don Ryan
Keria Blue, Member
Tina Hodge-Bowles, Member

Governance Committee:

Mayor Don Ryan
Carmen Ayala, Member
Franz Nicolas, Member

Agency Staff

Charlene J. Thompson, Esq., Commissioner
Ricky Cooke, Director of Business Development & Downtown Revitalization
Sarian Parker, Executive Assistant

Community Empowerment Resource Center Staff

Mia Baines, Resource Officer
Ruth Cosme, Community Liaison
Melva Morales, College Intern

Major CDA Initiatives

I. Community Development Block Grant (CDBG) Program Accomplishments

Each year, on behalf of the Incorporated Village of Hempstead, the CDA applies for U.S. Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG) funding through the Nassau County Office of Community Development. The annual funding cycle runs from September 1st through August 31st. Each year the CDA attends the Nassau County Office of Community Development public hearing for information regarding any changes to the CDBG program. The CDA applied for the Village of Hempstead's 46th year CDBG funding and submitted a budget for the upcoming fiscal year. The CDA's proposed CDBG funding application has been prepared by the CDA and was approved by the CDA Board and the Village Board after a public hearing was held by the CDA. Activities included in the application must meet the national objectives of the CDBG program¹ and/or aiding in the prevention of elimination of blight.

Nassau County has reviewed the Village of Hempstead's application and has made funding recommendations to HUD. The CDA anticipates receiving the 46th year contract award in January of 2021. CDA staff works closely with Village public service organizations to provide many services to the community. The CDA schedules meetings annually with local public service providers to explain the federal requirements under the CDBG program.

In addition to supporting community-based public service organizations with CDBG funding, the CDA has implemented other initiatives eliminate blight and support eligible community members.

A. Acquisition

The CDA continues to work towards eliminating blight and providing affordable housing for eligible Village residents. Over several years, the CDA used CDBG funding to acquire vacant land and residential properties to create safe and affordable housing within the Village. The CDA is currently implementing plans to develop these sites. The CDA is collaborating with local Community Land Trusts to maximize the affordability period on subsidized homes. All homes will be made available through a lottery process. The public is informed of ongoing projects via the Agency's website, CDA Board meetings, Village Board meetings and notices placed in the local newspaper.

¹ Activities must benefit low and moderate income persons defined as having household income below 80% of Nassau County's median income.

B. Down Payment Assistance Program

The CDA launched the Village of Hempstead First-Time Homebuyer Down Payment Assistance Program to aid potential home buyers with up to \$25,000.00 in assistance for the purchase of single-family homes in Hempstead Village. Eight certificates were issued with closings expected to begin in the Fall of 2020.

C. Community Beautification

The CDA allocates CDBG funding to support multiple clean-up and planting events throughout the Village. In cooperation with the Village of Hempstead Departments of Public Works and Parks and Recreation and with the support of many volunteers, Village flower beds are created and maintained, litter is removed and fixtures are painted around the community. Due to the impact of the COVID-pandemic, we have not been able to engage our usual volunteers for Village-wide beautification efforts. Ms. Barbara Borum, chair of the Beautification Committee, has worked tirelessly with Phil Abondandolo and the remaining staff of the Village's Department of Public Works, the staff Parks and Recreation as well as Juanita Hargwood in the Human Relations Department to ensure Village-wide beautification efforts are maintained.

D. Code Enforcement

The CDA works closely with the Village of Hempstead Building Department to provide funding to support code enforcement officers to identify and address housing code violations throughout the Village. Additionally, the CDA provide funding to supplement the grants received through the Local Initiatives Support Coalition to combat “zombie homes” – abandoned and vacant properties throughout the Village. A dedicated housing inspector monitors identified homes on a monthly basis and reports findings to the Building Department. The Building Department inputs this data into the *Municipity* database which allows the Village to identify repeat housing code violators for further action by the Legal Department.

E. Residential Rehabilitation

The Residential Rehabilitation Program is available to income eligible senior citizens and/or disabled persons for home repairs, energy conservation, and remediation of housing code violations. Additionally, accommodations may be made to homes occupied by disabled Village residents. The application and

income guidelines are available on the CDA's website www.villageofhempsteadcda.org.

In the 46th Funding Year, the CDA expanded the Residential Rehabilitation program to include support for local landlords accepting Housing Choice Vouchers to support eligible Village renters. The CDA will partner with the Village of Hempstead Housing Authority to identify responsible landlords in need of assistance to address housing code violations or eligible improvements to 1-4 rental housing units with program eligible tenants. This program will improve the quality of rental housing stock throughout the Village.

F. Training and Professional Development

The CDA is committed to providing training and professional development to CDA staff, board members as well as community members. In addition to grant funded training initiatives, the CDA has developed and delivered a series of trainings to keep staff and board members updated on the latest developments under the CDBG and Home Programs as well as inform and promote civic engagement by Village Residents. Such training includes, but is not limited to, *Fundamentals of Fair Housing* and *Understanding Local Government*.

II. Federal and New York State Sponsored Grant Activities

A. Safe Routes to School

The Safe Routes to School Program funding was awarded to the Village of Hempstead under the Federal-Aid Highway and Marchiselli Aid Local Project Agreement. The project is separated into three categories: education, design and construction. The project is 100% funded with federal funds. Project funding will be reimbursed by NYSDOT.

This grant covers education, design and construction for David A. Paterson Elementary School, Jackson Main Elementary School and Alverta B. Gray Schultz (ABGS) Middle School. Construction on David A. Paterson Elementary School was completed in early September 2018. Construction for Jackson Main and ABGS Middle School has been delayed due to significant increases in construction costs. The Jackson Main Elementary School project was rebid and Roadwork Ahead is LRB at \$401,781(NYS Grant of \$375,000). The CDA is finalizing the construction schedule with School Administration. CDA will cover overages with CDBG allocation. The education component is currently being developed in cooperation with Village of Hempstead School District, David A. Paterson and Jackson Main administrators.

Nassau County has undertaken safety improvements along Greenwich Street and Peninsula Boulevard in the Village which encompasses the previously defined project area for ABGS Middle School. Once the work with Nassau County has been completed, the CDA will revisit the project to determine what work remains.

The SRTS grant only covers only the three schools listed. The Village, with the help of Nassau County Legislator Kevan Abrahams and Legislator Siela Bynoe, is looking to add speed feedback signs to all schools located in the Village of Hempstead. The Legislators are allocating \$140,000.00 through Nassau County's general funds for Hempstead High School, Barack Obama School, Front Street School, and Prospect School. They are allocating another \$140,000.00 through the Community Revitalization Program (CRP) funds for Franklin School, Jackson Annex School, Marshall School, and the Academy Charter schools. These funds are subject to approval by the Nassau County Legislature.

B. Main Street Pedestrian Sidewalk Enhancement Project

The Main Street Pedestrian Sidewalk Project funding was awarded to the Village of Hempstead under the Federal-Aid Highway and Marchiselli Aid Local Project Agreement.

This project involved improvements of sidewalks, curbs, gutters, crosswalks and pavement restoration as well as the installation of curb extensions (bulb outs), pedestrian scale lighting, trash receptacles, trees, planting, benches, signage and pavement markings. The project location is Main Street between Nichols Court/Centre Street and Front Street. Construction work completed in June 2020. Additional Community Development Block Grant funds were allocated to repave the main roadway in the project area. Community Beautification funding has also been allocated for ornamental signage, flags, and additional trash receptacles. The NICE bus company replaced the shelters previously removed for the project construction.

The beautification project was officially dedicated as the Joyce Shackley Peace Square on September 3, 2020.

C. Local Initiatives Support Coalition

The CDA has focused its efforts on ensuring abandoned and vacant houses are inspected and properly secured. The CDA has partnered with financial institutions, housing counselors and legal service providers to bring comprehensive foreclosure intervention services to financially distressed homeowners.

D. Brownfield Opportunity Area

The New York State Department of State (DOS) has awarded the Village of Hempstead a Brownfield Opportunity Area (BOA) grant. The funding is being used to identify, access and redevelop underutilized properties in downtown Hempstead. This grant will also fund planning assistance for community revitalization projects in the downtown area leading to more productive land uses to attract economic investment and development. Phase 2 of the designation process was completed in January of 2020. The Designation package has been prepared for submission to the New York State Secretary of State in cooperation with AKRF.

E. Empire State Poverty Reduction Initiative (ESPRI): Community Empowerment Resource Center

Utilizing the \$200,000.00 awarded to the CDA through the New York State Office of Temporary and Disability Assistance, under the Empire State Poverty Reduction Initiative (ESPRI), the Community Empowerment Resource Center was fully operational through March of 2020 when the COVID pandemic required all activities to be temporarily suspended. The Center remains closed to the public except by the public. Center staff continues active outreach to assist and bring resources to Village residents. Staff now has access to arrange meetings with clients on evening and weekends, as necessary.

A. Hempstead Community Land Trust

The CDA facilitated the relaunch of the Hempstead Community Land Trust (HCLT) to support the objectives of creating an inventory of affordable residential and commercial properties to remove blight and foster downtown revitalization. The HCLT has obtained its 501(c)(3) designation and will then pursue designation as a Community Housing Development Agency. The CDA plans to partner with the HCLT to rehabilitate and co-develop CDA-owned properties.

B. Federal Opportunity Zone Initiatives

In the Spring of 2018, two Federal Opportunity Zones were designated within the downtown area of the Incorporated Village of Hempstead. All designated Opportunity Zones are now eligible to receive investments from Qualified Opportunity Funds, which are investment vehicles that can deploy capital into

Opportunity Zones. Opportunity Funds are required to hold at least 90% of their assets in Opportunity Zones and can invest equity into business or real estate projects located within the Zones.

The CDA is actively working to develop Opportunity Zone strategies to attract equity investments in Village businesses and real estate projects. The CDA is also identifying additional development finance tools to support Opportunity Fund investments to align local economic development priorities with the financing capacity of Opportunity Funds.

III. Other New Initiatives

Village of Hempstead Workforce Re-Entry Taskforce Initiative

The Village of Hempstead Workforce Re-entry Taskforce was established in the Fall of 2019 to facilitate efforts of community-based organizations providing services and pathways to sustainable employment for justice involved residents. Programs are designed to engage unemployed/underemployed residents with complicated work histories, in workforce training and supportive services leading to meaningful employment opportunities and pathways out of poverty. Since its inception the initiative has received \$120,000 from the Nassau County Office of Community Development under the Coronavirus Aid, Relief, and Economic Security Act (CARES) Act of 2020 and a \$25,000 planning grant from the Long Island Community Foundation.

IV. Long-Term Financial Planning

The revitalization of the downtown along with potential Village-wide affordable housing projects 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 grant assistance. The goal is to encourage, sustain and develop economic stability, affordable home ownership, pathways out of poverty for our most vulnerable residents and economic growth for Hempstead residents and business owners.

V. Fiscal Policies

To achieve the goal of providing outstanding, cost-effective services, the Agency applies best 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, By-laws, Code of Ethics, and Whistleblower Policy. Additional information regarding these policies may be found on the Agency's website.

A. 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 current status of budgeted revenues, expenditures, and adjustments. The CDBG Agreement and the Annual Budget reflect the Agency's approach to the fiscal management process.

B. Financial Reporting and Compliance

The Audit and Finance Committee oversees the financial reporting activities, results of operations, internal controls and planned long-term Agency's 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.

VI. Performance Measurement Reports

A. Performance Goal No.1:

The CDA will continue compliance with current obligations and responsibilities with ongoing projects and programs.

Performance Measurement: The CDA has successfully met this performance goal. The CDA continues to be an active voice in support of local economic development, revitalization and job creation initiatives as set forth in Sections I. and II. above.

B. Performance Goal No.2:

To continually assess the needs of residents and facilitate projects and programs that will prevent and arrest blight conditions.

Performance Measurement: The CDA has successfully met this performance goal. The CDA has established quarterly Inter-Agency Council meetings to identify current and emerging issues impacting the community, keep local

organizations informed about upcoming activities and to foster collaboration and leveraging of resources. The CDA has also identified the need for home repairs and adaptation for low/moderate income seniors and disabled residents. The CDA continues to assist seniors and/or disabled residents in the Village of Hempstead through our Residential Rehabilitation program and has now expanded the program to address needs of eligible renters in subsidized single family homes.

The CDA has coordinated beautification projects throughout the Village in cooperation with the Village of Hempstead Departments of Public Works and Parks and Recreation and with the support of many volunteers, Village flower beds were created and maintained, litter was removed and fixtures were painted around the community.

The CDA administers the Safe Routes to School grant on behalf of the Village. This grant covers education, design and construction for David A. Paterson Elementary School, Jackson Main Elementary School and Alverta B. Gray Schultz (ABGS) Middle School. Construction on David A. Paterson Elementary School was completed in early September 2018. Construction bids based upon the initial design came in well over initial estimates for Jackson Main Elementary School. After a successful rebid of the Jackson Main project, and in consultation with District and School Administrators, construction is slated to begin in late 2020, subject to favorable weather conditions.

The CDA has also developed a “Tool Kit” of economic incentives and revitalization initiatives which may be leveraged to promote transformative change in the Village’s downtown area. Such “tools” and designations include but are not necessarily limited to: 1) Federal Opportunity Zones, 2) Brownfield Opportunity Area; 3) Long Island Regional Economic Development Council – Opportunity Area; 4) Downtown Overlay Zone, 5) Empire State Poverty Reduction Initiative (ESPRI), and 6) Hempstead Community Land Trust.

C. Performance Goal No.3:

To improve the quality of life by creating opportunities for economic development and affordable housing.

Performance Measurement: The CDA has identified the need for additional assistance to maintain and foster stabilized neighborhood and create safe and affordable housing for current and future Village residents. In addition to offering financial literacy and foreclosure intervention for current homeowners, the CDA successfully launched the Village of Hempstead First-Time Homebuyer Down Payment Assistance Program to foster increased homeownership throughout the

Village. The CDA issued eight (8) certificates valued up to \$25,000 each for eligible families seeking to purchase homes within the Village of Hempstead.

The CDA has identified the need for additional housing options to address affordability for current and future residents in this high cost area. To that end, the CDA is undertaking the development of CDA-owned properties into duplex-style townhomes, subject to Board of Zoning Appeals and Village of Hempstead Planning Board Approvals. The first such property – 38 Thorne Avenue has been awarded approval by the Village of Hempstead Planning Board and Zoning Board of Appeal. The site is slated for remediation in early 2021 with construction scheduled to begin in the summer of 2021.

The CDA also acquired 40 Byrd Street and 118 Terrace Avenue. 40 Byrd Street is undergoing remediation and is slated to be rehabilitated in cooperation with a local land trust in the late Fall of 2020. 118 Terrace Avenue was severely damaged by fire and identified as a hazard on the Village’s zombie homes list. The CDA was able to acquire this property which is slated for demolition this Fall. The CDA is working with the County of Nassau to transfer the adjacent lot, 120 Terrace Avenue and develop both properties as affordable housing in cooperation with a local community land trust.

D. Performance Goal No.4:

To meet the needs of the Village of Hempstead residents by supporting local public service agencies and programs.

Performance Measurement: The CDA successfully reached this goal by funding 15 public service agencies with Community Development Block Grant funds. These programs directly affect at-risk youth, seniors and bi-lingual residents. All of the Agency’s funded programs provide services to low and/or moderate-income families living in the Village of Hempstead.

E. Performance Goal No.5:

To maintain the highest ethical standards and principles applicable to public officials and public benefit corporations.

Performance Measurement: The members of the CDA Board of Directors have reviewed the CDA updated By-laws, Policies and Procedures for the fiscal year. These documents are available to the general public online at www.villageofhempsteadcda.org.

VII. CDA Properties

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